

# FOR LEASE

Babcock Professional Center

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

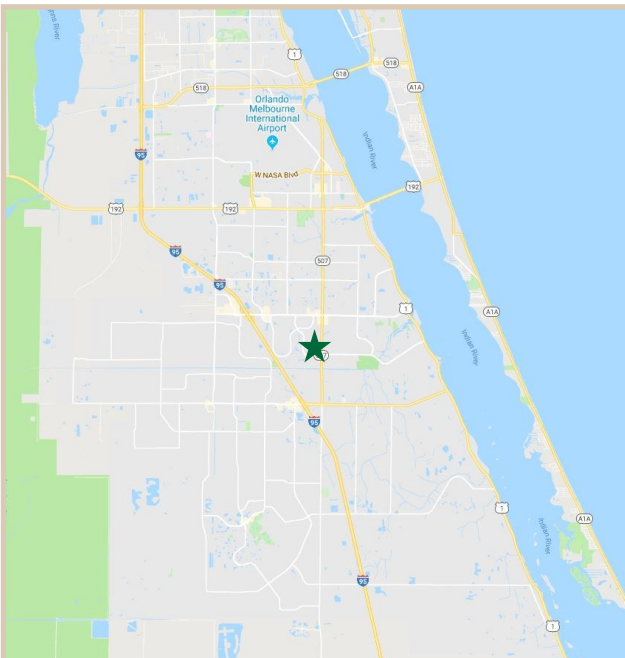
## PROPERTY FACTS

|                  |  |
|------------------|--|
| 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<br>Glass Stucco |
| Traffic Count:   | 32,050 Cars Per Day                      |
| Use:             | Office Complex                           |
| Building Height: | Three Stories                            |
| Zoning:          | CC<br>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.  |



### CHARLES A. VON STEIN, INC.

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

### CONTACT INFO:

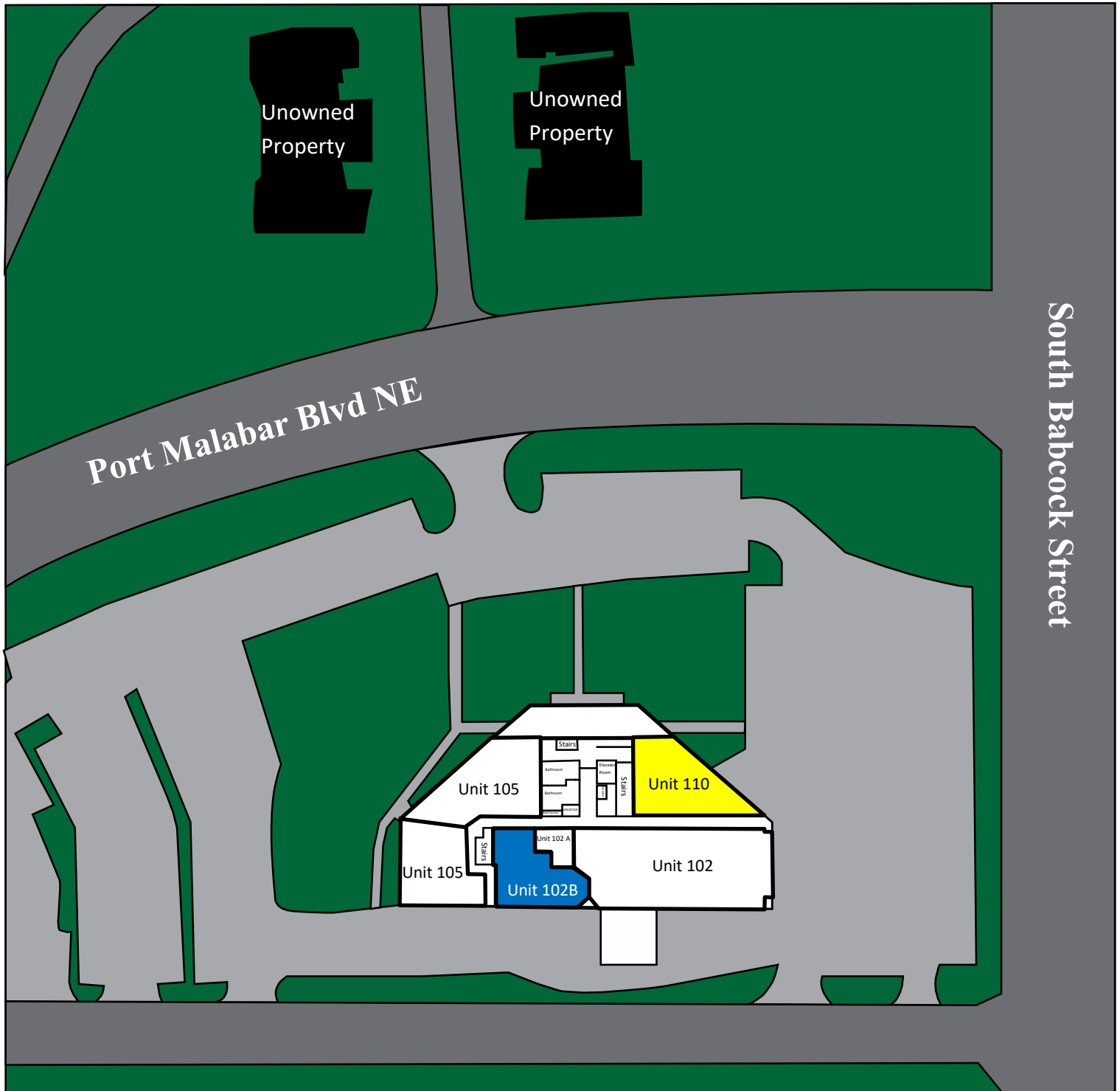
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscrc.com

# SITE PLAN

First Floor

Babcock Professional Center

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# UNITS AVAILABLE

First 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 |  |
| 102 B | 1,468 SF | \$18.00 SF/YR | \$2,202.00   | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |



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# UNITS COMING AVAILABLE

First Floor

Babcock Professional Center

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| UNIT | SIZE     | RATE          | MONTHLY RATE | UTILITIES INCLUDED |          |       |       | DATE AVAILABLE |
|------|----------|---------------|--------------|--------------------|----------|-------|-------|----------------|
|      |          |               |              | WATER              | ELECTRIC | TRASH | CABLE |                |
| 110  | 1,651 SF | \$18.00 SF/YR | \$2,476.50   | Yes                | Yes      | Yes   | No    | March 1, 2025  |

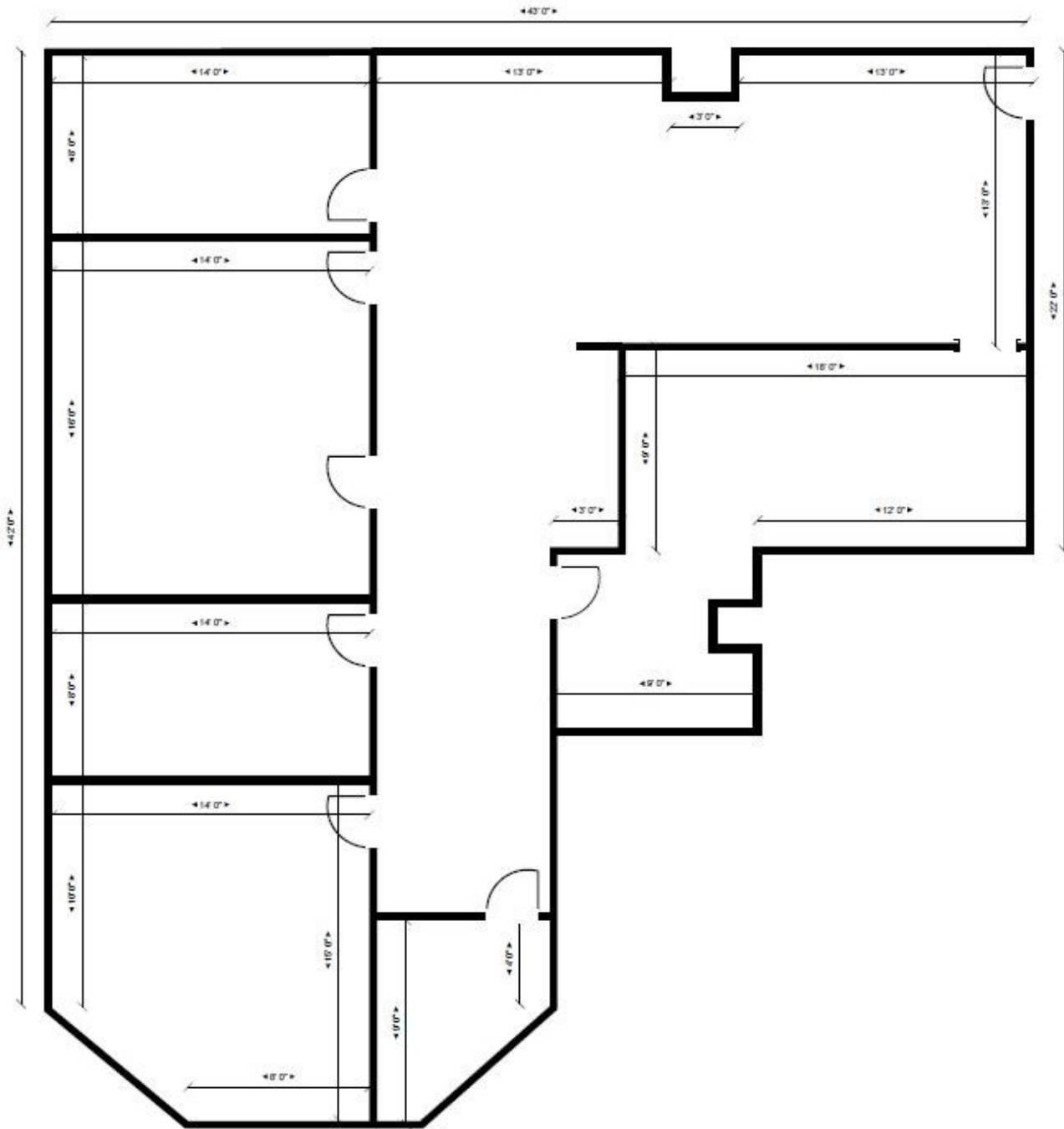


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1,468SF



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# SITE PLAN

Second Floor

Babcock Professional Center

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# UNITS COMING AVAILABLE

Second Floor

Babcock Professional Center

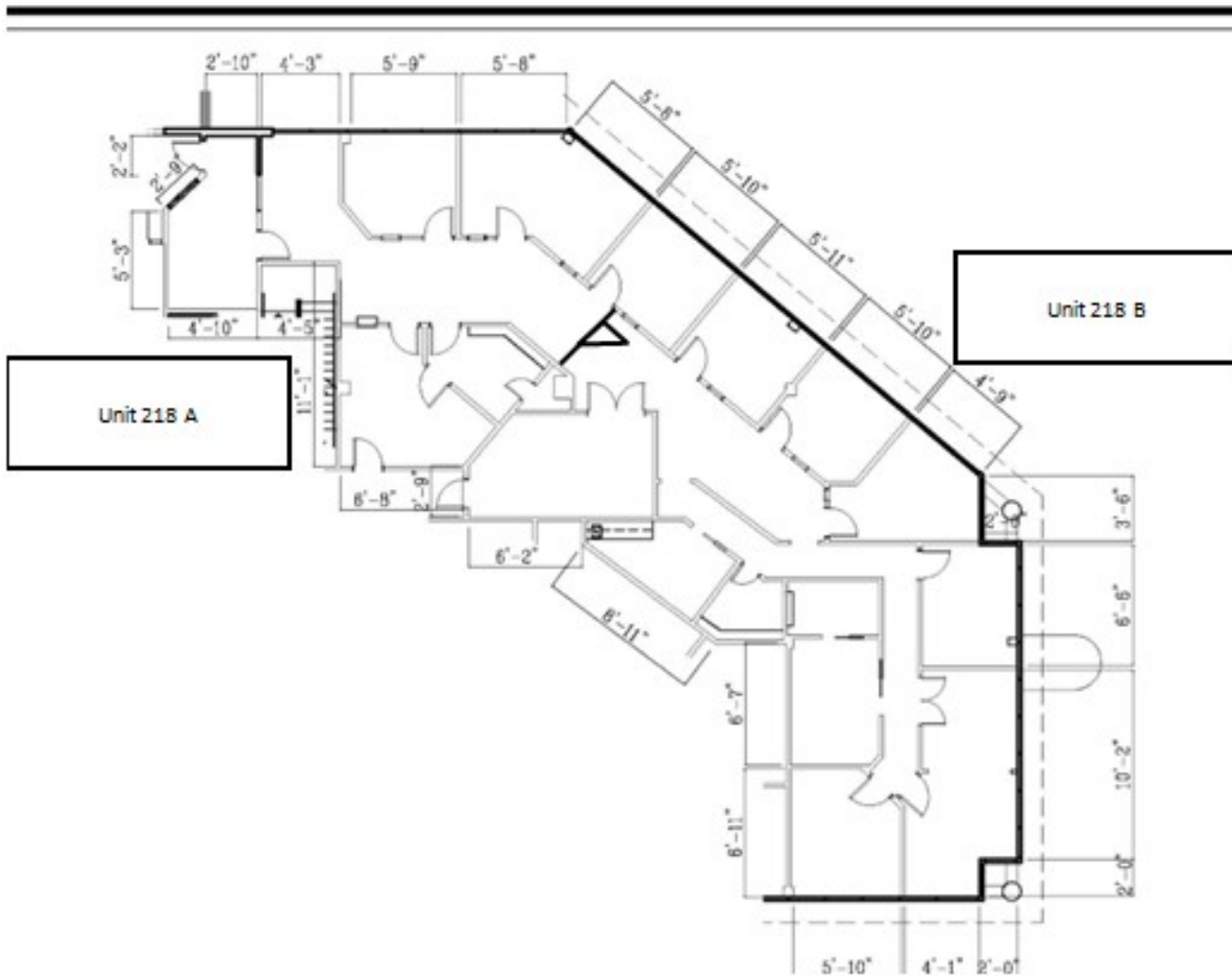
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|-------|----------|---------------|--------------|--------------------|----------|-------|-------|--|
|       |          |               |              | WATER              | ELECTRIC | TRASH | CABLE |  |
| 218 B | 2,357 SF | \$17.00 SF/YR | \$3,339.08   | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |



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**218 B — 2,357SF**



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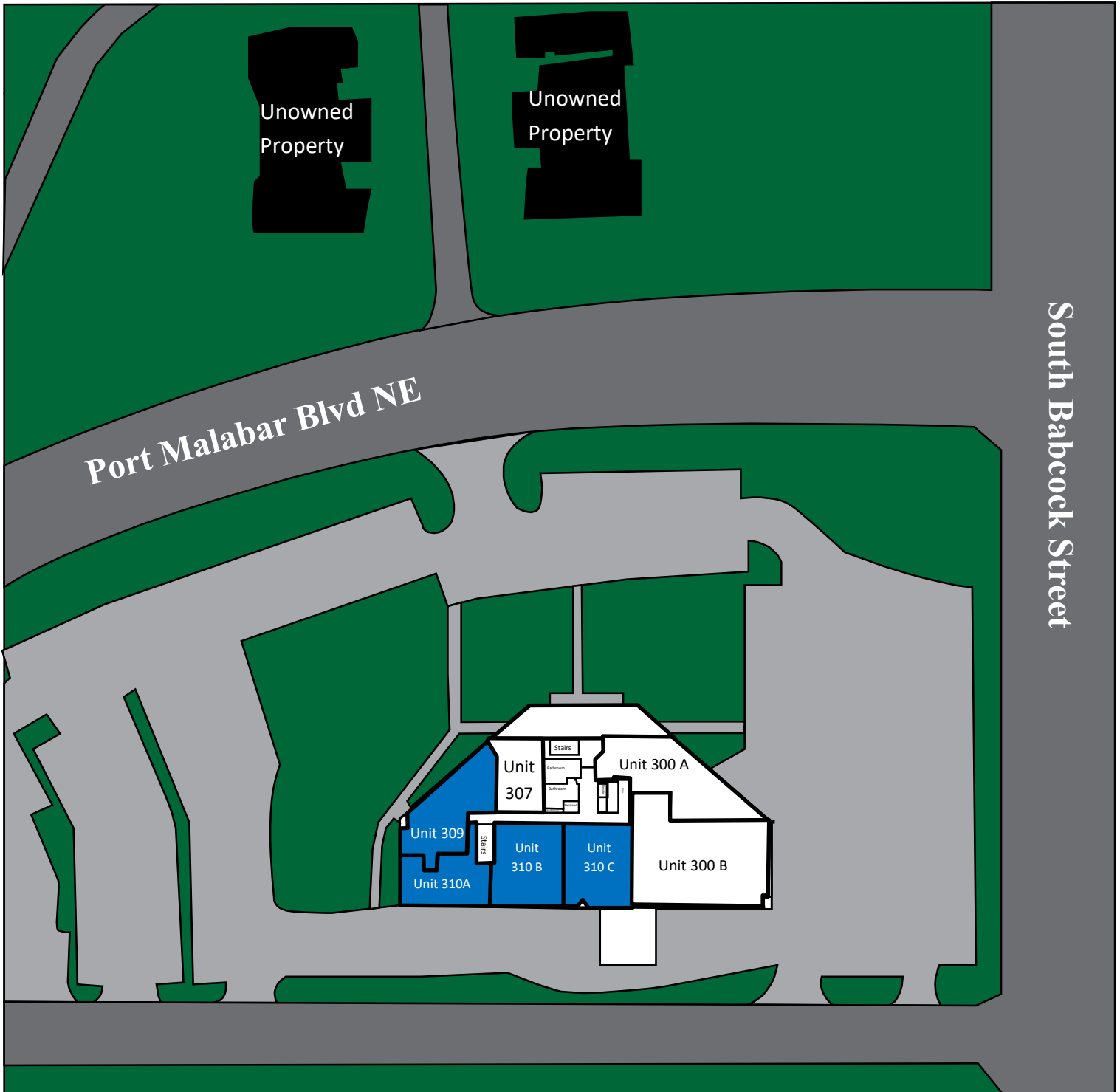


# SITE PLAN

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 |  |
| 309     | 1,518 SF | \$17.00 | SF/YR<br>\$2,150.50 | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |
| 310 A   | 1,202 SF | \$17.00 | SF/YR<br>\$1,702.83 | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |
| 310 B&C | 3,011 SF | \$17.00 | SF/YR<br>\$4,265.58 | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |
| OR      |          |         |                     |                    |          |       |       |  |
| 310 B   | 1,505 SF | \$17.00 | SF/YR<br>\$2,132.08 | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |
| 310 C   | 1,506 SF | \$17.00 | SF/YR<br>\$2,133.50 | Yes                | Yes      | Yes   | No    | Recently Renovated Unit<br>Unit has Large Glass windows with great views |



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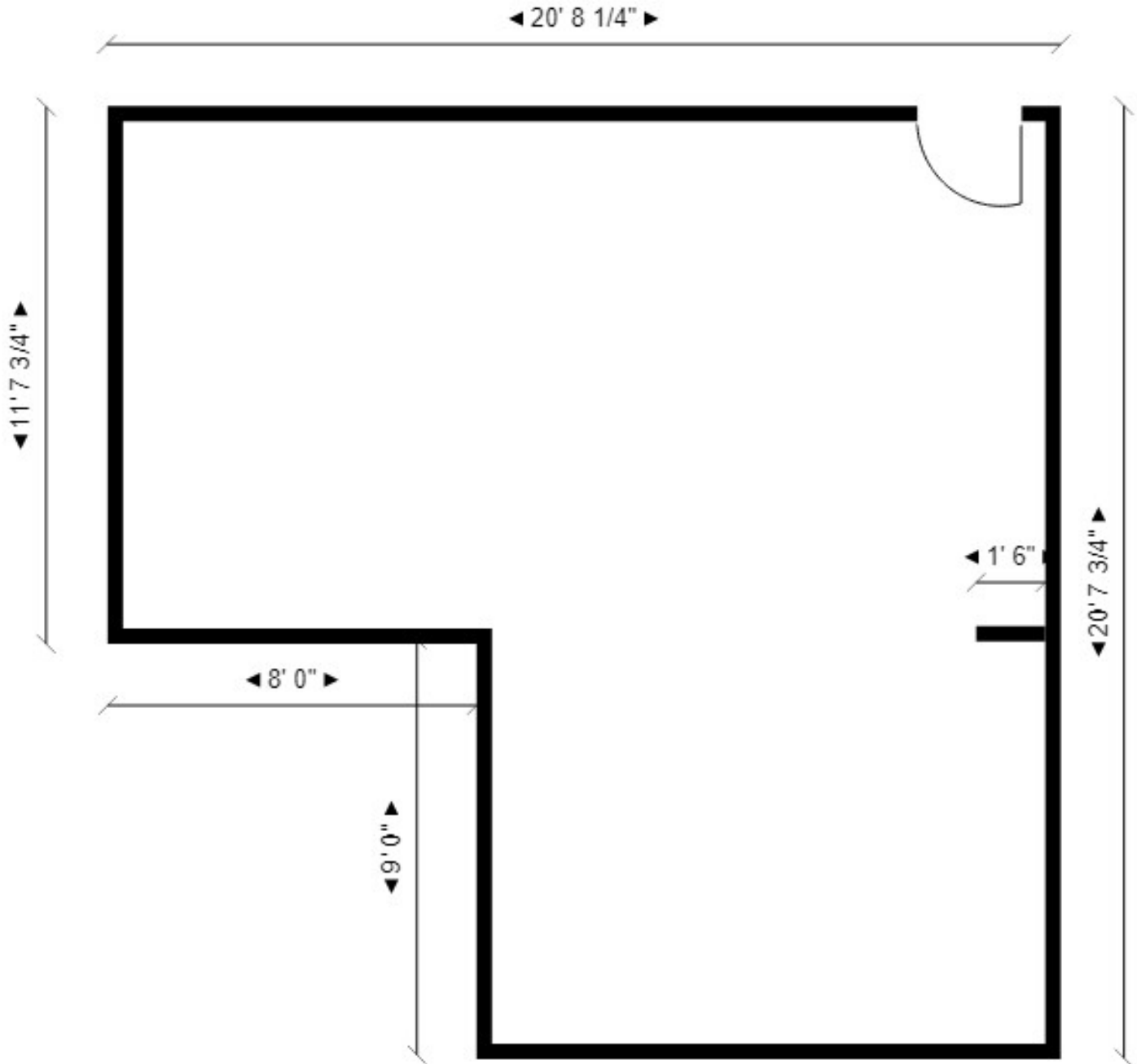
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# Floorplan

Unit 102A

Babcock Professional Center

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358 SF

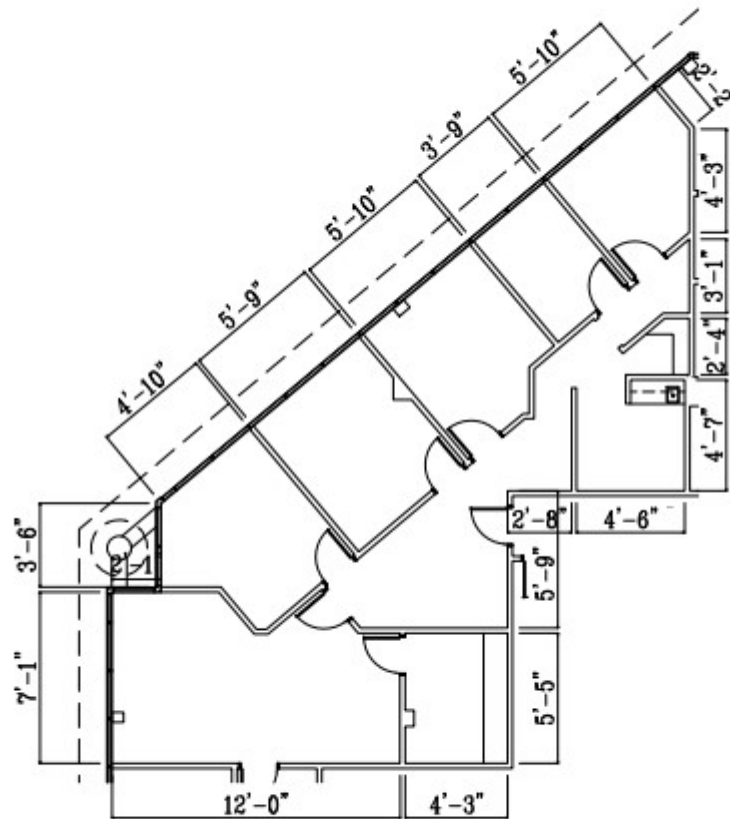


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1,518 SF



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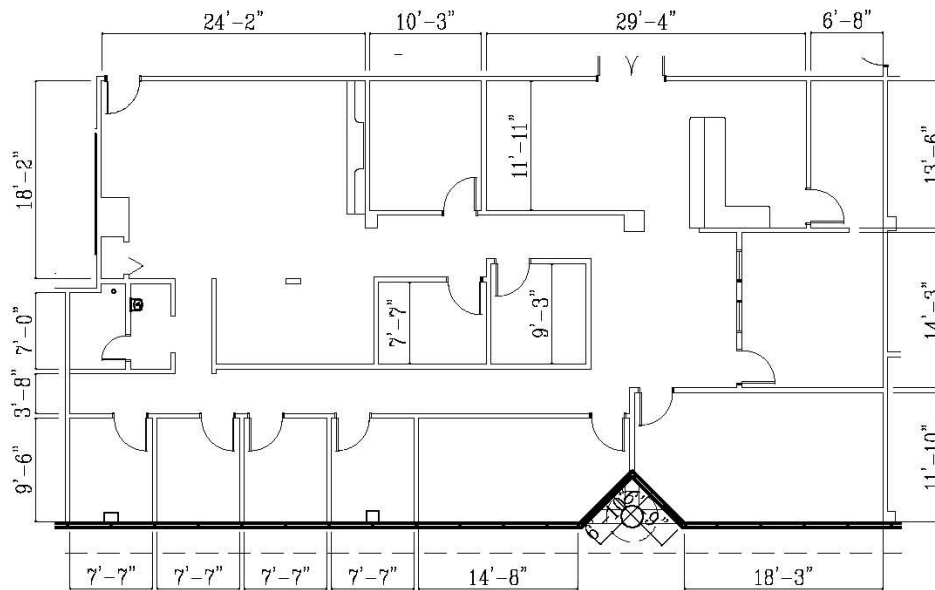
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# Floorplan

Unit 310 B & C

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3,011 SF



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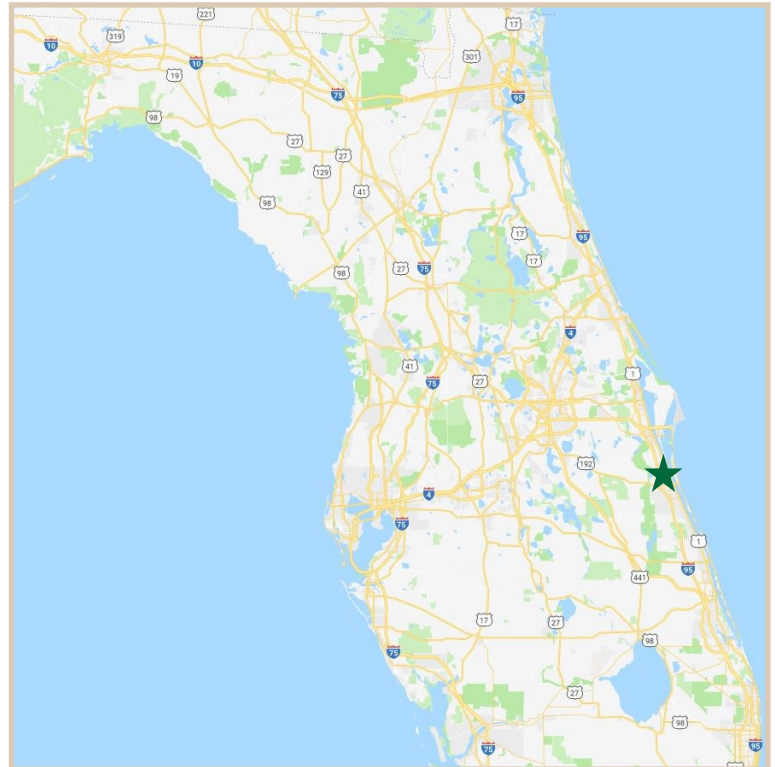
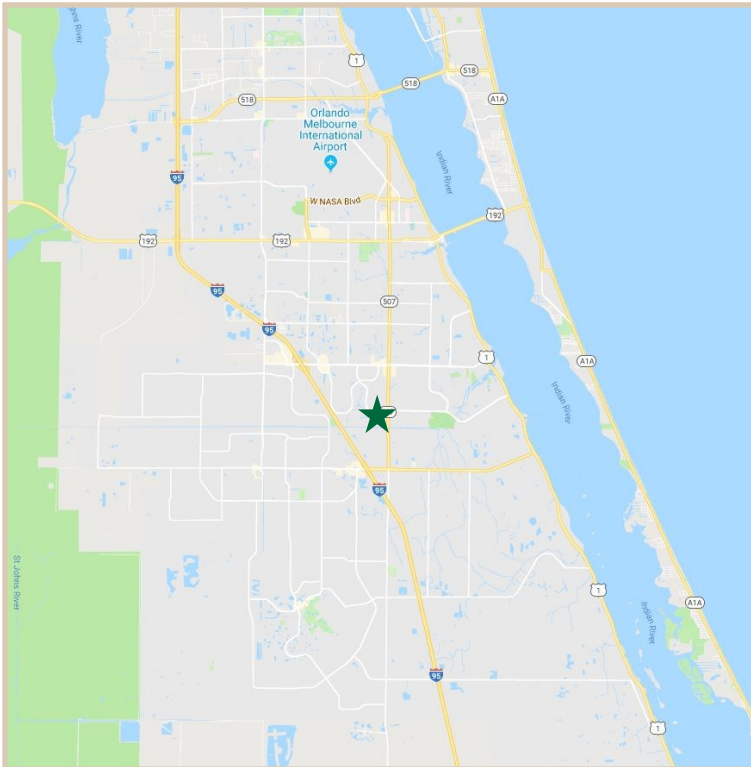
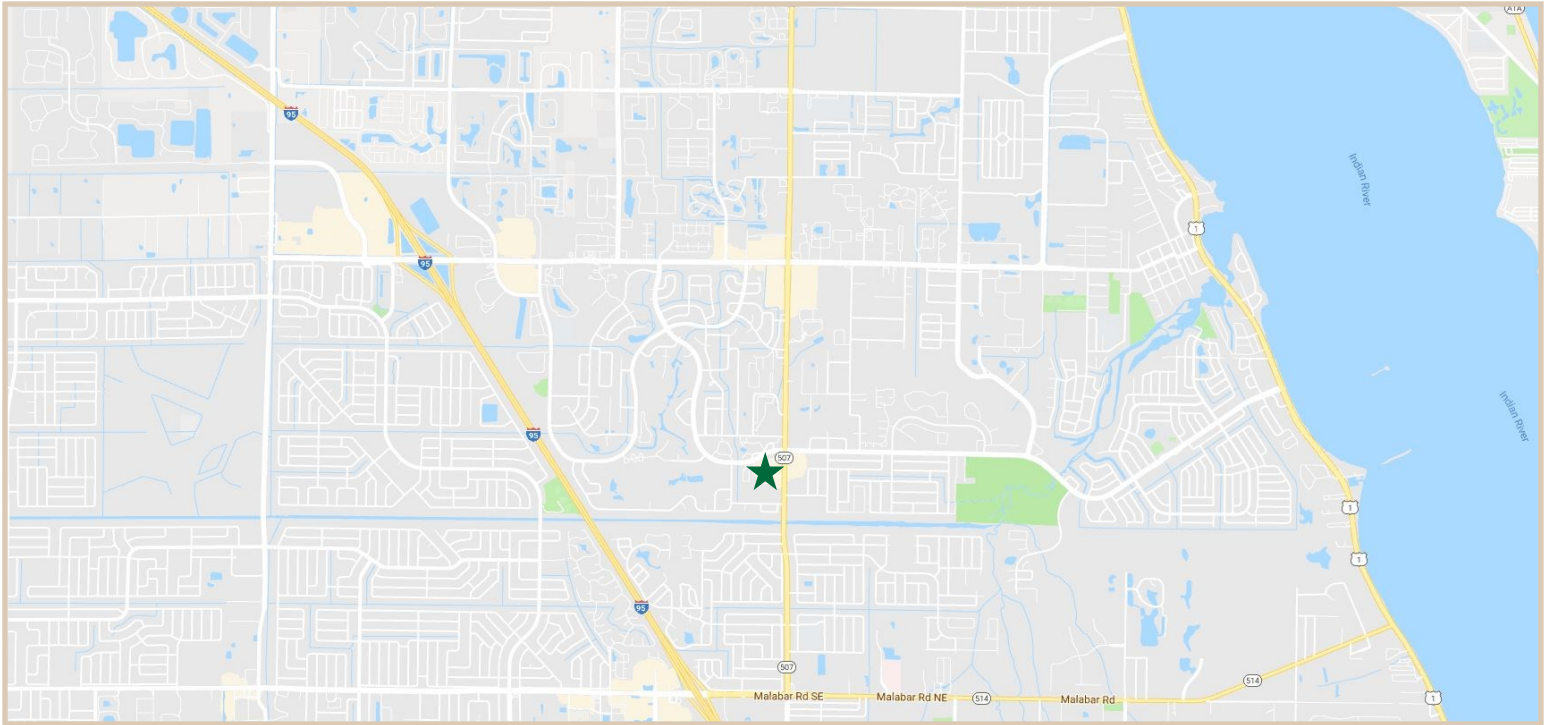
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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