



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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COMMERCIAL REAL ESTATE

Rockledge, FL 32955



SCAN

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

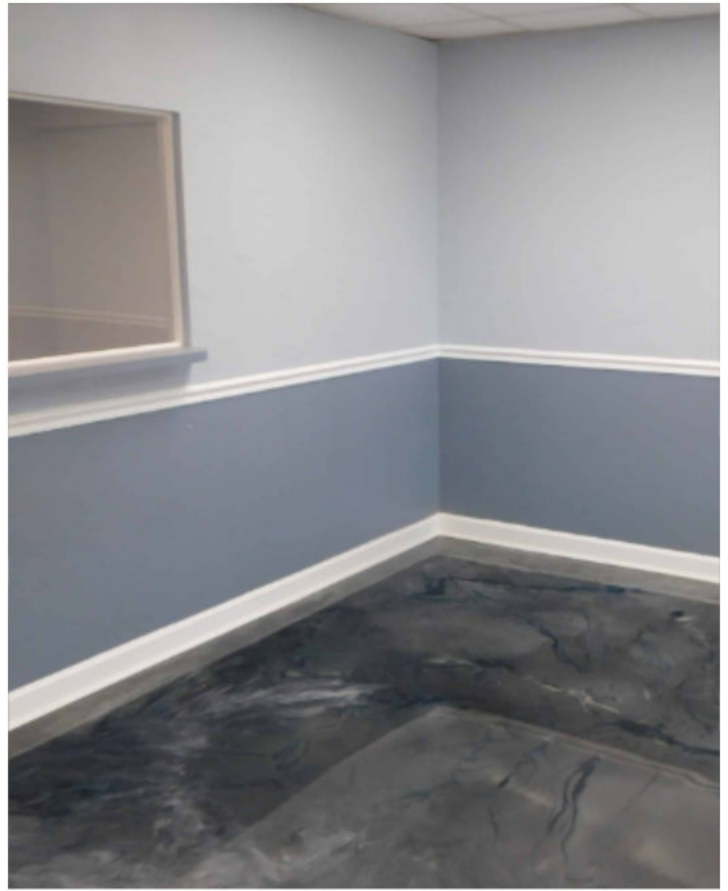
- Suite #7 – Approx. 1,255 SF Office Space
- Located Directly on US 1
- Retail & Office Plaza
- 3 Private Offices
- Ample Front Parking
- Monument & Façade Signage
- High Traffic Location
- Available Now
- Close to SR 520 for I-95 & Beachside
- Waiting Area & Reception
- Kitchen & Restroom
- Rear Access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

Location



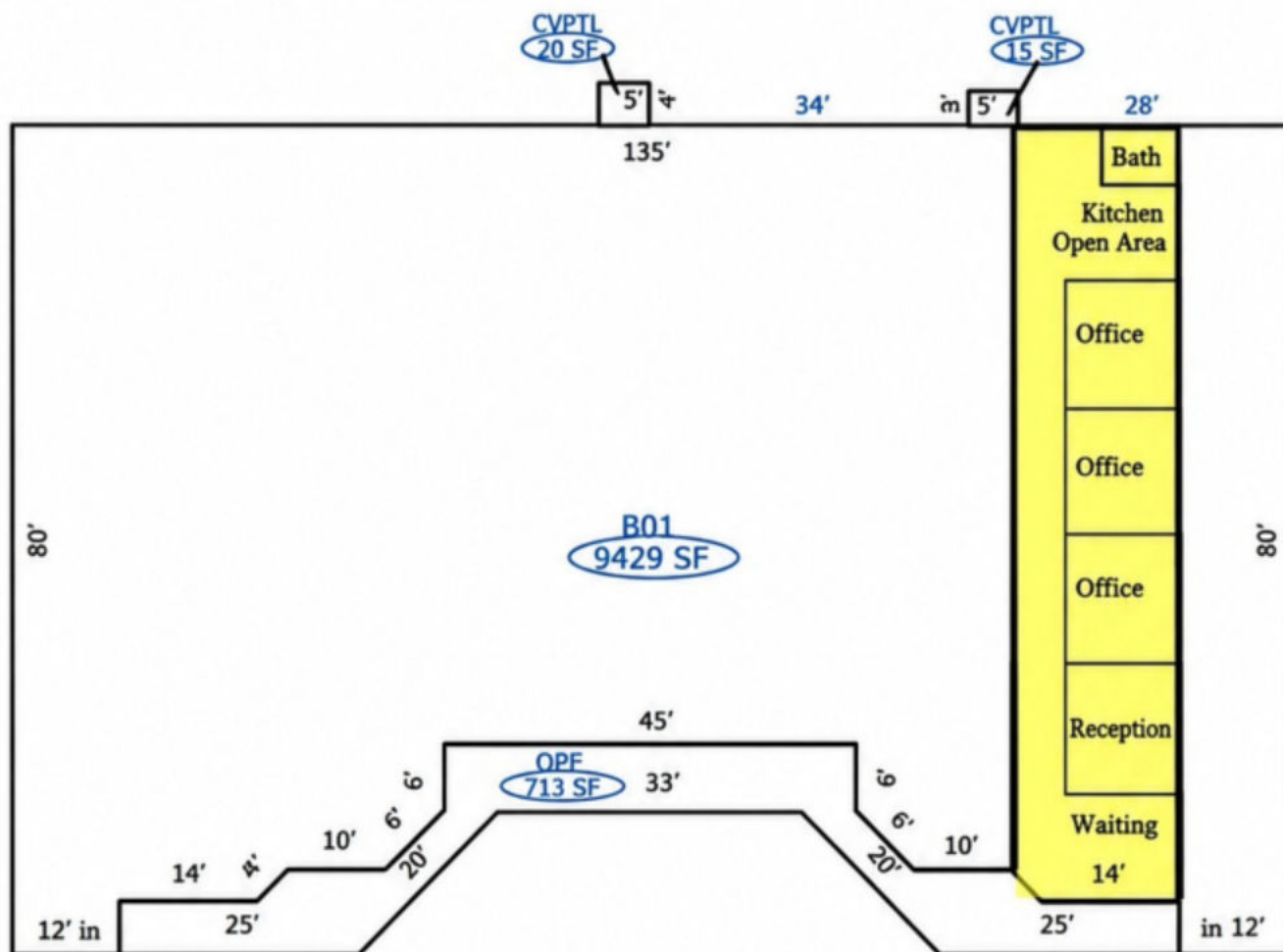
1240 ROCKLEDGE BLVD. | ROCKLEDGE, FL 32955





SITE PLAN

1240 Rockledge Blvd., Rockledge, FL 32955





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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NNN	\$5.89/SF/YR NNN		



JM Real Estate, Inc.

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SCAN FOR PROPERTY DETAILS

LEASING • SALES • MANAGEMENT • INVESTMENTS

LOCAL EXPERTISE. COMMERCIAL REAL ESTATE, ELEVATED.

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