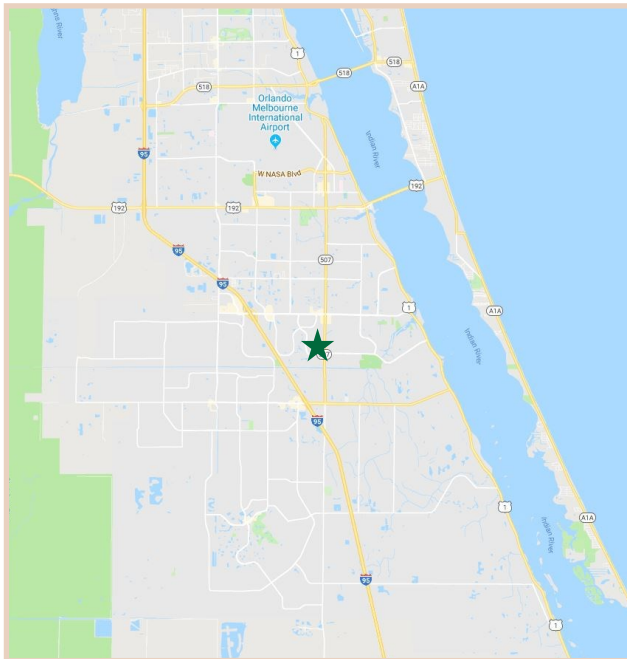


PROPERTY FACTS

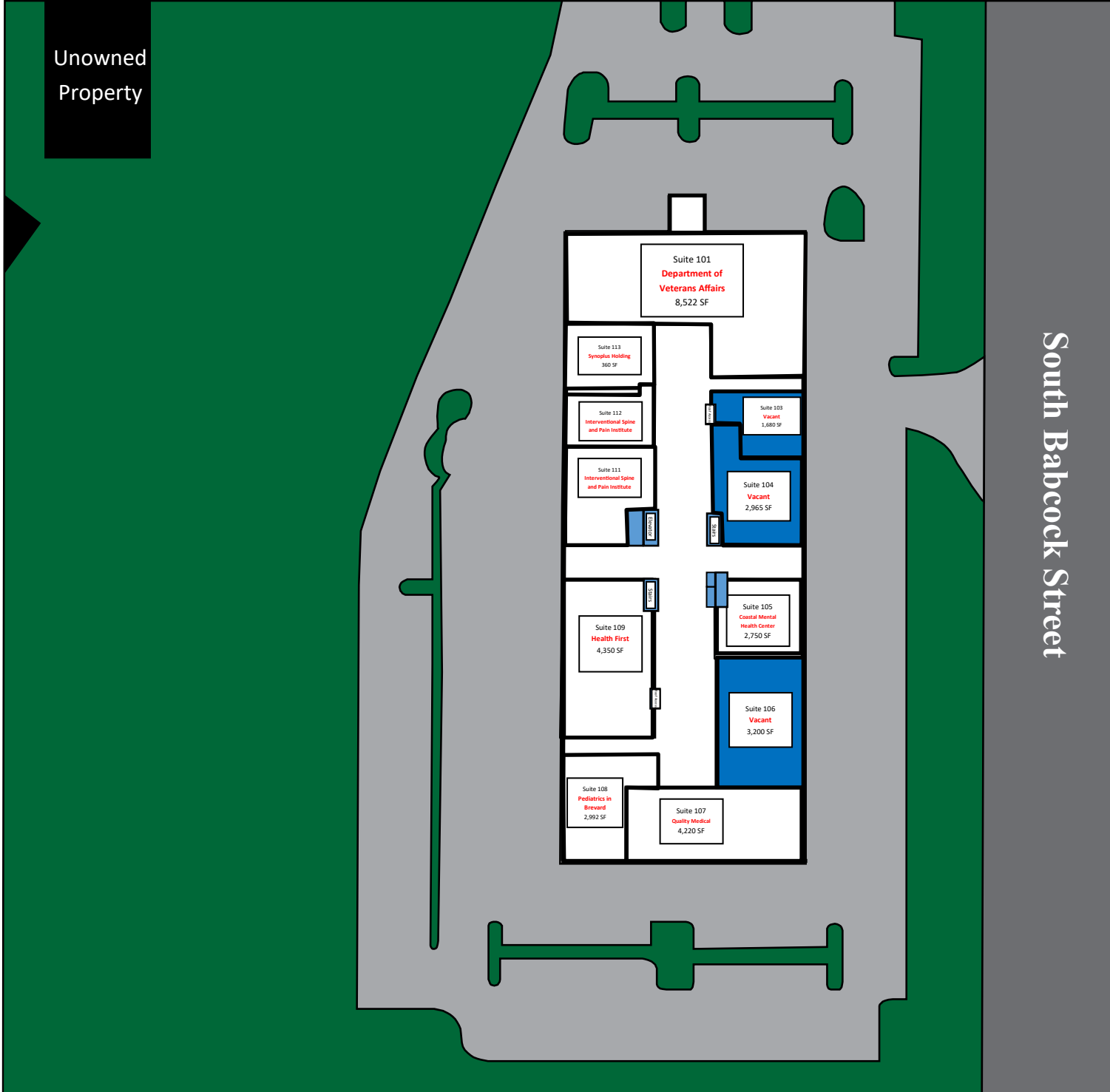
Building Area:	65,708 Sq. Ft.
Parcel Size:	4.92 Acres
No. of Units:	20 Units
Unit Range:	400 - 8,522 Sq. Ft.
Year Built:	1986
Construction:	Steel Frame with Thermal Glass and Granite Curtain Walls
Roof:	Flat Modified Bitumen Roof
Utilities:	City Water/Sewer
Air Conditioning:	100% Central Air
Zoning:	CC Community Commercial



PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing excellent value for the area.
Layout & Access	Multi-tenant professional office / medical building complex with elevator and multiple entrances.
Location	Centrally located in Central Palm Bay, two miles from Palm Bay Hospital and two miles away from I-95.
Aesthetics	Newly renovated for professional look, with a lush landscape on the outside premises.

Unowned
Property



South Babcock Street



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Commercial Property Management,
Sales & Leasing Specialists since 1963

CONTACT INFO:
Brevard County:
Indian River County:

321.725.1961
772.778.4885

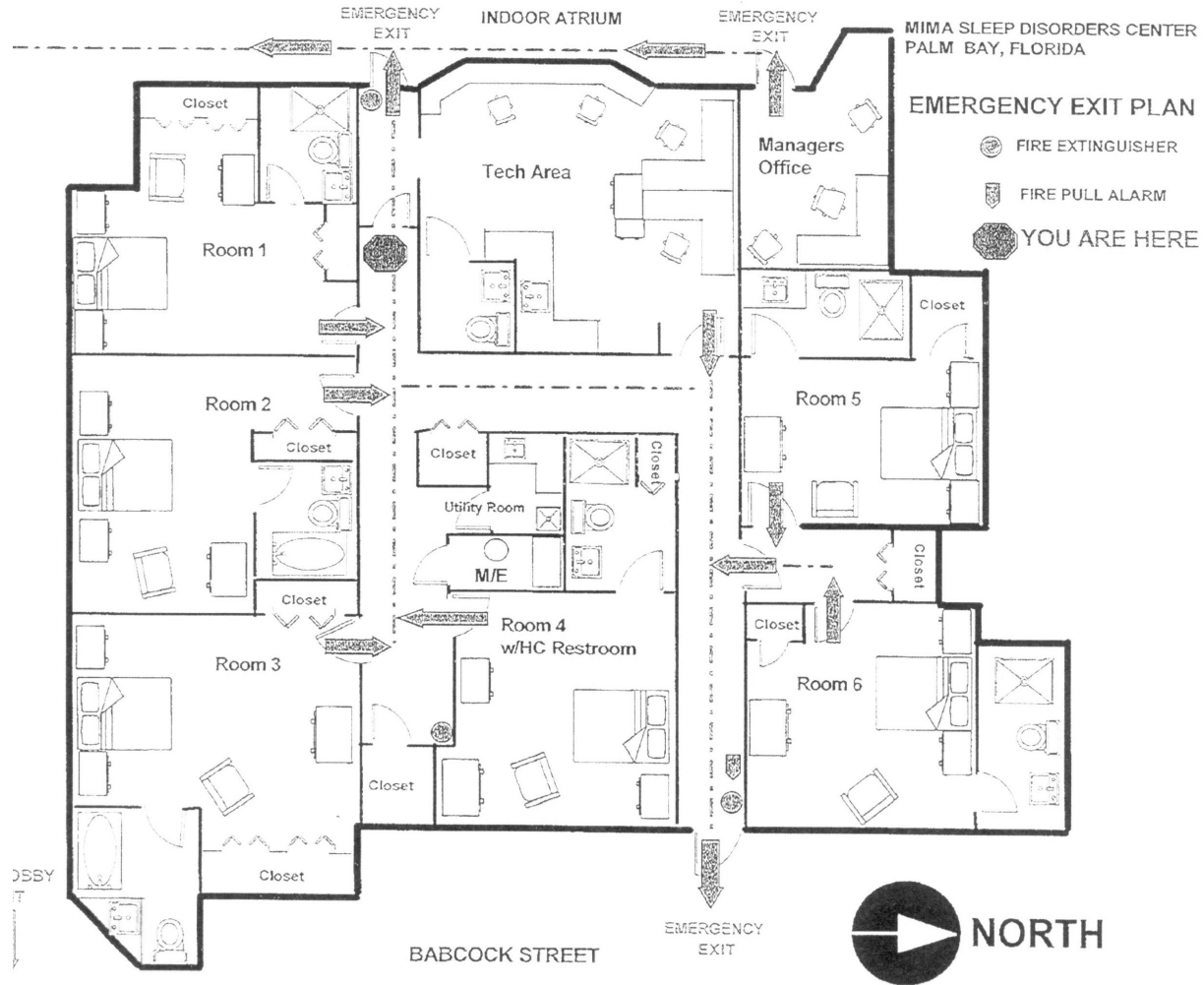
Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
103	1,680 SF	\$17.00	SF/ YR \$2,380.00	Yes	No	Yes	No	Medical Space
104	2,965 SF	\$17.00	SF/ YR \$4,200.42	Yes	No	Yes	No	Medical Space
106 A&B	3,200 SF	\$17.00	SF/ YR \$4,533.33	Yes	No	Yes	No	Medical Space



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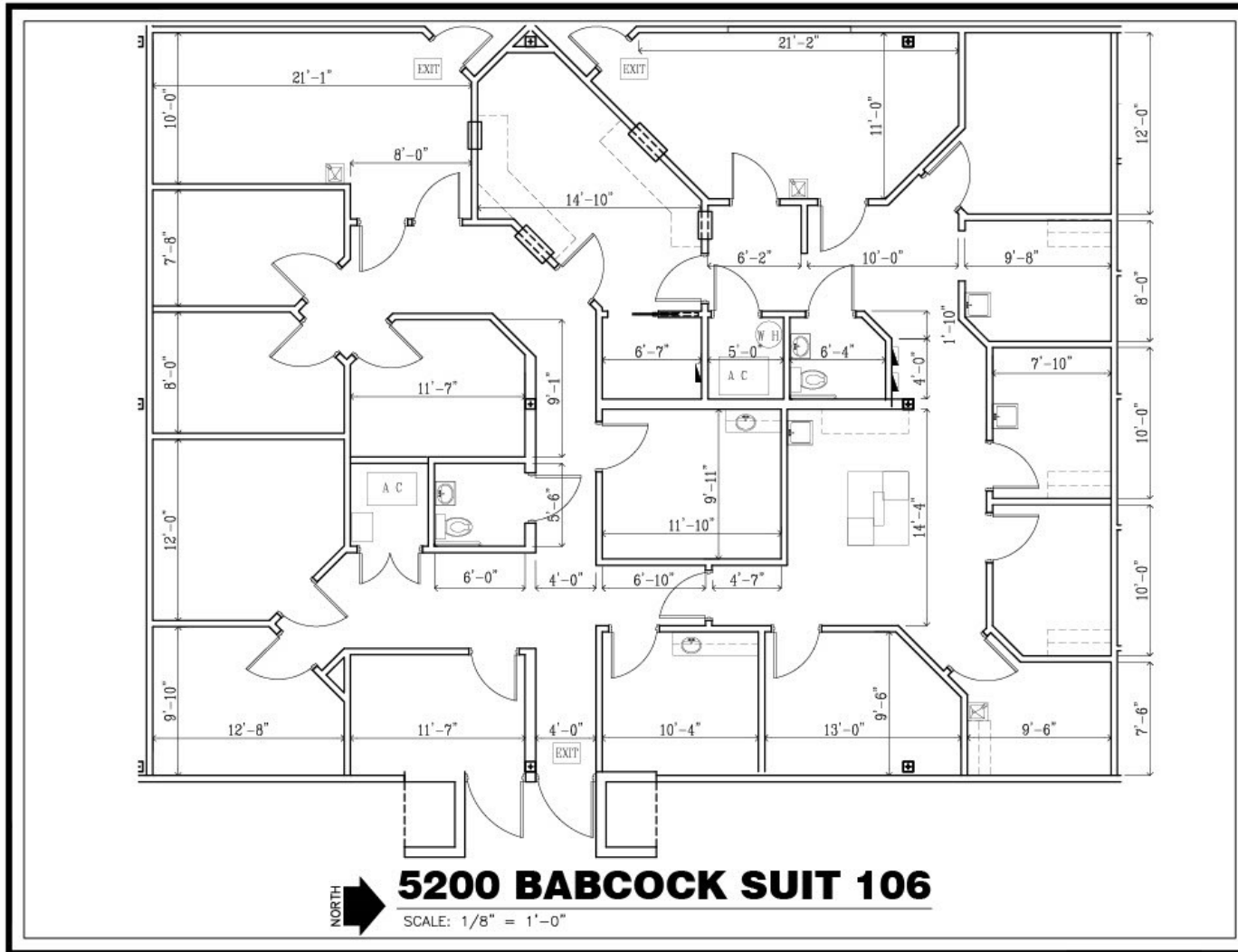
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3,200 SF





3,200 SF



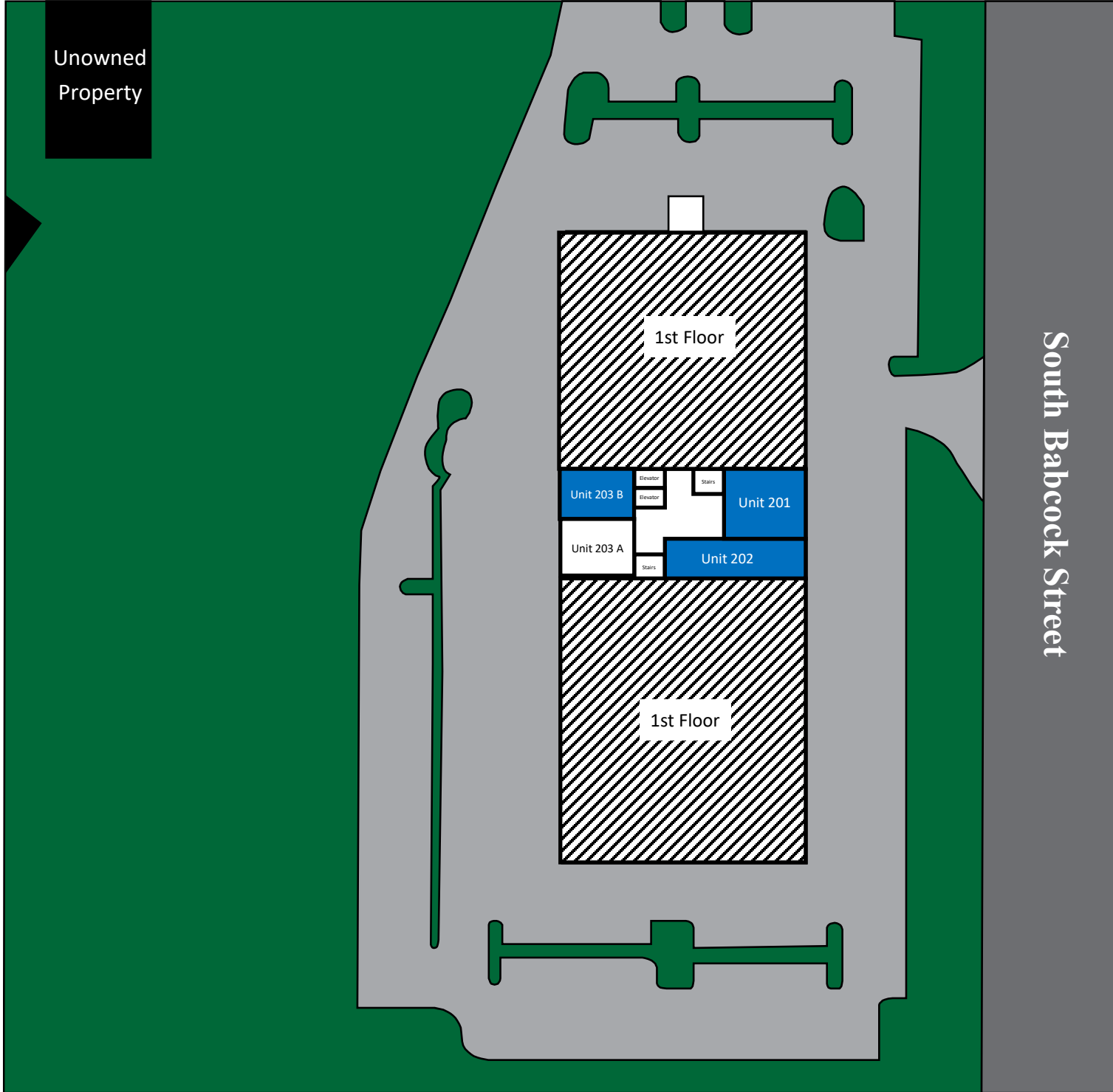
1963

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Unowned
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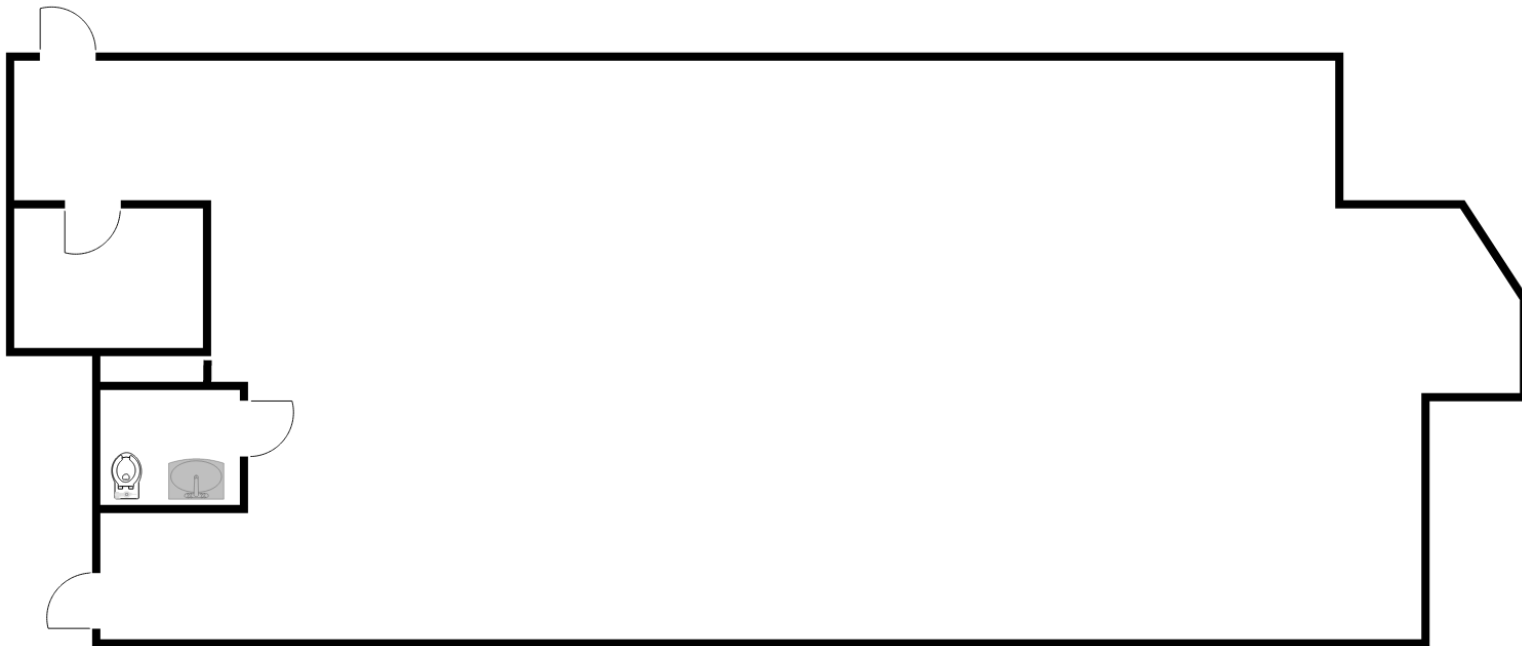
Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
201	1,295 SF	\$16.00	SF/ YR \$1,726.67	Yes	No	Yes	No	Medical Space
202	1,720 SF	\$16.00	SF/ YR \$2,293.33	Yes	No	Yes	No	Medical Space
203 B	1,035 SF	\$17.00	SF/ YR \$1,466.25	Yes	No	Yes	No	Medical Space



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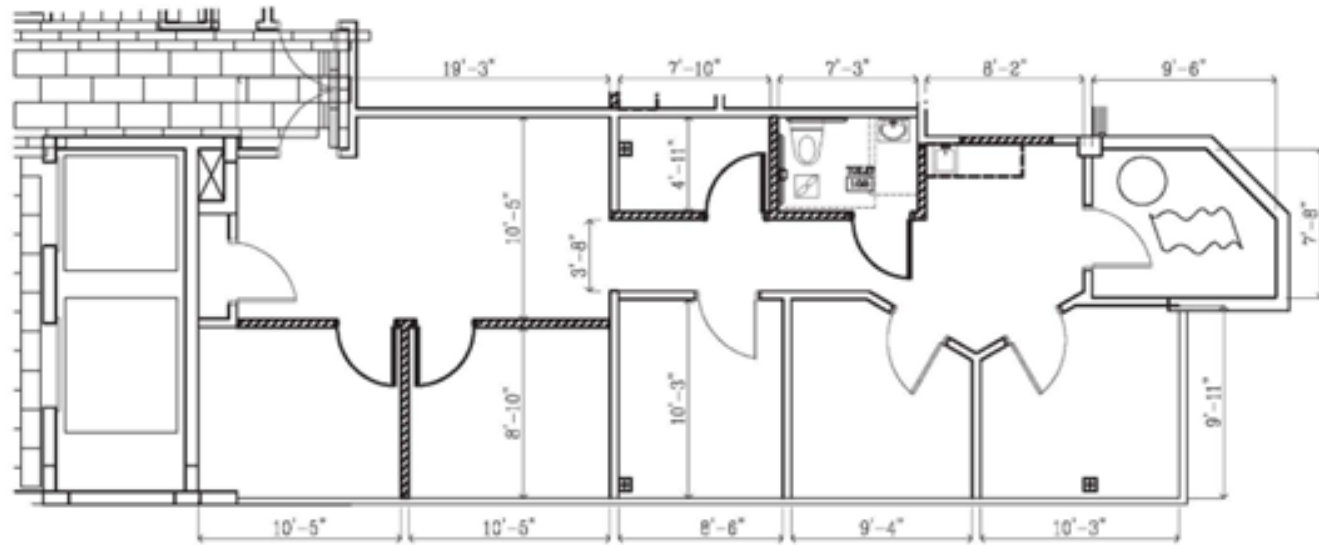


1,720 SF



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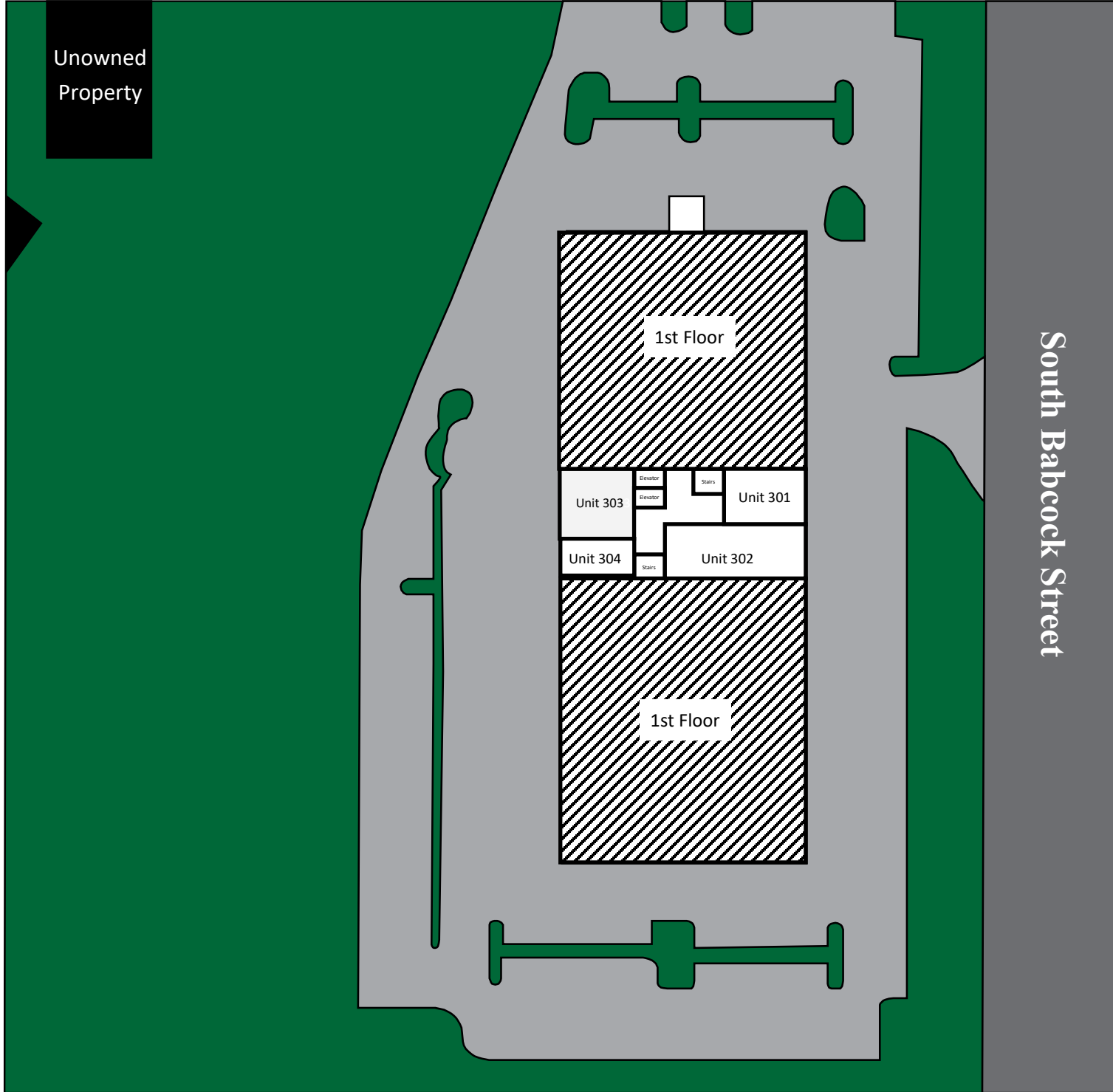
1,035 SF



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Unowned
Property

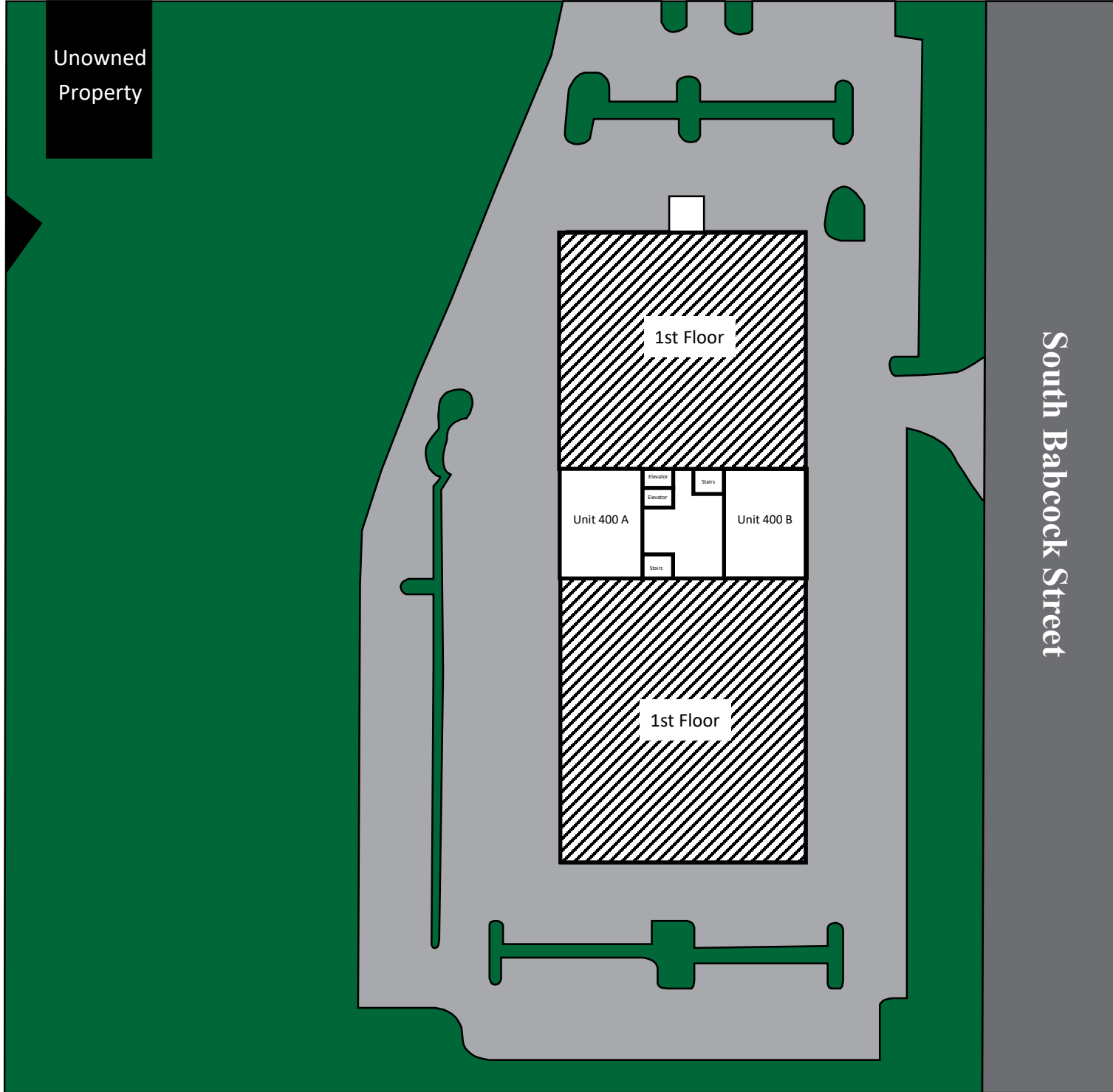


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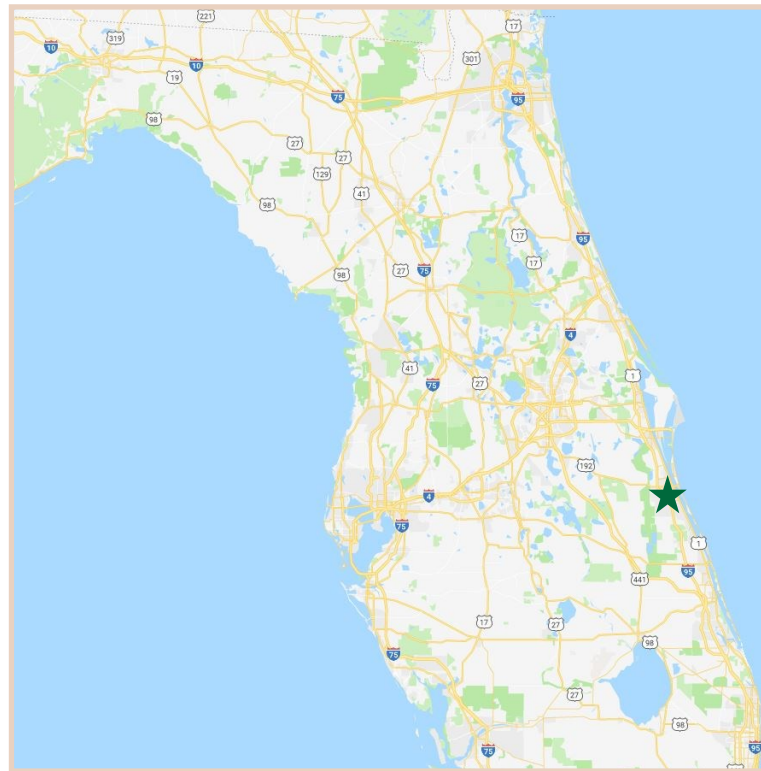
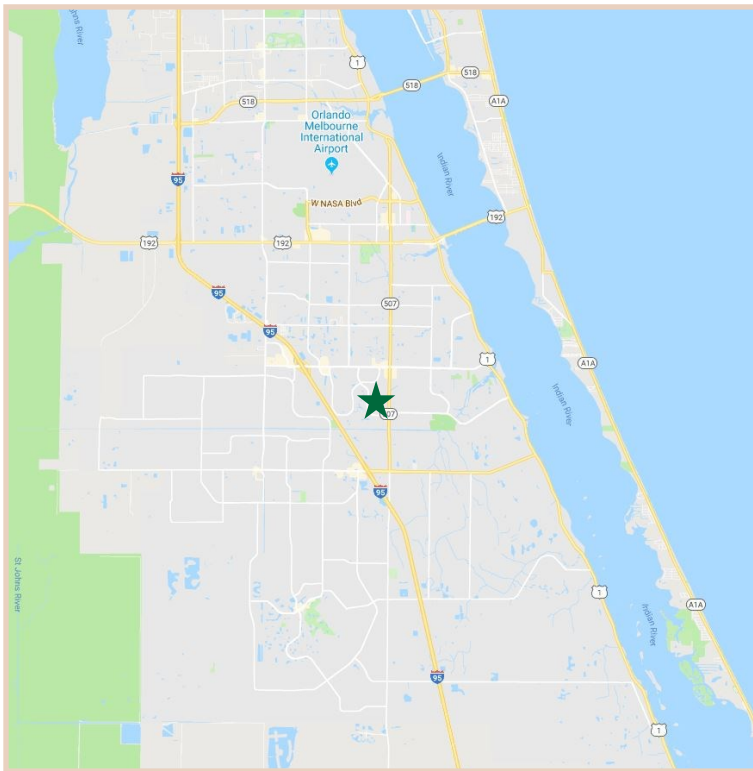
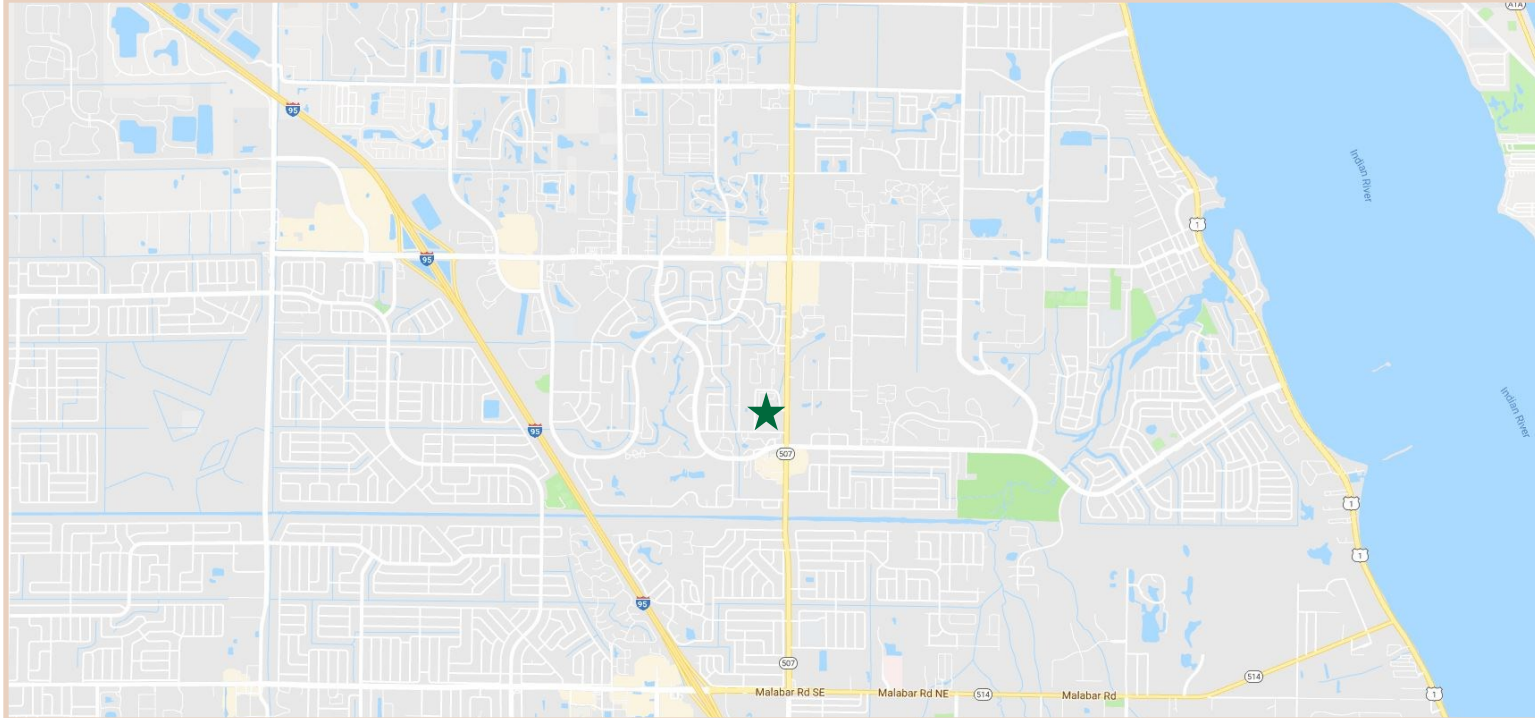
Unowned
Property



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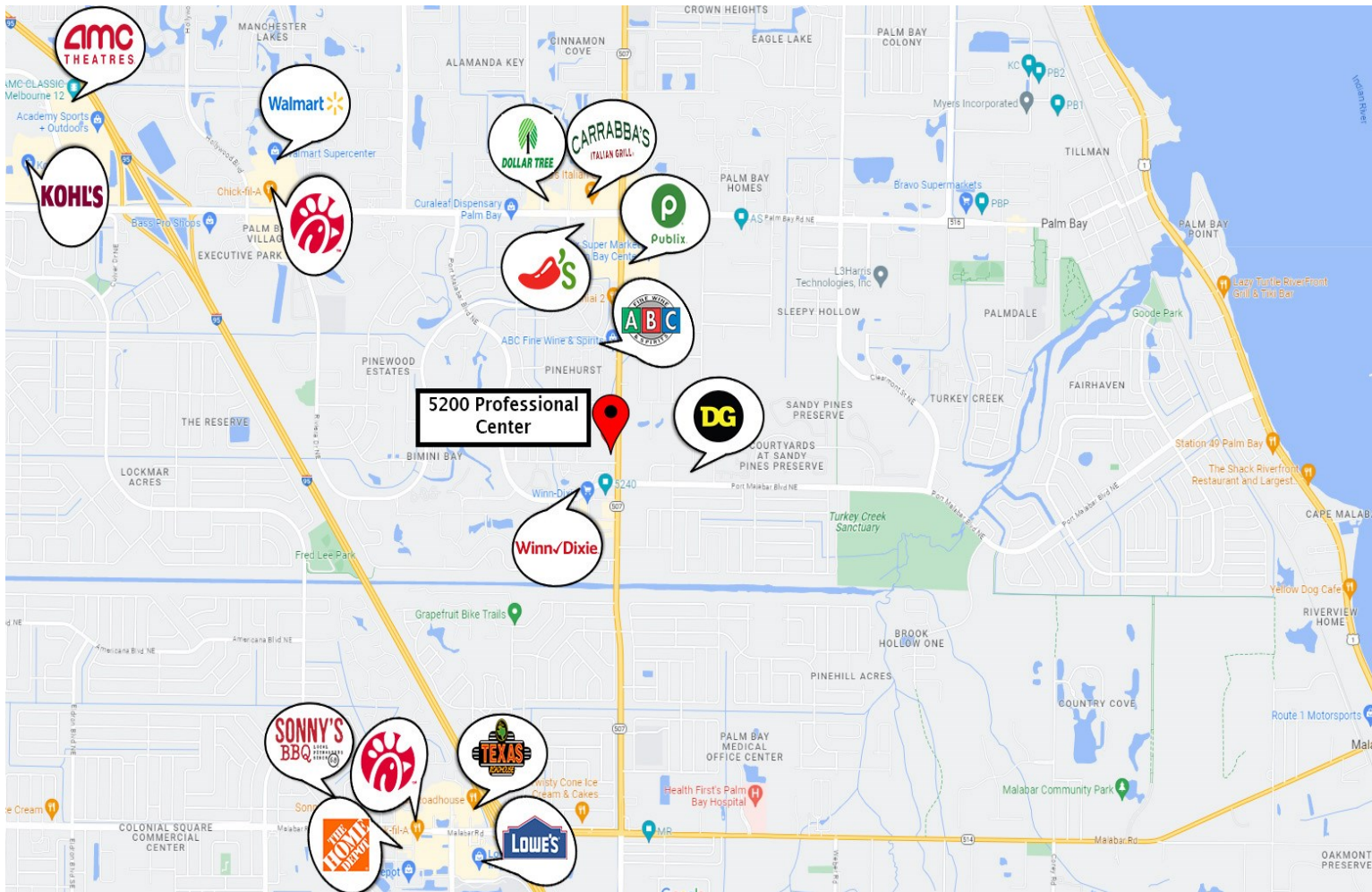
1963



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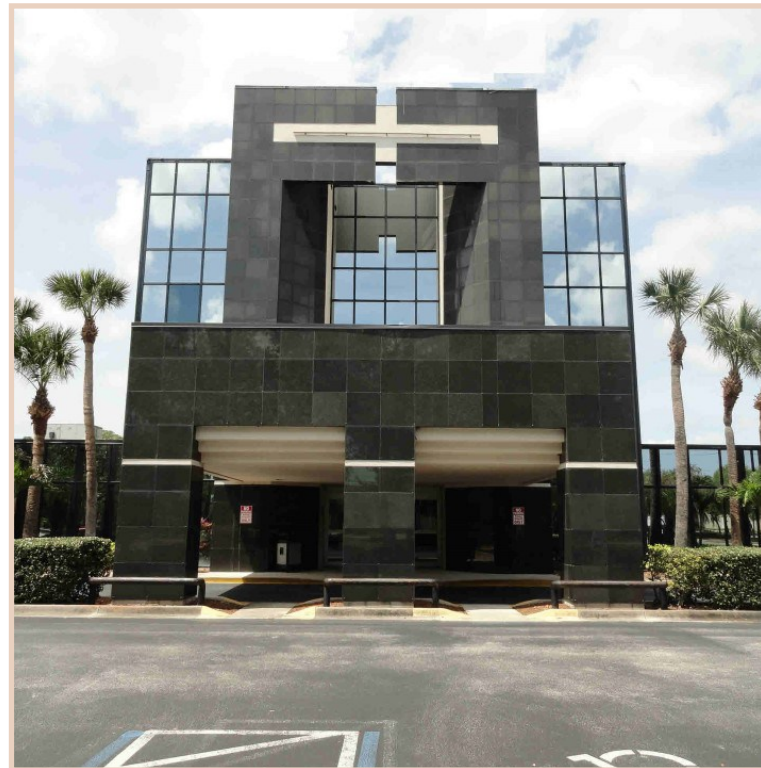
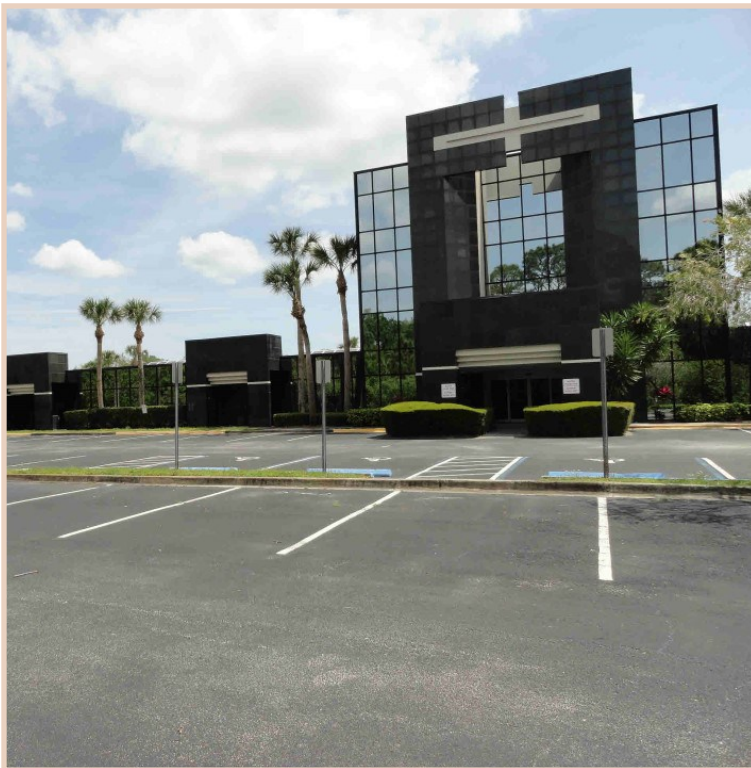
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