



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

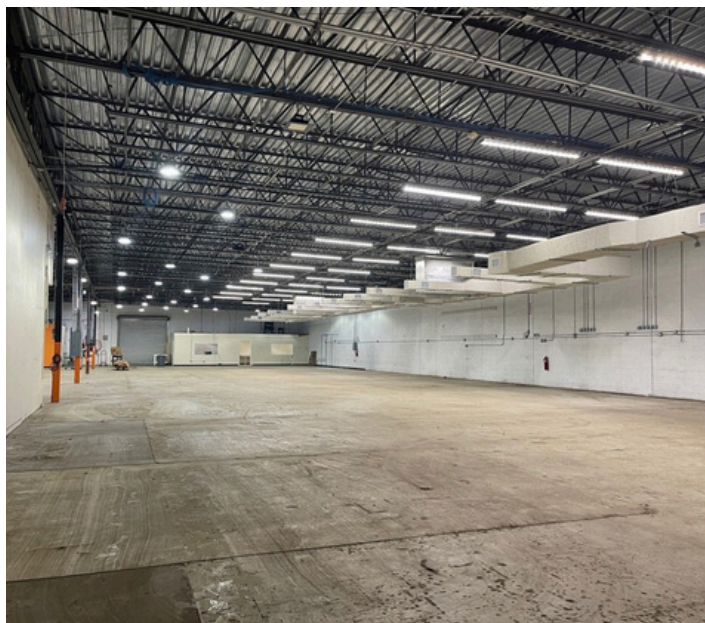
Suite 111: 1,909 SF | \$15.00/SF/YR + CAM • Suite 122: 3,464 SF | \$17.00/SF/YR + CAM
Suite 220: 4,055 SF | \$9.00/SF/YR + CAM • Suite 124: 18,486 SF | CALL FOR PRICE
Flexible office, flex & light industrial in Satellite Beach near Patrick Space Force Base.

Donna Cobb | Sales & Leasing Associate | JM Real Estate, Inc.
Office: 321.242.2882 | Cell: 702.882.0259 | donna@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

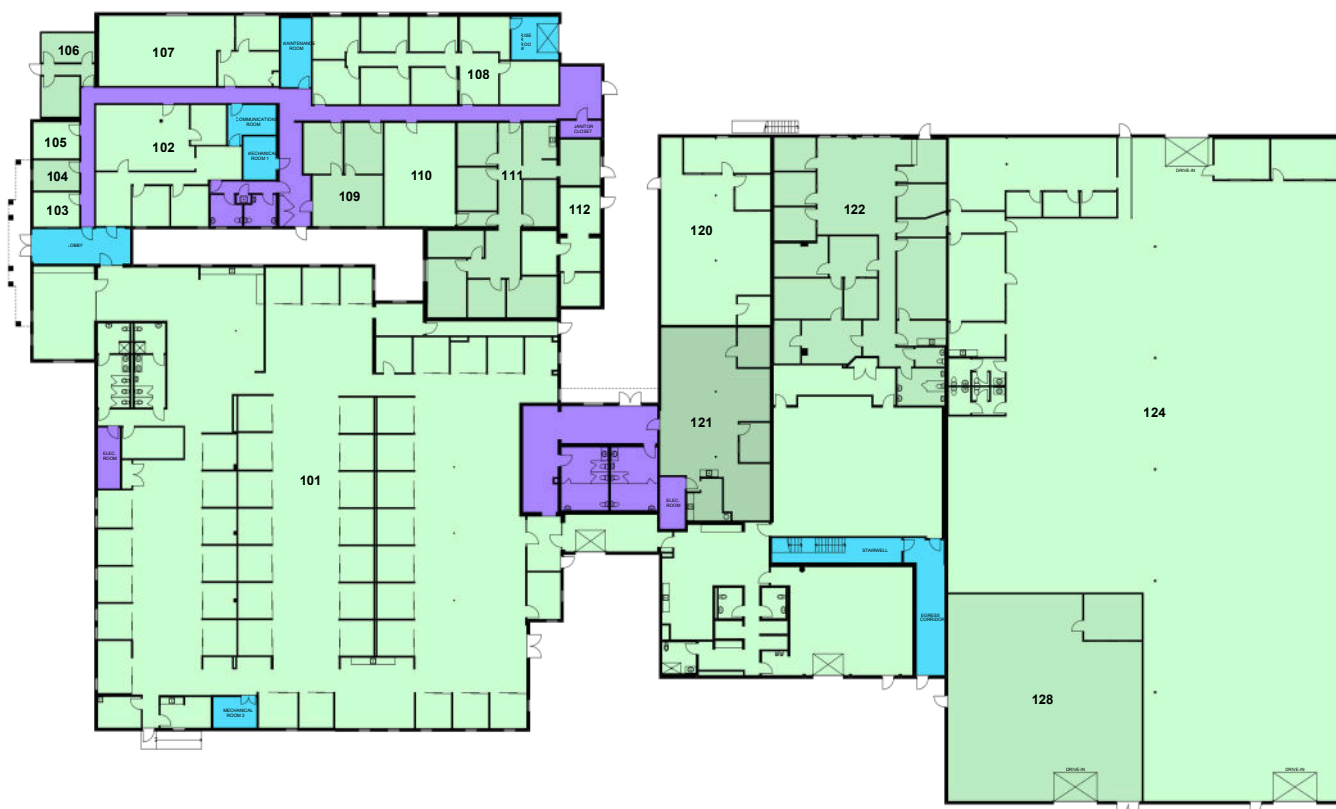
Zoned LI (Light Industrial) • Office, Flex, Industrial, Technology, Distribution

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.

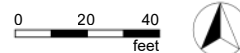
OFFICE, FLEX & LIGHT INDUSTRIAL SPACE FOR LEASE

1227 S PATRICK DRIVE, SATELLITE BEACH, FL 32937



BOMA 2024 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2024)

- Rentable Exclusions
- Building Service Areas
- Floor Service Areas
- Tenant Usable Areas
- Building Amenity Areas



Client
Southeast Petro
Regency Center
1227 S Patrick Drive
Satellite Beach, FL 32937

Floor 1
 Plan Version: 1A
 Measured: 3/16/26
 Prepared: 3/26/26

phone: (407) 803-5404
 www.floridameasures.com

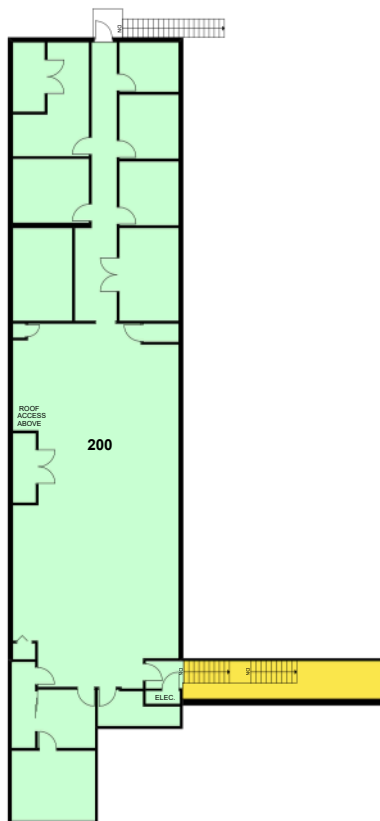


This work product has been prepared by Florida Measures, LLC pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a release letter from Florida Measures, LLC.

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



BOMA 2024 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2024)

- | | | |
|---------------------|------------------------|------------------------|
| Rentable Exclusions | Building Service Areas | Building Amenity Areas |
| Floor Service Areas | Tenant Usable Areas | |

0 13 26
feet



"Client"

Southeast Petro
Regency Center
1227 S Patrick Drive
Satellite Beach, FL 32937

Floor 2

Plan Version: 1A
 Measured: 3/16/26
 Prepared: 3/26/26

phone: (407) 803-5404
 www.floridameasures.com

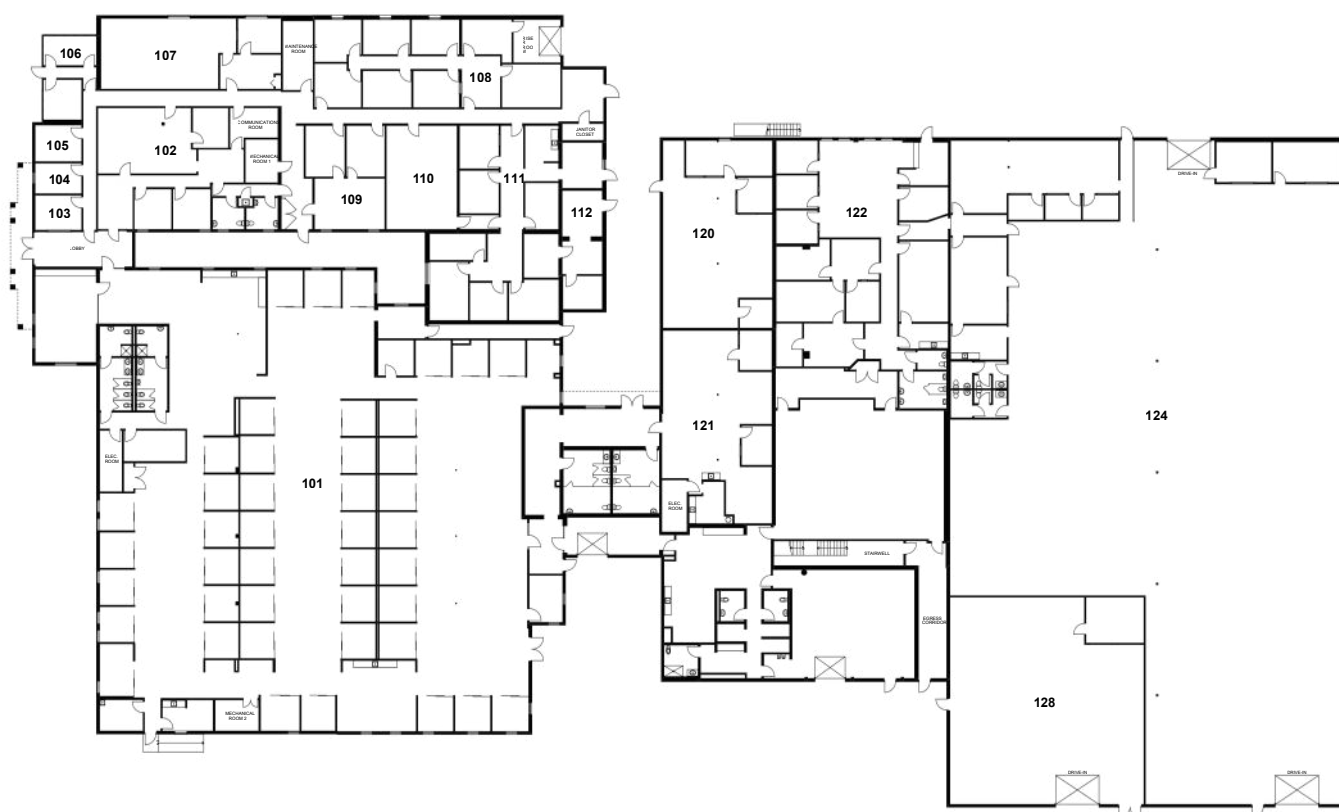


This work product has been prepared by Florida Measures, LLC pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reference letter from Florida Measures, LLC.

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



"Client"
Southeast Petro
Regency Center
1227 S Patrick Drive
Satellite Beach, FL 32937

Floor 1
 Plan Version: 1A
 Measured: 3/16/26
 Prepared: 3/26/26

phone: (407) 803-5404
 www.floridameasures.com

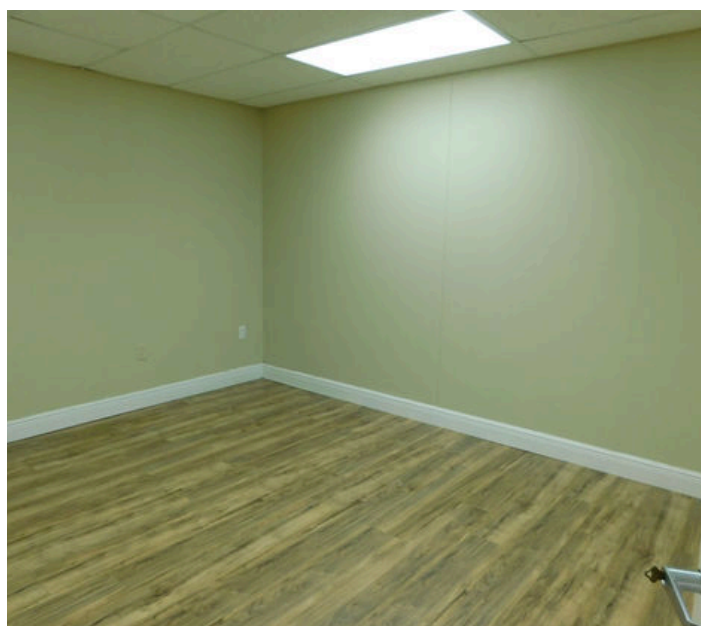
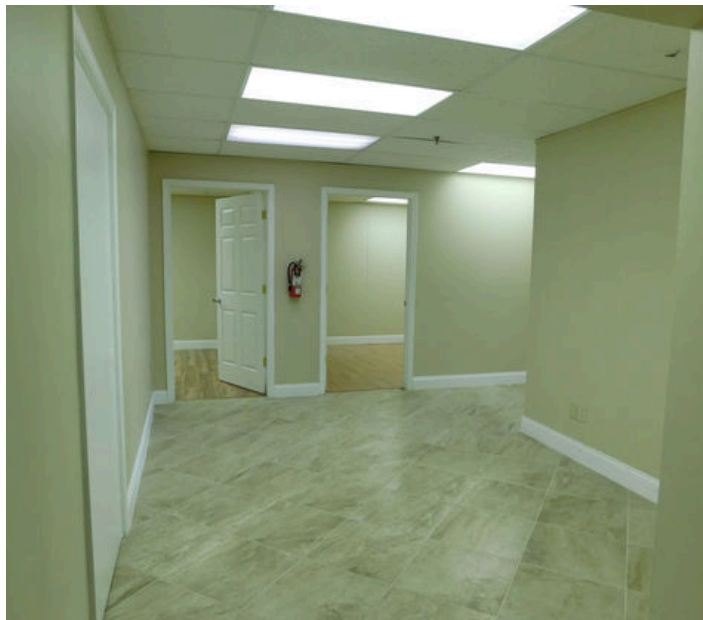


This work product has been prepared by Florida Measures, LLC pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a release letter from Florida Measures, LLC.

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



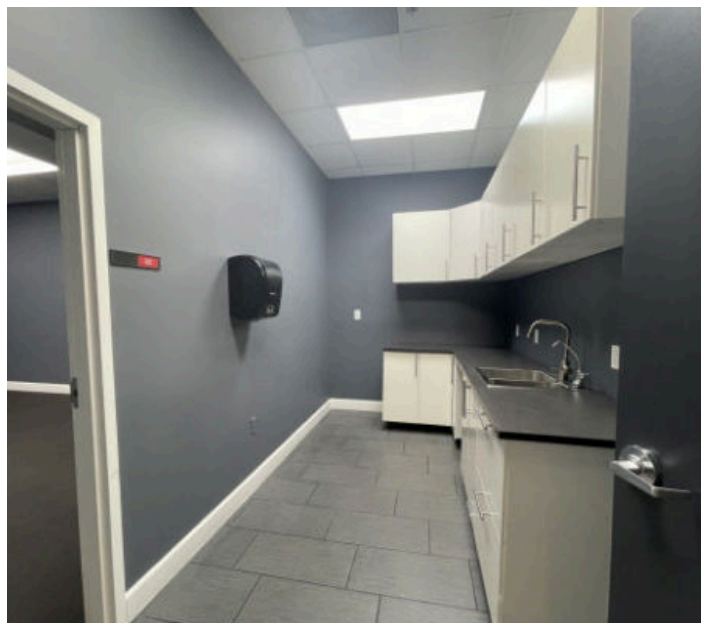
SUITE 111 | 1,909 SF | \$15.00/SF/YR + CAM

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



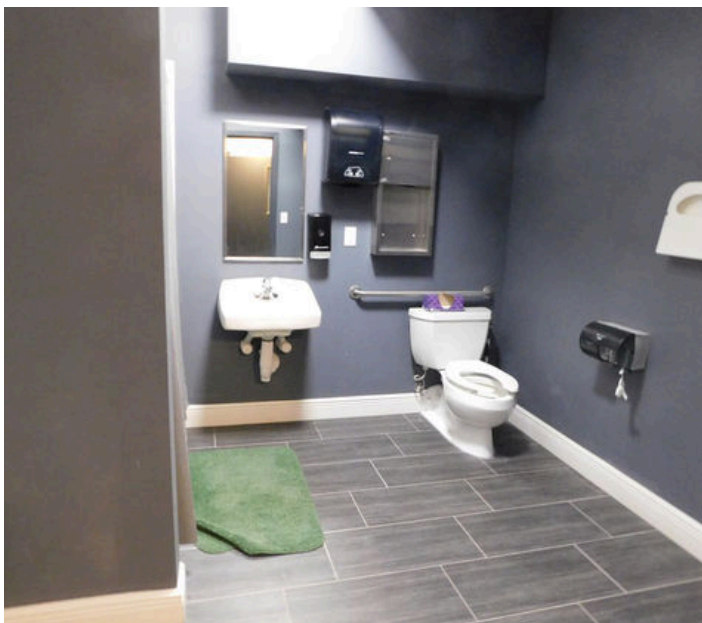
SUITE 122 | 3,464 SF | \$17.00/SF/YR + CAM

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

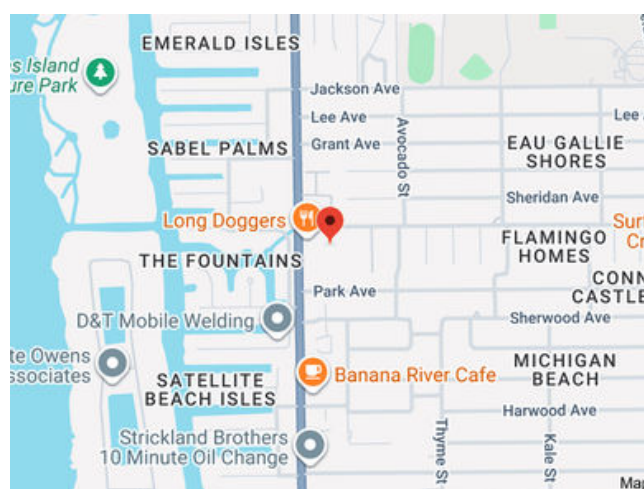
LEASE INFORMATION

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



Donna Cobb

Sales & Leasing Associate | JM Real Estate, Inc.

Office: 321.242.2882

Cell: 702.882.0259

Email: donna@jmrealestate.com



**SCAN FOR FULL
PROPERTY DETAILS**