

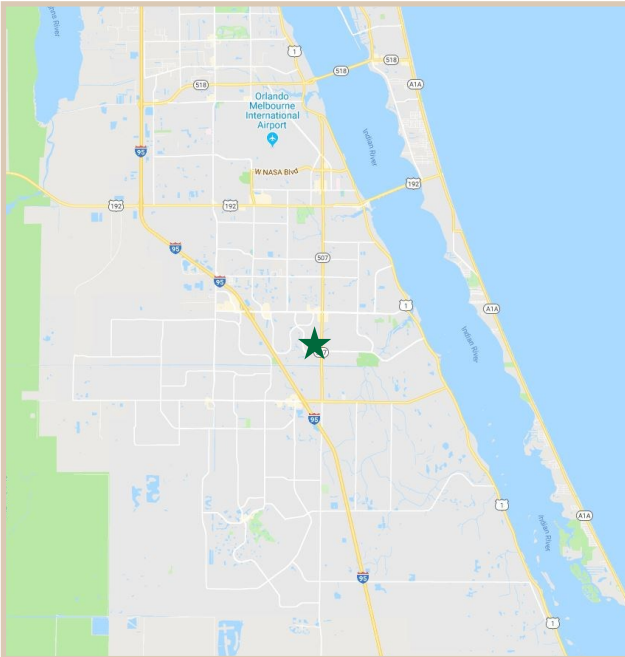
FOR LEASE

Babcock Professional Center

5240 Babcock St. NE, Palm Bay, FL. 32905

PROPERTY FACTS

Building Area:	41,700 Sq. Ft.
Parcel Size:	3.55 Acres
No. of Units:	19 Units
Unit Range:	358-5,426 SF
Year Built:	1986
Construction:	Masonry Concrete Thermal Glass Stucco
Traffic Count:	32,050 Cars Per Day
Use:	Office Complex
Building Height:	Three Stories
Zoning:	CC Community Commercial



PROPERTY HIGHLIGHTS

Price	Great value for a newly renovated space.
Layout & Access	Multi-tenant professional office complex with elevator and multiple entrances.
Location	Located in high growth submarket in south Brevard County. Dense concentration of national retail, office, medical, hospital and restaurants in addition to significant defense, aviation, and high technology employers in this area.
Aesthetics	Recently renovated for a professional look with a lush landscape on the outside premise.



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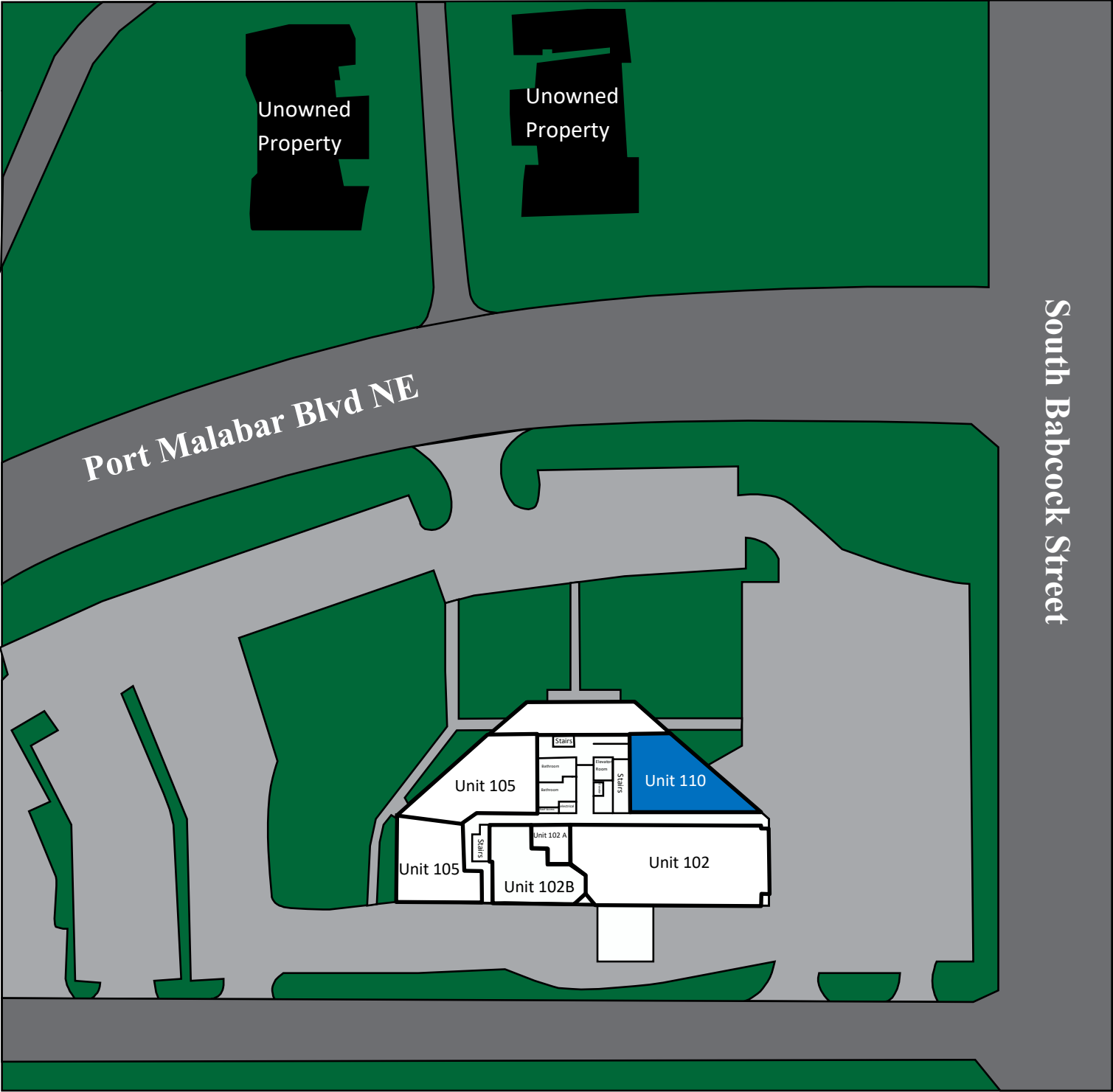
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

First Floor

Babcock Professional Center

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UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				ADDITIONAL INFORMATION
						WATER	ELECTRIC	TRASH	CABLE	
110	1,651	SF	\$15.00	SF/ YR	\$2,063.75	Yes	Yes	Yes	No	Unit has Large Glass windows with great views



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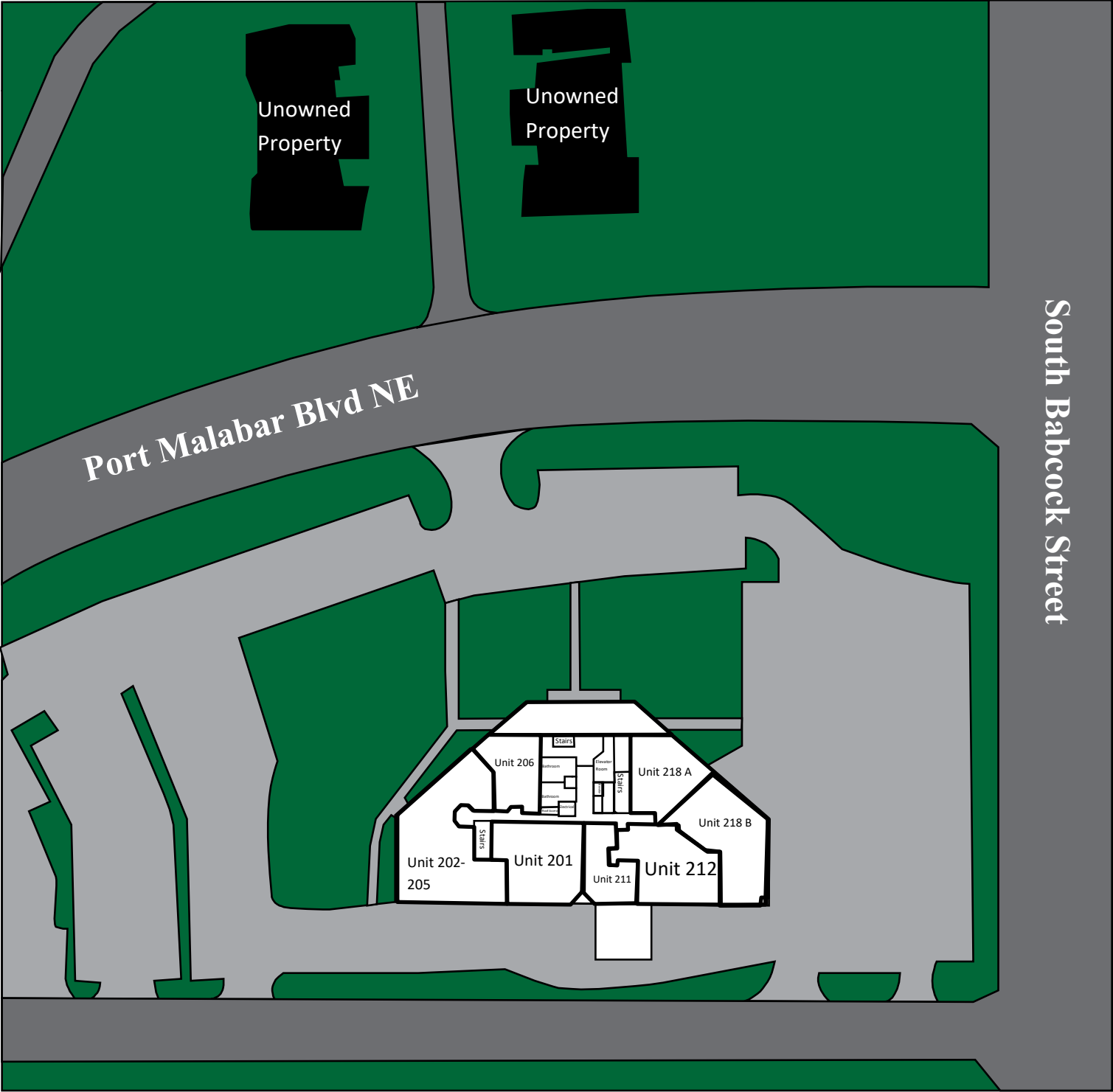
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SITE PLAN

Second Floor

Babcock Professional Center

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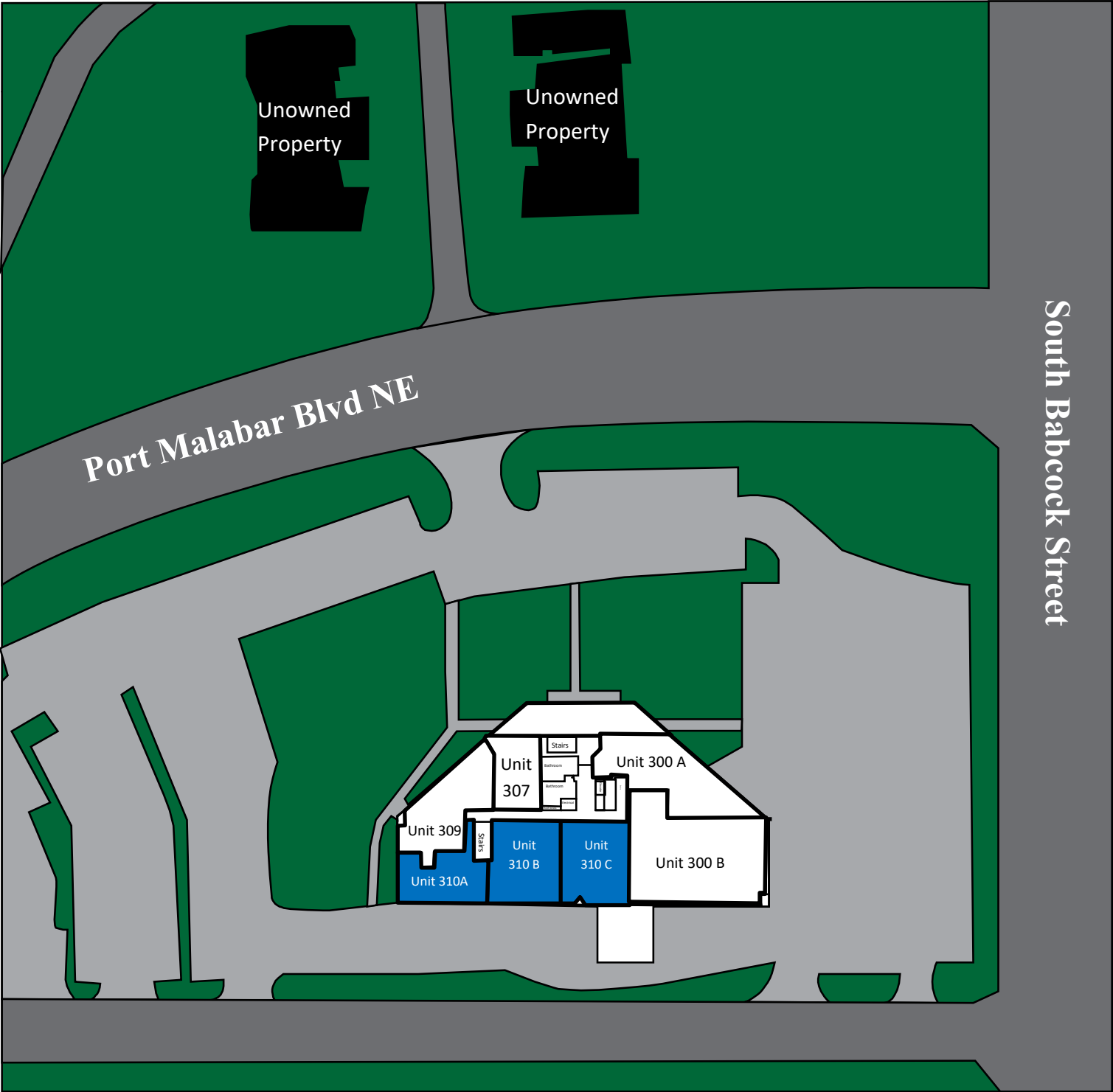
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SITE PLAN

Third Floor

Babcock Professional Center

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UNITS AVAILABLE

Third Floor

Babcock Professional Center

5240 Babcock St. NE, Palm Bay, FL. 32905

UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				ADDITIONAL INFORMATION
						WATER	ELECTRIC	TRASH	CABLE	
310 A	1,202	SF	\$15.00	SF/ YR	\$1,502.50	Yes	Yes	Yes	No	Recently Renovated Unit Unit has Large Glass windows with great views
310 B&C	3,011	SF	\$14.00	SF/ YR	\$3,512.83	Yes	Yes	Yes	No	Recently Renovated Unit Unit has Large Glass windows with great views
OR										
310 B	1,505	SF	\$15.00	SF/ YR	\$1,881.25	Yes	Yes	Yes	No	Recently Renovated Unit Unit has Large Glass windows with great views
310 C	1,506	SF	\$15.00	SF/ YR	\$1,882.50	Yes	Yes	Yes	No	Recently Renovated Unit Unit has Large Glass windows with great views



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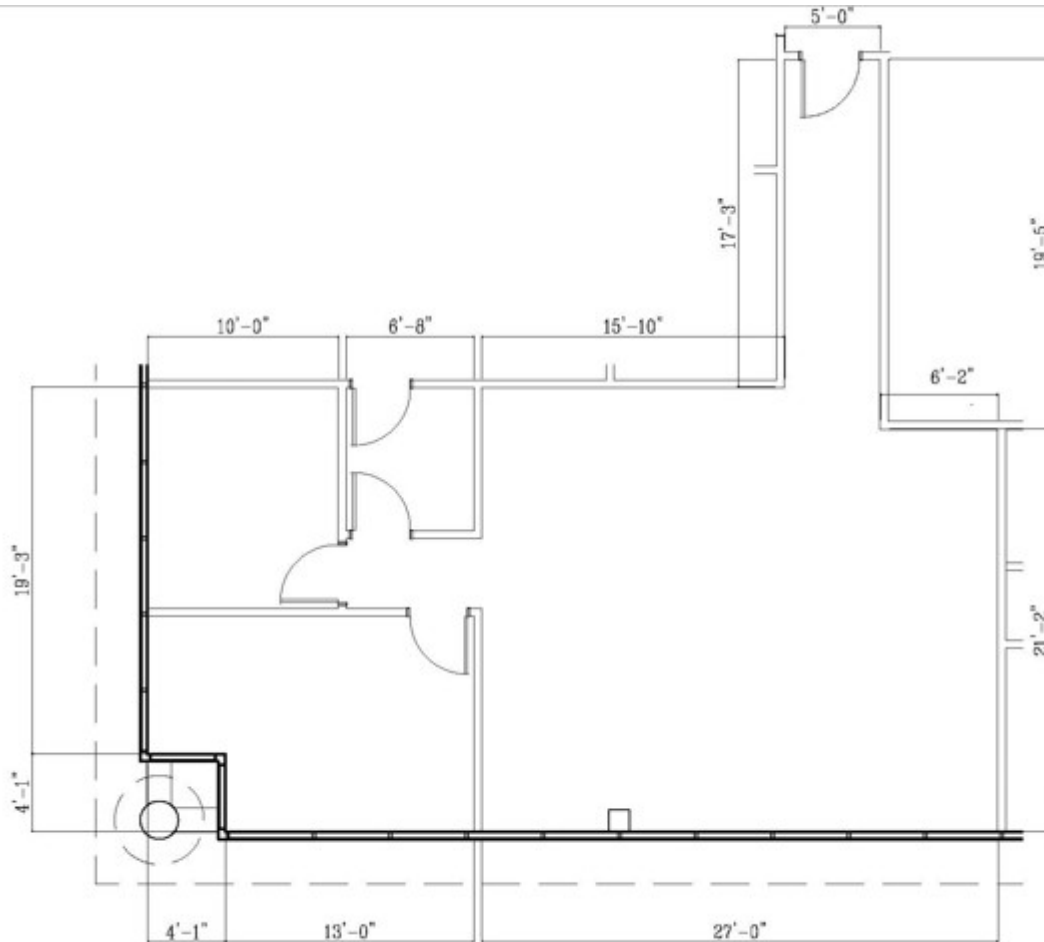
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Floorplan

Unit 310 A

Babcock Professional Center

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1,202 SF



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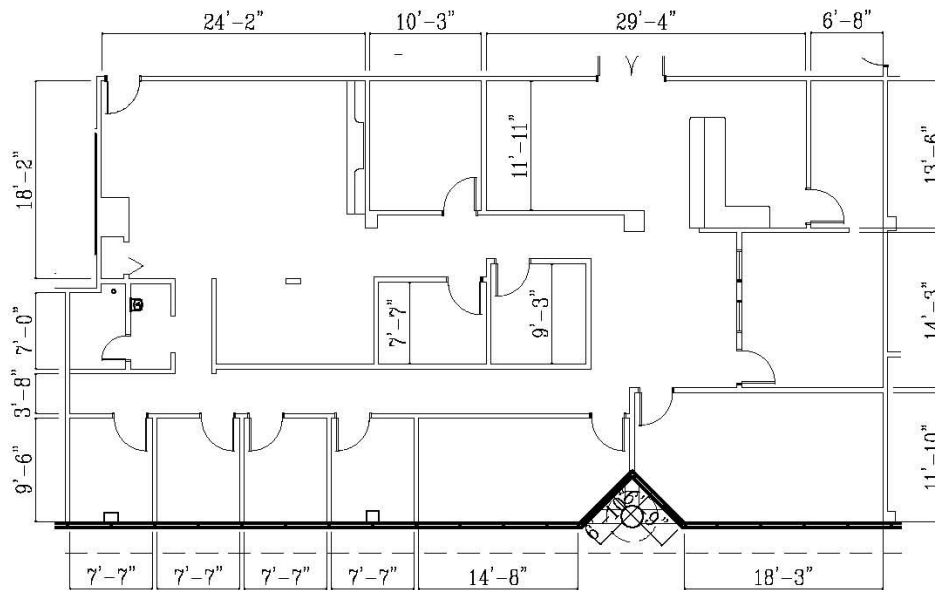
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Floorplan

Unit 310 B & C

Babcock Professional Center

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3,011 SF



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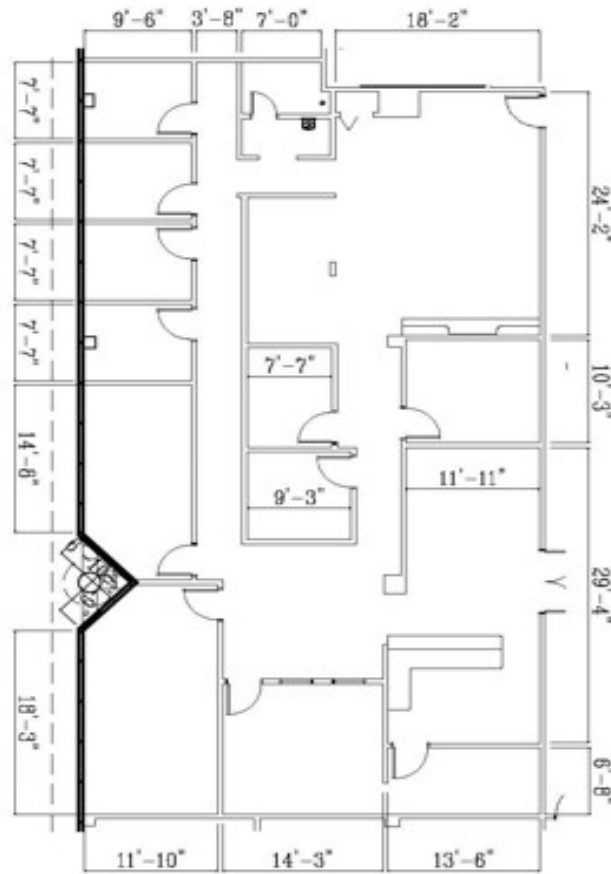
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Floorplan

Unit 310 B

Babcock Professional Center

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1,505 SF



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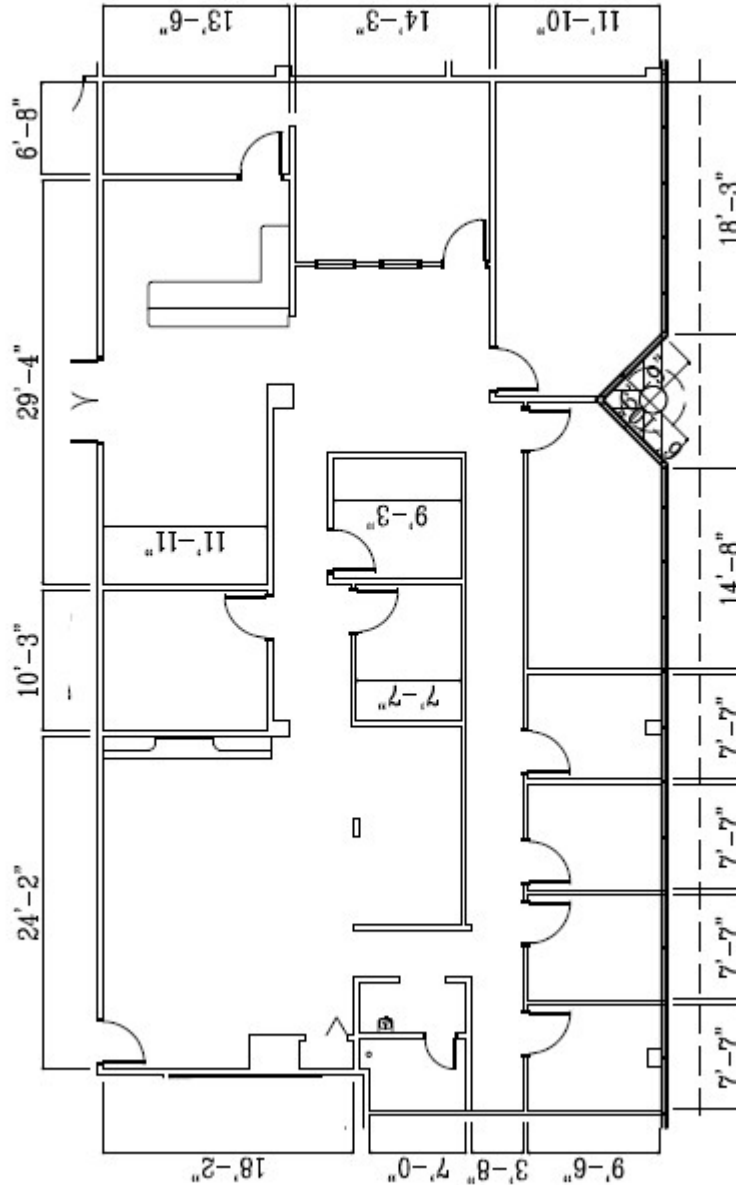
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Floorplan

Unit 310 C

Babcock Professional Center

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1,506 SF



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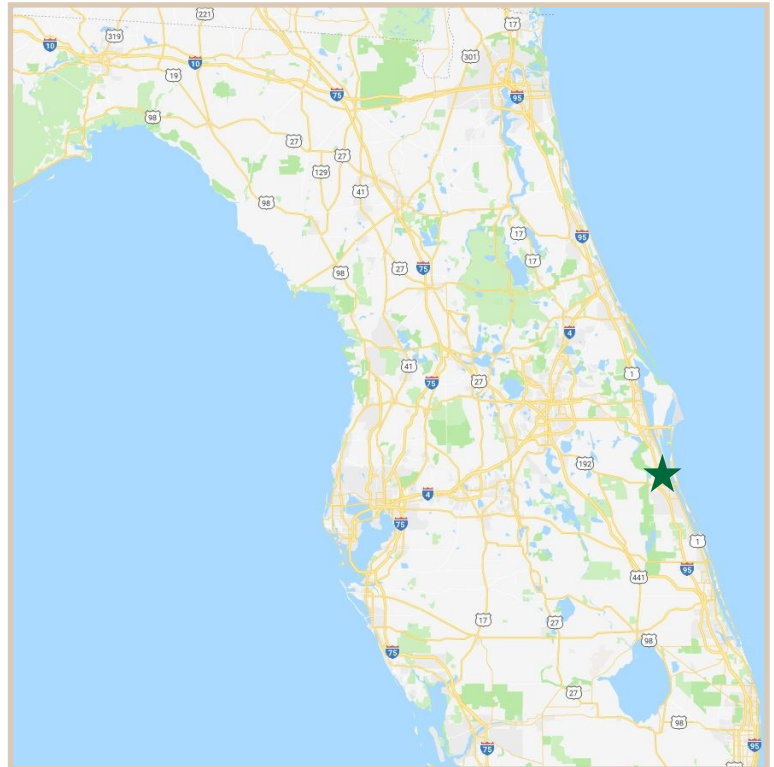
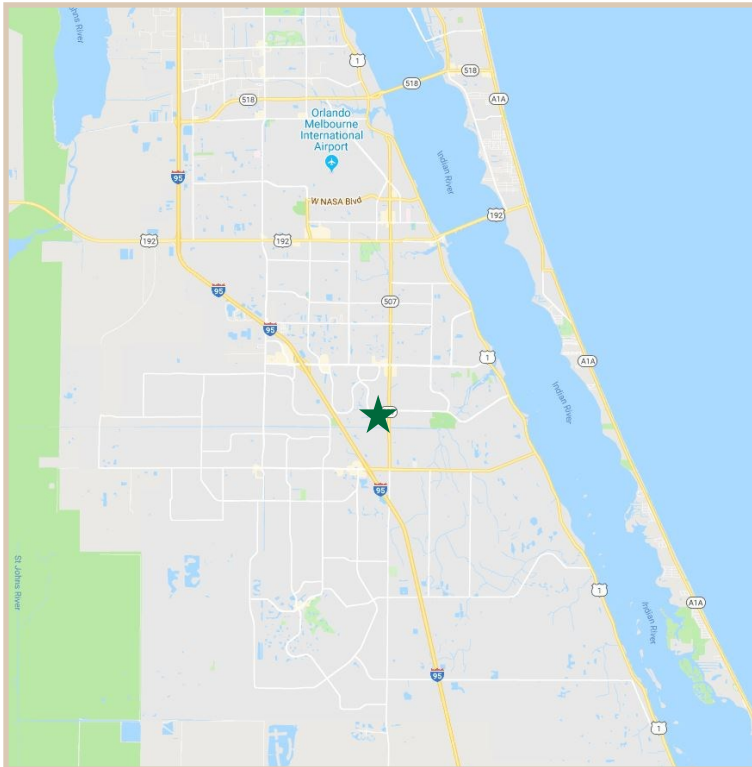
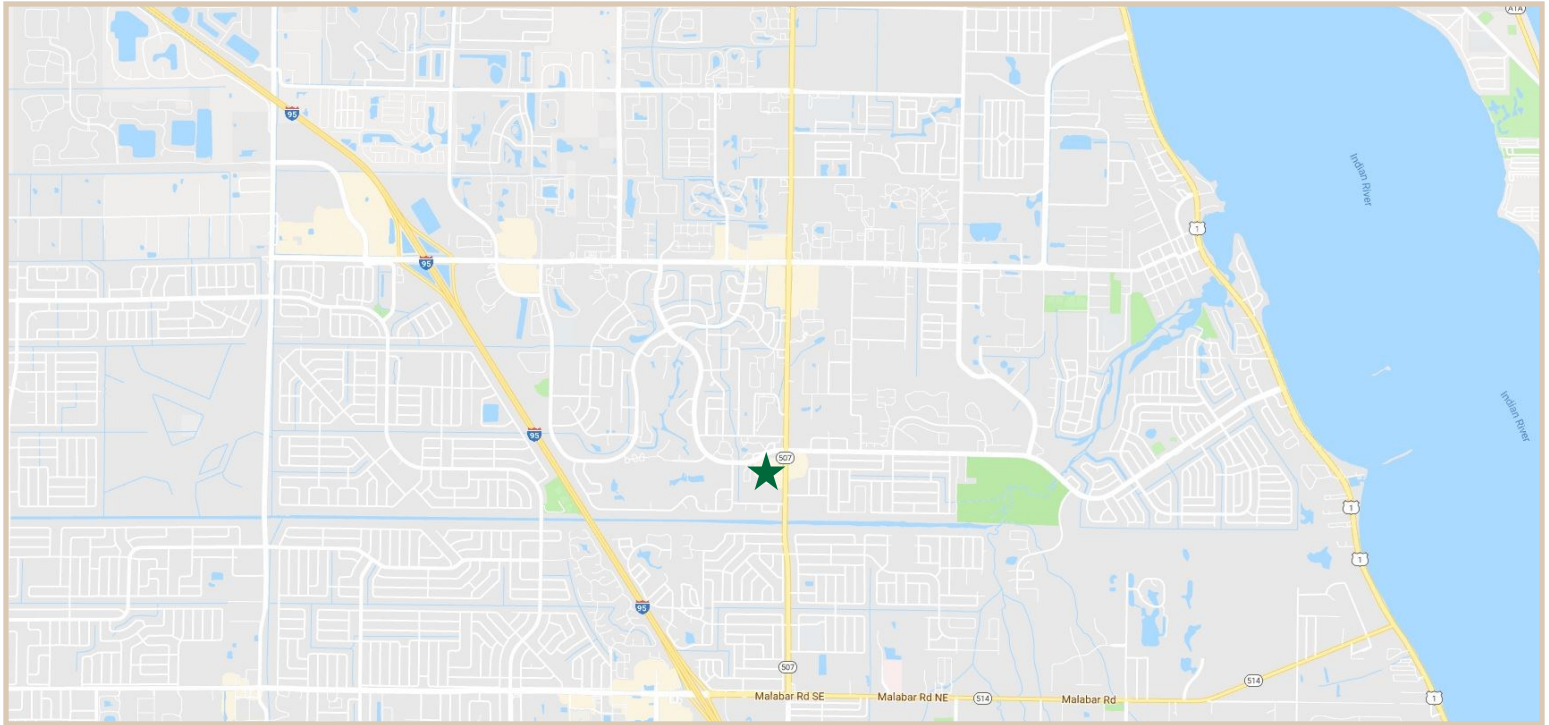
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LOCATION MAPS

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ADDITIONAL PHOTOS

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