



# REGENCY CENTER

1227 South Patrick Drive | Satellite Beach, FL 32937

Office, Flex & Light Industrial Space For Lease

**\$9-\$17/SF/YR + CAM**

**Available Now**

## PROPERTY HIGHLIGHTS

- Beachside Business Center on S Patrick Dr
- Close to Patrick Space Force Base
- Access to US 1, A1A, Eau Gallie & Pineda
- Office, Flex, Tech & Light Industrial
- Professional Business Environment
- Excellent Parking
- Multiple Suite Sizes Available
- Flexible Floor Plans
- Space Configured for Various Uses
- Convenient Access to Major Routes

## AVAILABLE SUITES

Suite 111: 1,909 SF | \$15.00/SF/YR + CAM • Suite 122: 3,464 SF | \$17.00/SF/YR + CAM

Suite 220: 4,055 SF | \$9.00/SF/YR + CAM • Suite 124: 18,486 SF | CALL FOR PRICE

Flexible office, flex & light industrial in Satellite Beach near Patrick Space Force Base.

**Courtney Smith** | Licensed Commercial Agent | JM Real Estate, Inc.

Office: 321.242.2882 x 219 | Cell: 321.423.4305 | [Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## OFFICE, FLEX & LIGHT INDUSTRIAL SPACE FOR LEASE

1227 S PATRICK DRIVE, SATELLITE BEACH, FL 32937



### FEATURED: SUITE 124 — DIVISIBLE

SUITE 124 | 18,486 SF | CALL FOR PRICE

Zoned LI (Light Industrial) • Office, Flex, Industrial, Technology, Distribution

Flexible Layout • Large Open Floor Area • Space Is Divisible

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## OFFICE, FLEX & LIGHT INDUSTRIAL SPACE FOR LEASE

1227 S PATRICK DRIVE, SATELLITE BEACH, FL 32937



**SUITE 111** | 1,909 SF | \$15.00/SF/YR + CAM

Office/Flex • Professional Business Environment • Flexible Floor Plan  
Excellent Parking • Convenient Access to US 1, A1A & Patrick SFB

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## OFFICE, FLEX & LIGHT INDUSTRIAL SPACE FOR LEASE

1227 S PATRICK DRIVE, SATELLITE BEACH, FL 32937



**SUITE 122** | 3,464 SF | \$17.00/SF/YR + CAM

Office/Flex • Professional Business Environment • Flexible Floor Plan  
Excellent Parking • Multiple Configuration Options • Near Patrick SFB

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## OFFICE, FLEX & LIGHT INDUSTRIAL SPACE FOR LEASE

1227 S PATRICK DRIVE, SATELLITE BEACH, FL 32937



**SUITE 220 | 4,055 SF | \$9.00/SF/YR + CAM**

Office/Flex • Professional Business Environment • Flexible Floor Plan  
Excellent Parking • Convenient Access to US 1, A1A & Patrick SFB

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.



## AVAILABLE SUITES

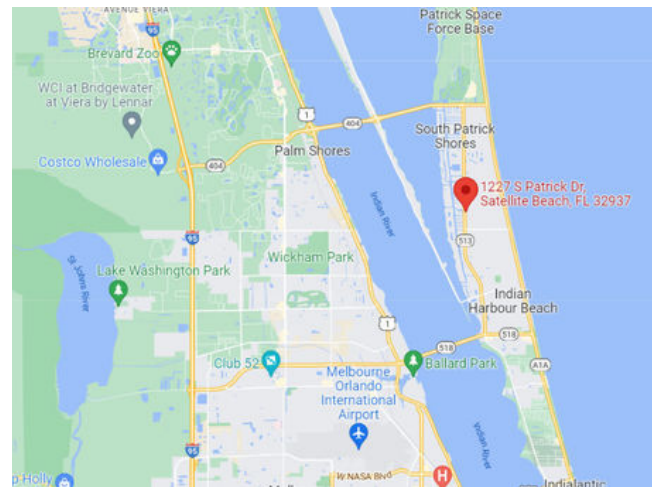
### LEASE INFORMATION

- Suite 111: 1,909 SF | \$15.00/SF/YR + CAM
- Suite 122: 3,464 SF | \$17.00/SF/YR + CAM
- Suite 220: 4,055 SF | \$9.00/SF/YR + CAM
- Suite 124: 18,486 SF | CALL FOR PRICE

### FEATURED: SUITE 124 — DIVISIBLE

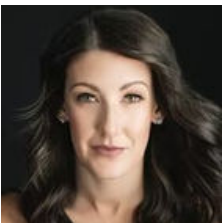
18,486 SF available. Zoned LI (Light Industrial). Ideal for office, flex, industrial, technology, distribution, service & warehouse users. Space can be subdivided to meet tenant needs.

## LOCATION MAP



1227 S Patrick Drive, Satellite Beach, FL 32937

## CONTACT FOR LEASING INFORMATION



### Courtney Smith

Licensed Commercial Agent | JM Real Estate, Inc.

Office: 321.242.2882 x 219

Cell: 321.423.4305

Email: [Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.