JM REAL ESTATE LANGSTON COMMERCIAL
Property Management · Sales · Leasing

PROPERTY BROCHURE · 2026



OFFICE · RETAIL · ROCKLEDGE · SPACE COAST

1,255 SF Office & Retail Space on US-1.

1240 Rockledge Blvd.
Rockledge, FL 32955

FOR LEASE

AVAILABLE SUITE	Suite #7 – 1,255 SF
LEASE RATE	$12.00/SF/YR
NNN	$5.89/SF/YR NNN
BUILDING SIZE	9,425 SF
YEAR BUILT	1984
PARKING	47 Surface Parking Spaces
BUILDING CLASS	B
STORIES	1 Story



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1,255 SF Office & Retail Space on US-1.

Rockledge, FL 32955

COMMERCIAL REAL ESTATE

Rockledge, FL 32955

SCAN

$12.00/SF/YR	Suite #7 – 1,255 SF	9,425 SF	1984
LEASE RATE	AVAILABLE SUITE	BUILDING SIZE	YEAR BUILT

The Opportunity

Suite #7 is approximately 1,255 SF of professional office space available for immediate occupancy. Located directly on US 1 in Rockledge, this highly visible location offers convenient access to SR 520 for easy access to I-95 and the beaches. The office suite features a waiting area, reception, 3 private offices, kitchen, and restroom. The property benefits from monument and façade signage, ample parking in front plus rear access from Florida Avenue for additional parking, and traffic counts exceeding 34,000 vehicles per day.

Offering Summary

PARKING	47 Surface Parking Spaces
BUILDING TYPE	Office/Retail
TRAFFIC COUNTS	Over 34,000 Daily Vehicles
NNN	$5.89/SF/YR NNN
BUILDING CLASS	B
STORIES	1 Story

SCHEDULE A PROPERTY TOUR

Property Highlights

- Suite #7 – Approx. 1,255 SF Office Space
- Located Directly on US 1
- Retail & Office Plaza
- 3 Private Offices
- Ample Front Parking
- Monument & Façade Signage
- High Traffic Location
- Available Now
- Close to SR 520 for I-95 & Beachside
- Waiting Area & Reception
- Kitchen & Restroom
- Rear Access from Florida Avenue
- Excellent Condition
- Over 34,000 Daily Vehicles

Location



1240 ROCKLEDGE BLVD. | ROCKLEDGE, FL 32955







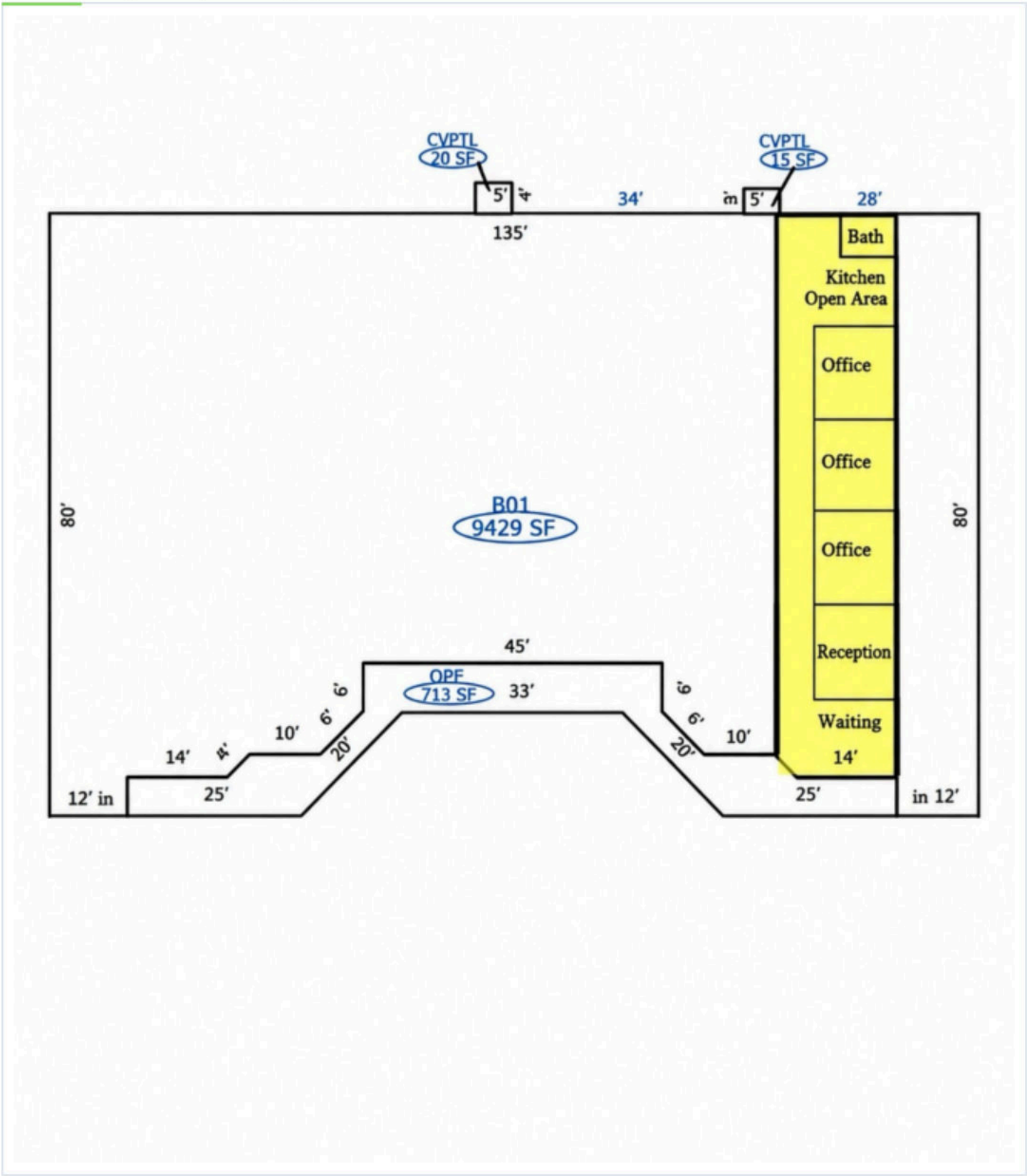






SITE PLAN

1240 Rockledge Blvd., Rockledge, FL 32955



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CONTACT

Connect With Our Commercial Team.

For leasing details, tours and pricing on 1240 Rockledge Blvd., reach out directly. Strategic commercial real estate guidance across Florida's Space Coast.



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1240 ROCKLEDGE BLVD. · ROCKLEDGE, FL 32955

AVAILABLE SUITE	Suite #7 – 1,255 SF	LEASE RATE	$12.00/SF/YR
NNN	$5.89/SF/YR NNN		



SCAN FOR PROPERTY DETAILS

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LOCAL EXPERTISE. COMMERCIAL REAL ESTATE, ELEVATED.

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