

415 S. Babcock Street

Melbourne, FL 32901

Centrally Located / Ample Parking / Lots of Windows & Sunlight



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$22.80 SF/yr (MG)
Acreage:	0.4 Acres
Facility SF:	2,678 SF
Zoning:	City of Melbourne Neighborhood Commercial (C-1)

PROPERTY OVERVIEW

Waiting Room, 2 Offices, Conference, Open Floorplan for Cubes, Break Room
1 Restroom. Mix of Tile Flooring & Carpet. Drop Ceiling Throughout
City Water & Sewer, FPL Electric
20 Asphalt Paved/Striped Common Parking Spaces
Traffic Count 25,000 VPD on Babcock Street, per FDOT
MG Lease. No CAM. Tenant pays Utilities, Janitorial, Maintenance, etc.

LOCATION OVERVIEW

Strategically positioned directly on Babcock Street which is an immediate connector between US1, Nasa Boulevard and New Haven Avenue. Proximity to the Melbourne International Airport, Melbourne Square Mall and Downtown Melbourne. Surrounding employers include Leonardo DRS, L3Harris and Northrop Grumman to name a few. Lots of schools, childcare, dining and shopping in the area. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
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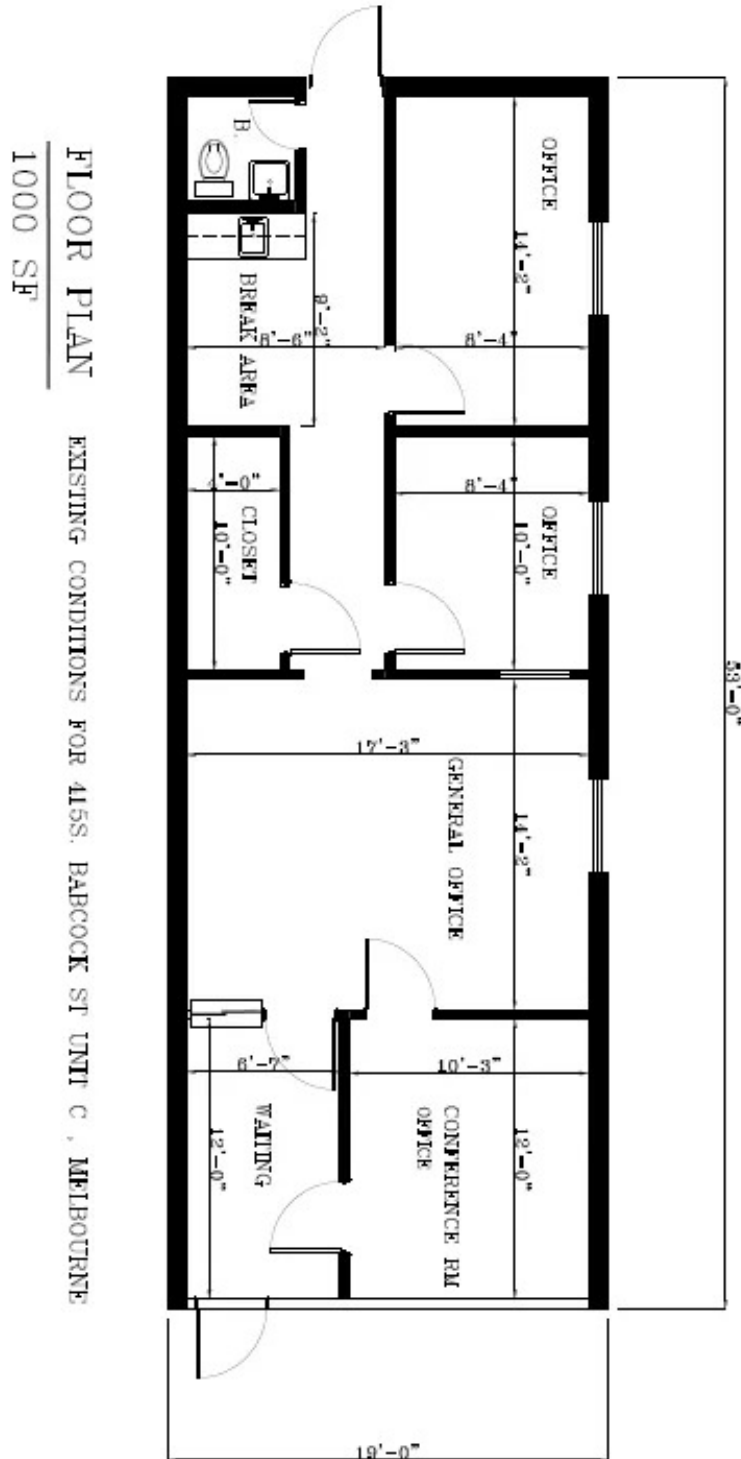
Broker Associate
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Floor Plan



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Additional Photos



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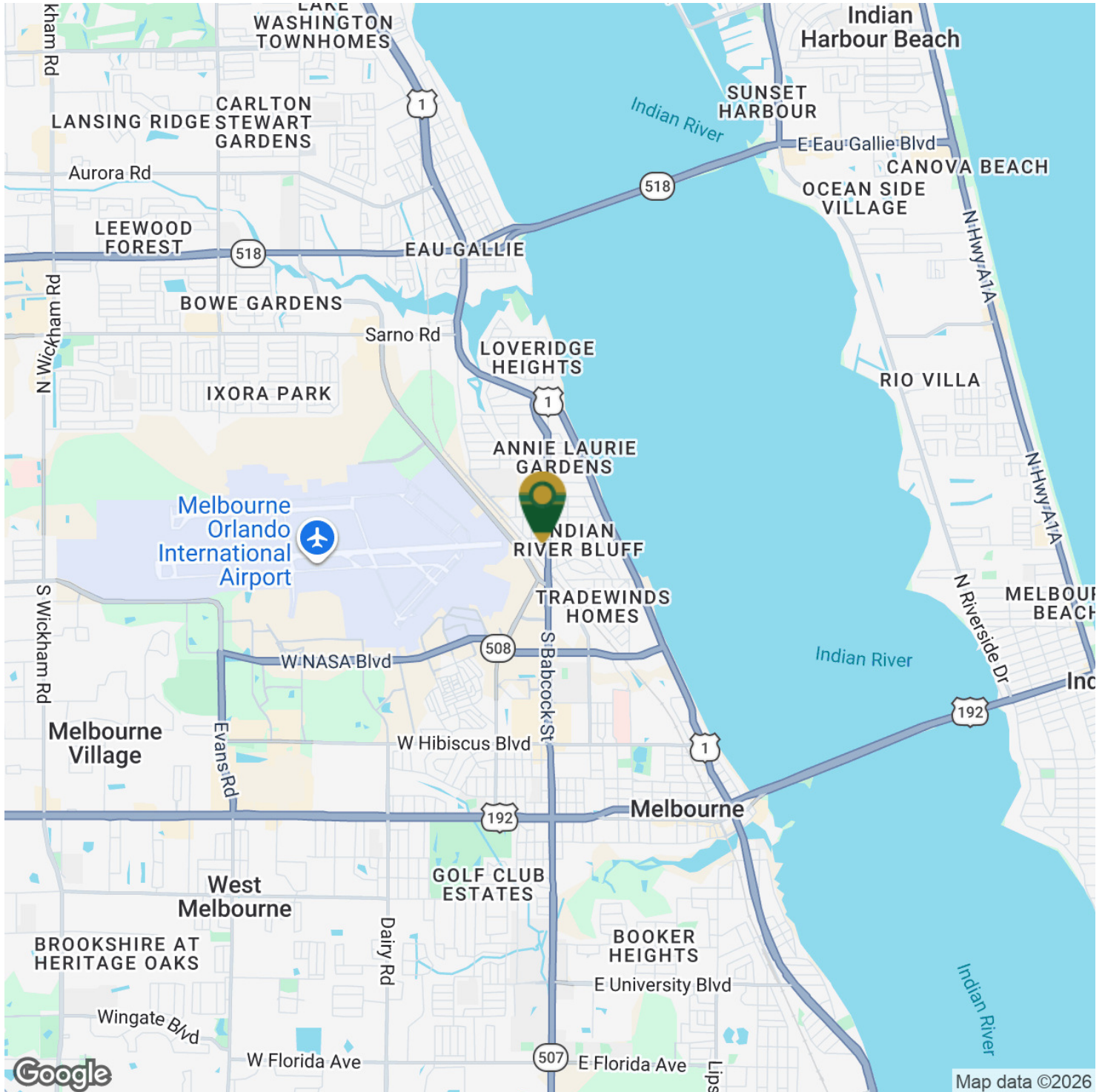
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Location Map



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