

# FOR LEASE

Brevard Professional Center

1260-1264 Rockledge Blvd, Rockledge FL, 32955

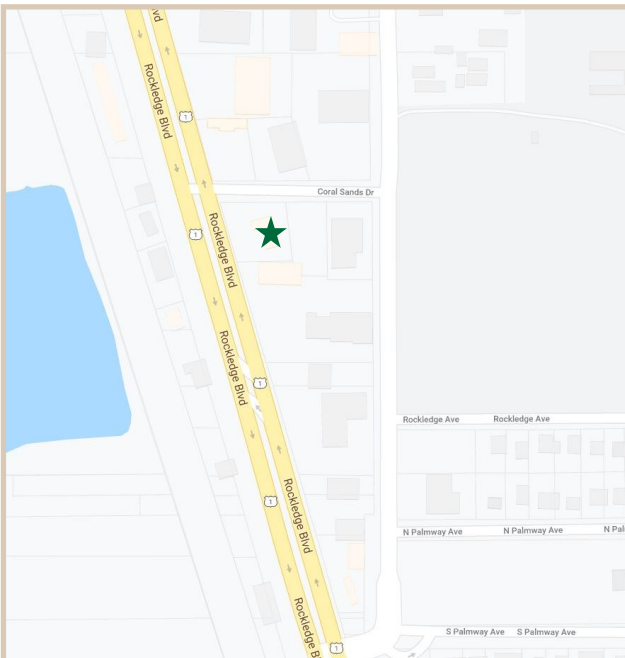
## PROPERTY FACTS

Building Area:	18,401 Sq. Ft.
No. of Units:	8 Professional /Office Units
Unit Range:	1,400-3,000 Sq. Ft.
Year Built:	1978/1983
Construction:	Concrete Block and Stucco
Zoning:	C2 General Commercial
Roof:	New (2012) Modified Bitumen Roof
Restrooms:	Minimum 1 per suite
Configuration	Two Buildings 1260: 6,736 Sq. Ft. 1264:11,665 Sq. Ft.
Land Size	1.86 Acres



## PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Located on the East Side of U.S. Highway One between Barton Boulevard and State Road 520. Adjacent to Wuestoff Hospital.
Layouts	Move in ready units set up for Medical Usage or Professional offices.
Capital Expenditures	Recently Completed Renovations for Interiors and Exteriors.
Parking & Access	We have over 80 parking spots in convenient location for easy access to each unit.



### CHARLES A. VON STEIN, INC.

Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

### CONTACT INFO:

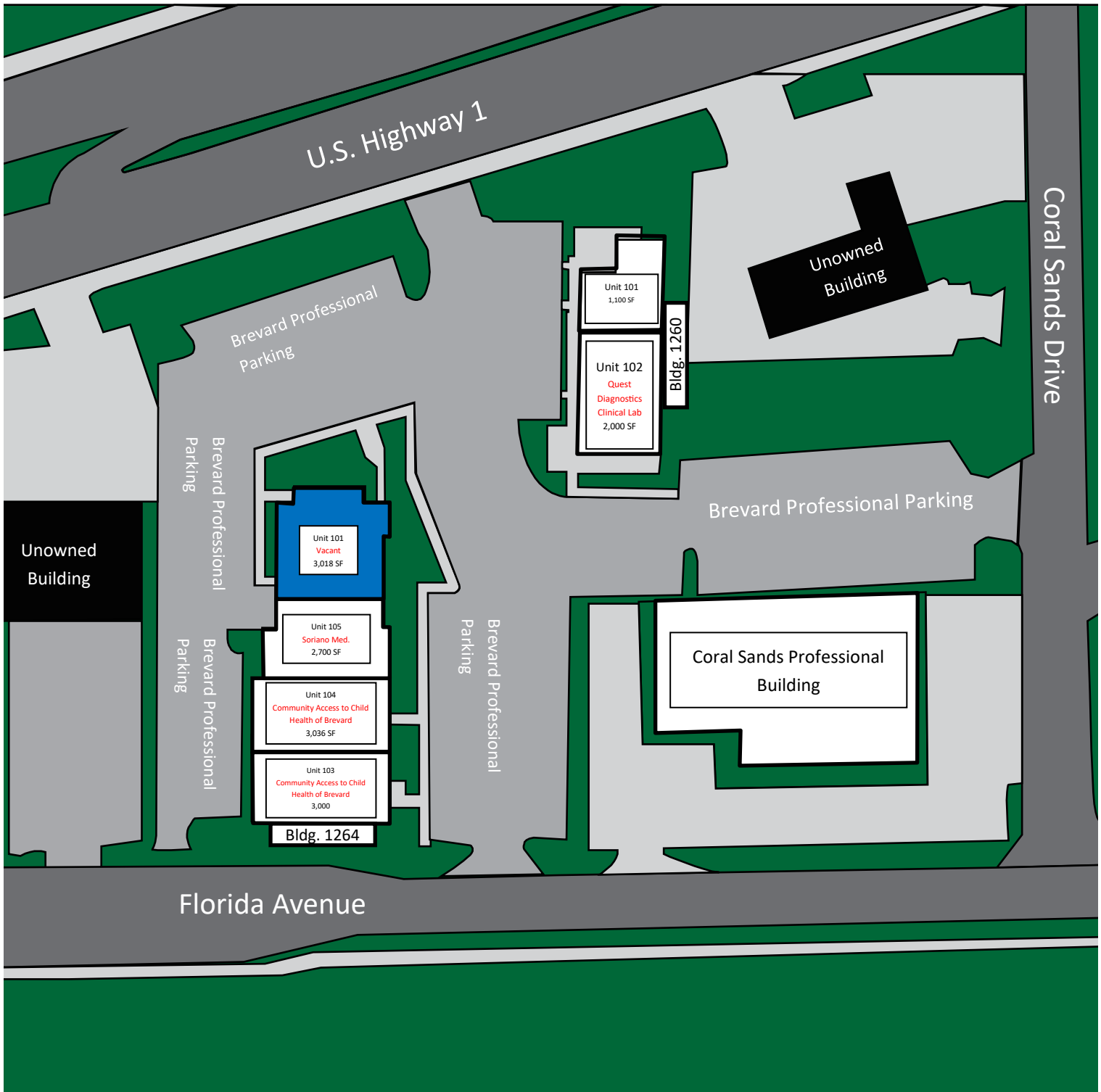
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# SITE PLAN

First Floor

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# UNITS FOR LEASE

Bldg. 1264

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Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
101A	768 SF	\$16.00	Per SF \$1,024.00	Yes	No	Yes	No	Professional/Office Complex
101B	2,250 SF	\$16.00	Per SF \$3,000.00	Yes	No	Yes	No	Professional/Office Complex
				OR				
101	3,018 SF	\$15.00	Per SF \$3,772.50	Yes	No	Yes	No	Professional/Office Complex



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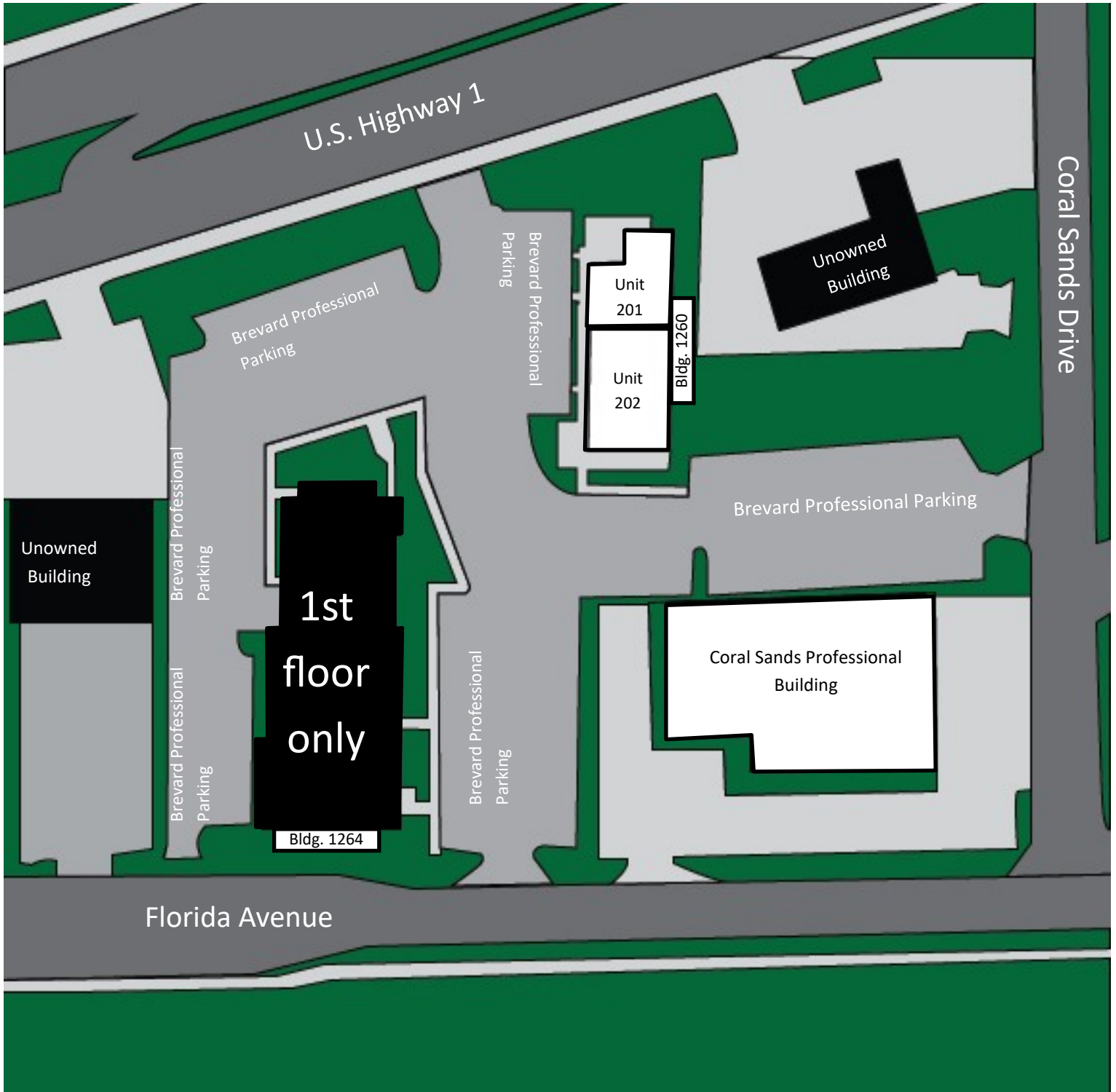
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# SITE PLAN

Second Floor

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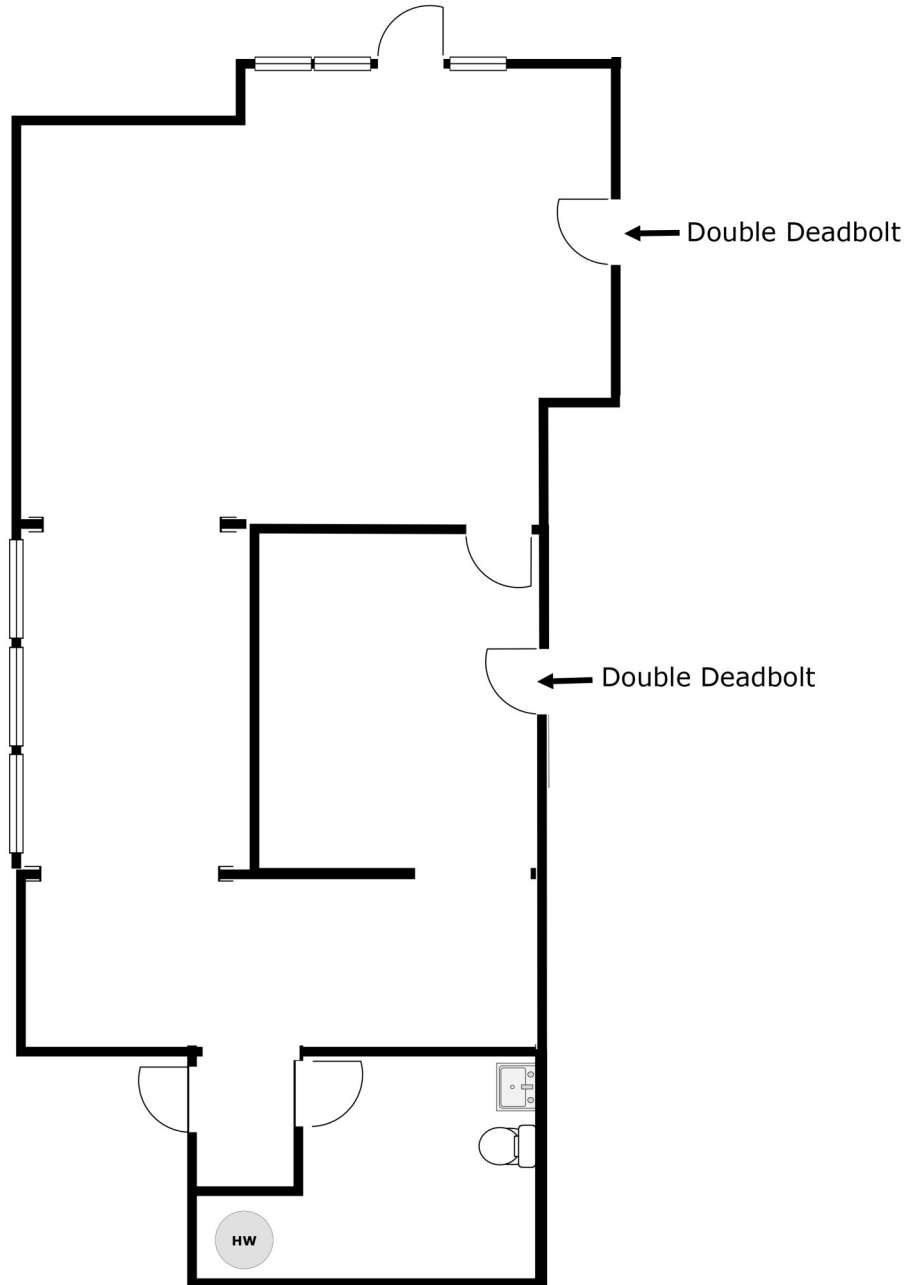
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# FLOOR PLAN

Unit 101A

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768 SF



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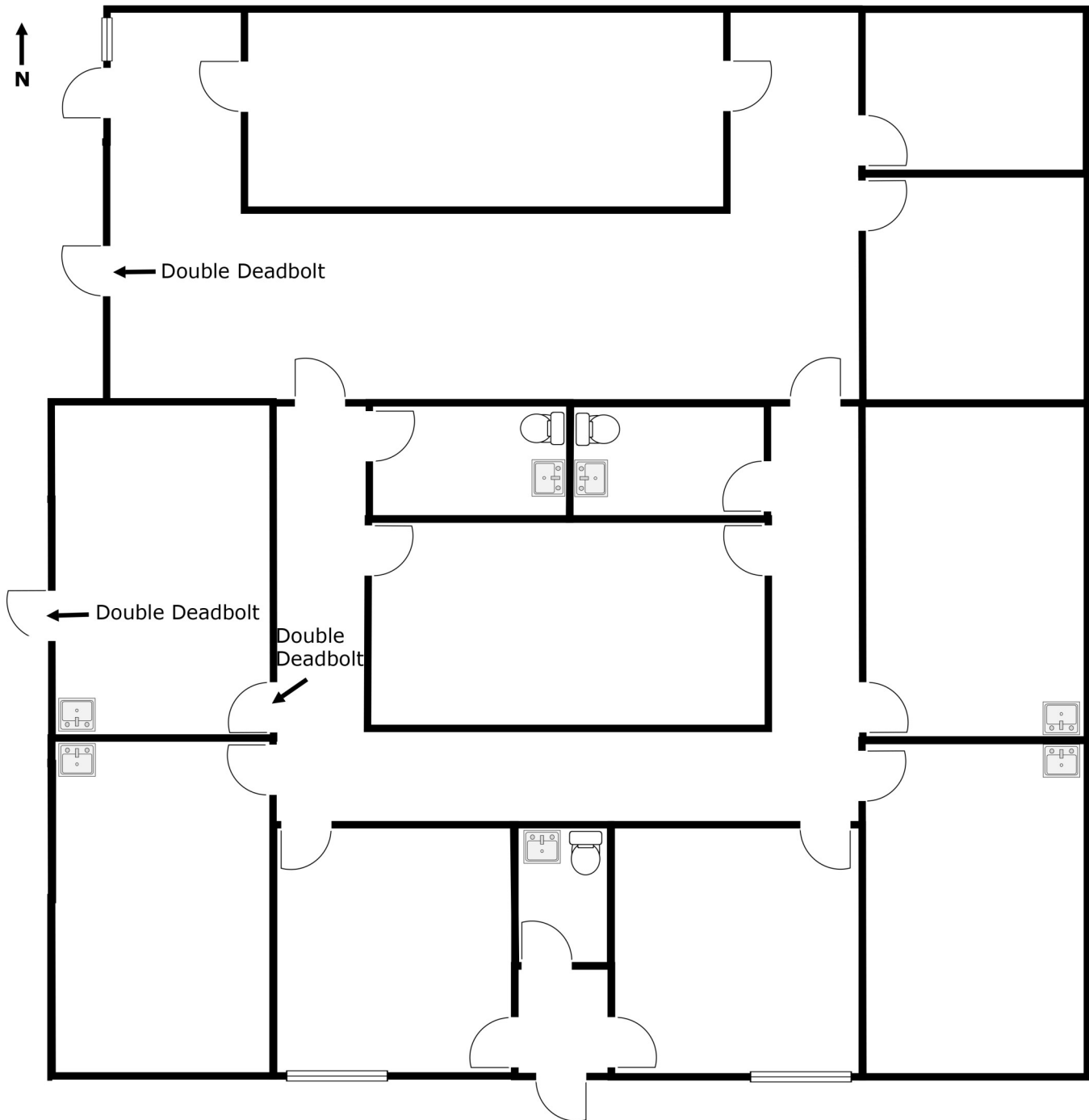
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# FLOOR PLAN

Unit 101B

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2,250 SF



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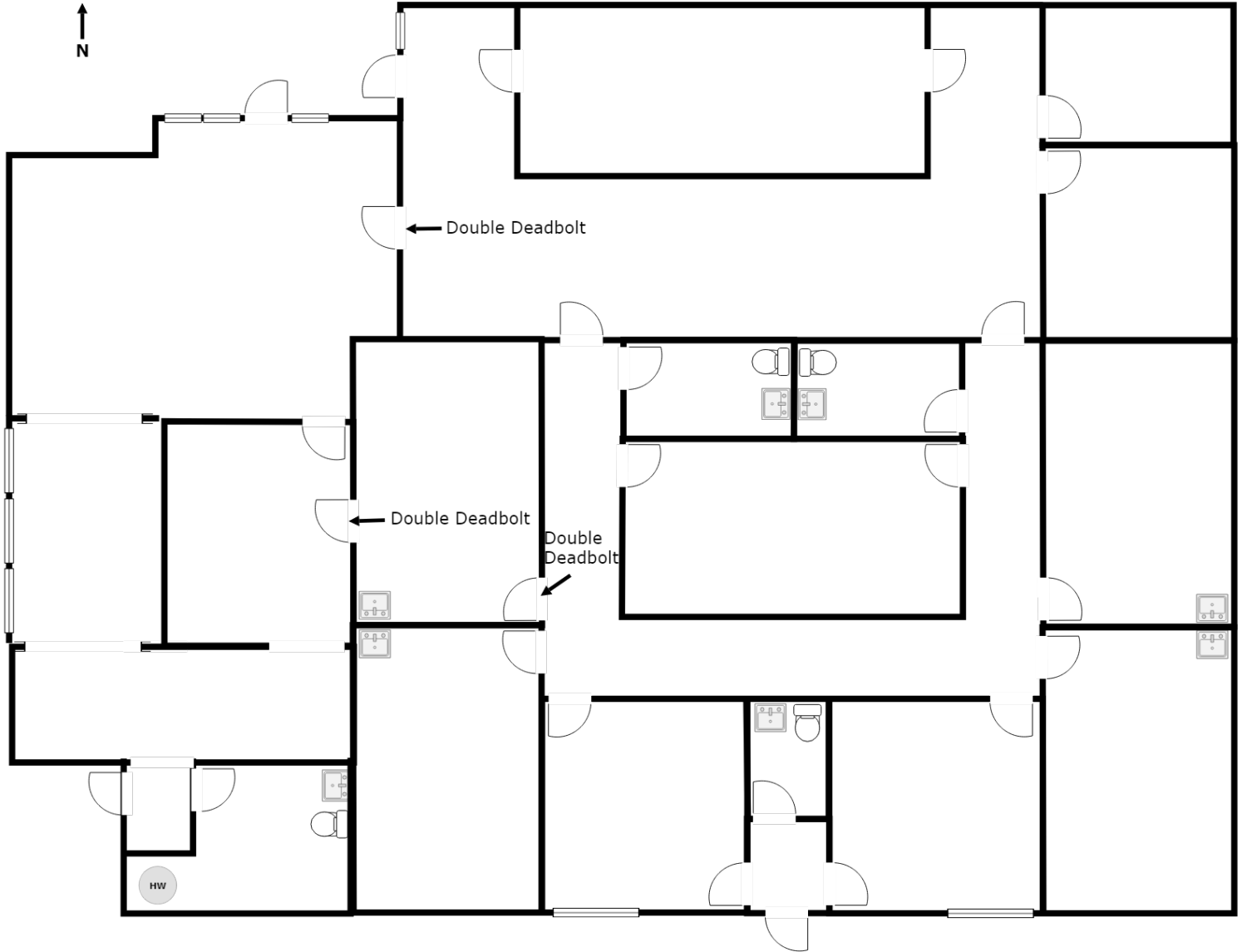
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# FLOOR PLAN

Unit 101

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3,018 SF



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1963

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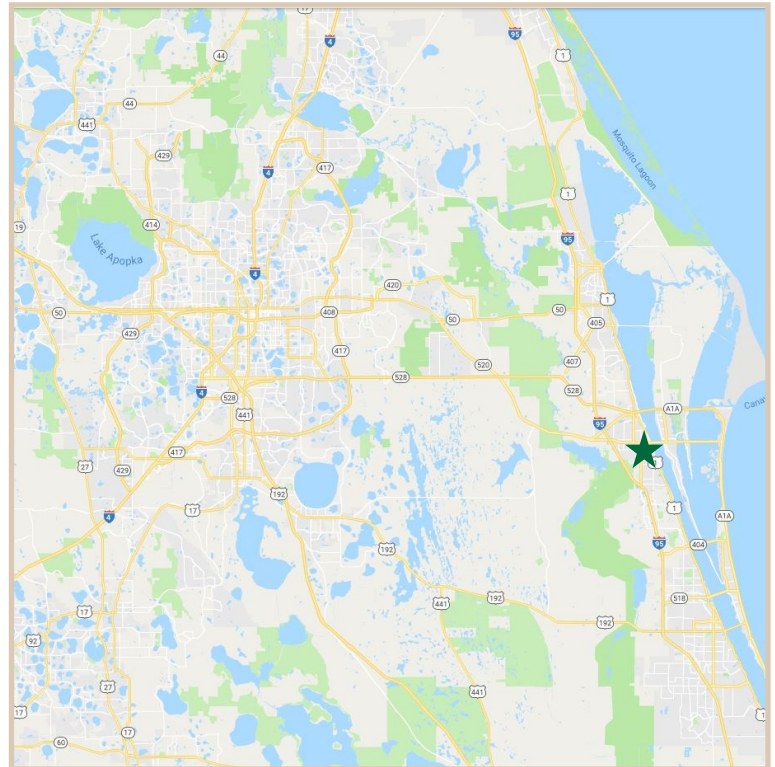
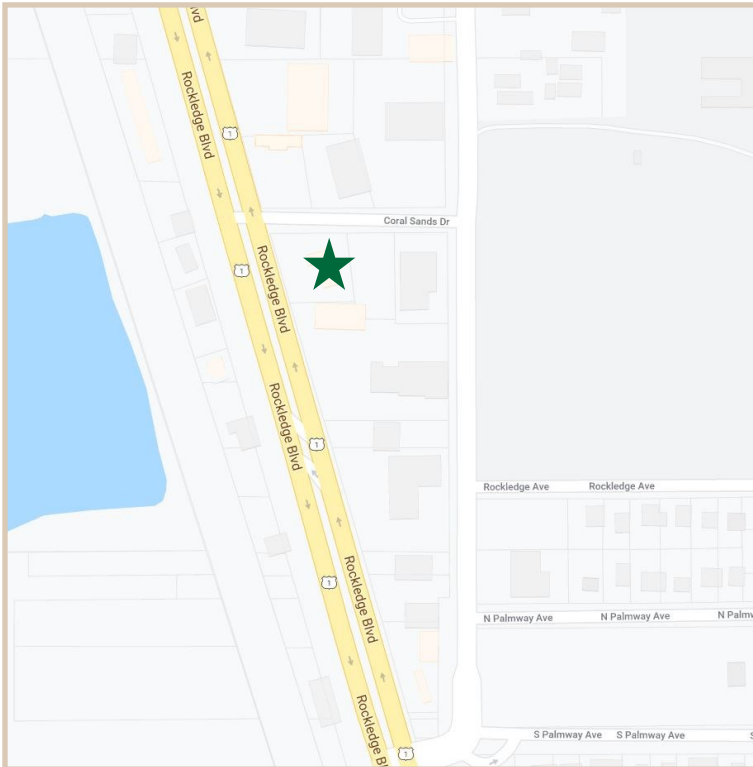
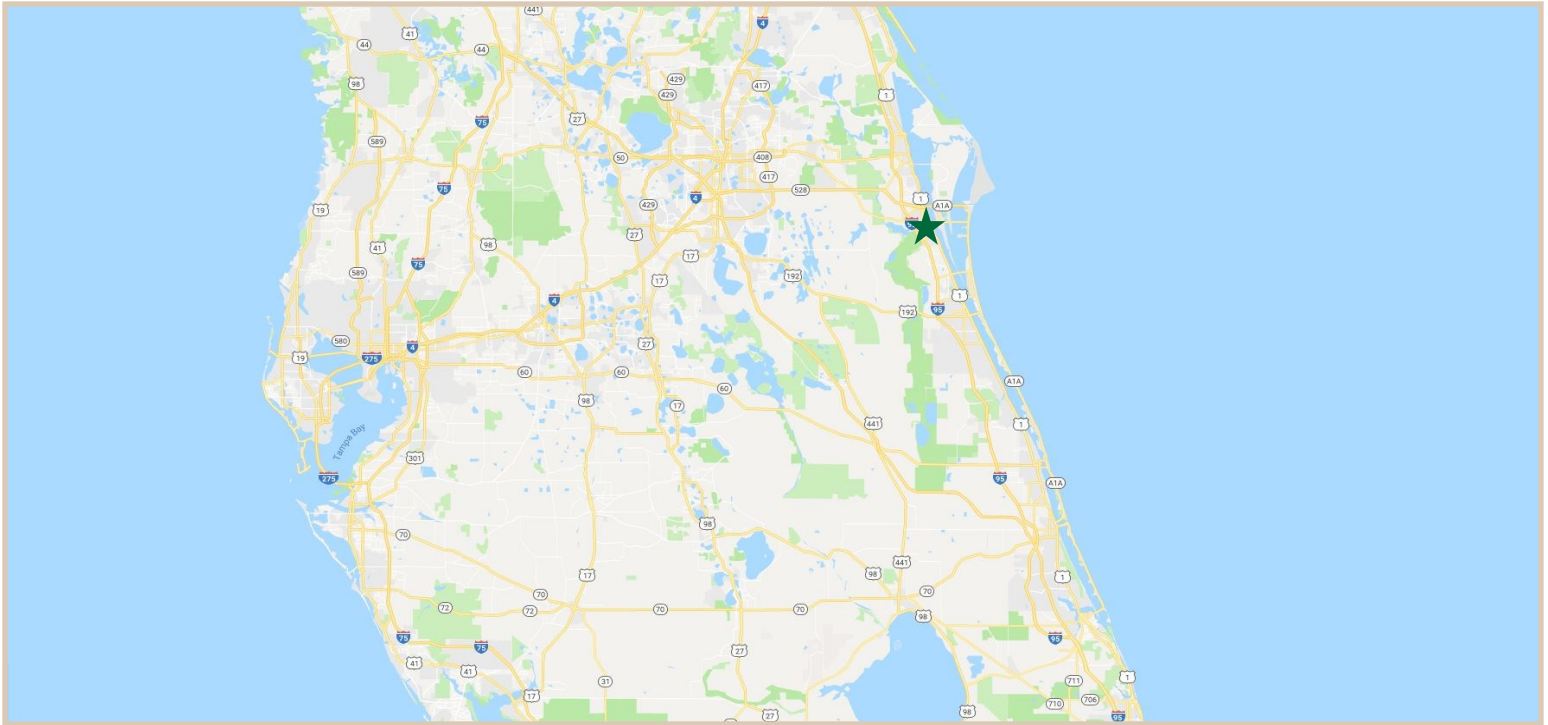
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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