



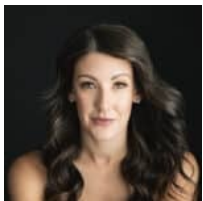
\$20

2020 W EAU GALLIE BLVD - OFFICE SPACE FOR LEASE

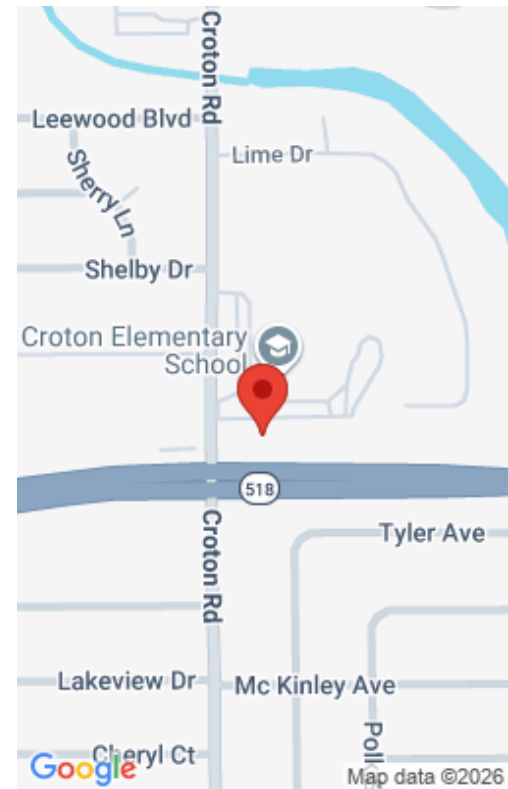
<https://jmrealestate.com>

Move-In Ready Professional Office Space in Melbourne, Florida
1,752 SF Professional Office Suite Welcoming Reception Area & Conference Room
Modern Updated Interiors & Flooring Private Restroom & Functional Office Layout
Professional Client-Facing Workspace Convenient Access Along W Eau Gallie Blvd
Ideal for Office & Professional Service Users \$20/SF (MG) 2020 W Eau Gallie Blvd - Leasing Flyer

- 5 beds
- 1 bath
- Office
- Commercial Lease
- Hot
- 1752 sq ft



Courtney Smith



Rooms & Units Description

Unit #: 102

of Units: 1

Total Units: 1

Unit 1: Unit or Suite Number: Suite #102

Unit 1: Unit Description: Professional Office Space **Unit 1: Size:** 1,752 SF

Unit 1: # Units (This Type): 1

Unit 1: Full Baths: 1

Unit 1: Annual Rent: \$20/SF (MG)

Location Details

County: Brevard County

Directions: Located on W Eau Gallie Blvd in Melbourne, Florida with convenient access to major roadways, commercial corridors, and surrounding business districts.

Area Desc: Professional Office / Commercial Corridor

Location: Melbourne, Florida

Location: Other: Central Melbourne Office Location

Current Zoning: Commercial

Zoning: Commercial Office / Professional Services

Property Details



Lot Description: Commercial Office Lot

Property Use: Office / Professional Services

Possession: Immediate

Frontage Description: W Eau Gallie Blvd
Frontage

Floor: Updated Vinyl / Tile Flooring

Legal Desc: 2020 W Eau Gallie Blvd Suite
#102, Melbourne, FL 32935

SqFt - Living: 1752

Sale Includes: Leasehold Improvements Only

Lease Includes: Office Space, Shared Parking,
Reception Area, Conference Room

Clear Ceiling Height: Standard Office Ceiling
Height

= Total Rent Per/SqFt Per/Year: \$20/SF/YR
MG

Prop Type: Commercial Lease

List Type: Exclusive Right To Lease

Construction: Concrete Block

Buildings: 1

Land Use: Future Land Use Zoning:
Commercial

List Price/SqFt: 20

Flooring: Updated Vinyl Flooring

Rent Includes: Modified Gross (MG),
Building Maintenance, Common Area
Maintenance

Showing Instructions: Contact Listing
Agent to Schedule Private Tour

Max Ceiling Hght in Unit: Approx. 9 FT

Terms Considered: Modified Gross Lease
Terms

Property Features

Utilities: Electric, Water, Sewer

Utilities Available: Electricity Connected, Public
Water, Sewer Connected

Style: Professional Office

Cooling: Other: Commercial HVAC System

Heat: Central Electric

Parking Spaces: Shared Parking Available

Security/Safety: Professional Office Environment

Common Amenities: Conference Room,
Reception Area, Shared Parking, Private
Restroom

Exterior Finish: Commercial Office
Exterior

Cooling: Central Air

Heating: Central

Parking: Surface Parking

Open Parking Spaces: Yes

Front Faces: W Eau Gallie Blvd

Miscellaneous

Virtual Tour: Array



Amenities & Features

Features: Conference Room, Modern Interiors, Move-In Ready, Professional Workspace, Reception Area, Updated Flooring

