



SEACREST

503 N Orlando Ave. | Cocoa Beach, FL 32931

Medical / Office Space For Lease

\$14.00/SF/YR + NNN

Suites 103-205 | 950-1,140 SF

PROPERTY HIGHLIGHTS

- Great LOCATION! Cocoa Beach
- 503 N Orlando is where Hwy A1A splits
- Excellent walkability to restaurants & shops
- Elevator building with ample parking
- Locally owned & managed
- Flexible terms
- Medical, Office & Personal Services
- Newly Renovated
- 2 Months Free with 26 Month Term

AVAILABLE SUITES

Suite #103 – 1,140 SF • Suite #201 – 950 SF • Suite #203 – 1,040 SF • Suite #204 – 1,040 SF • Suite #205 – 1,020 SF

\$14.00/SF/YR + \$5.11/SF/YR NNN

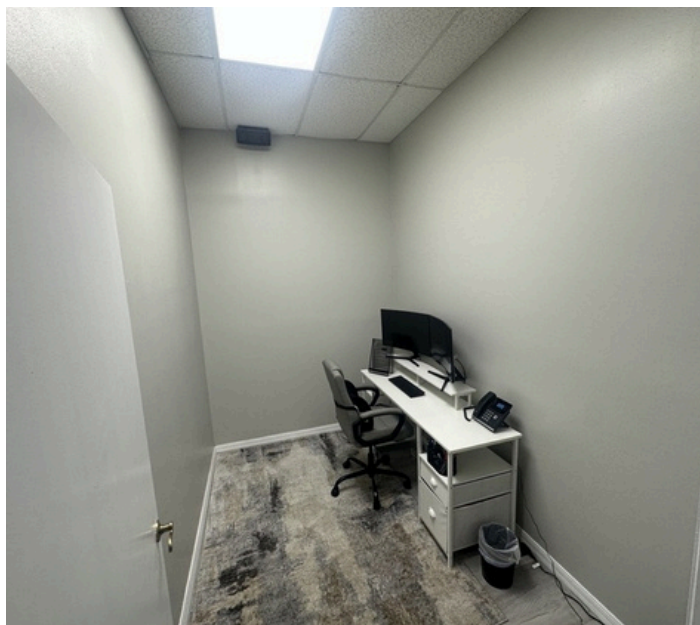
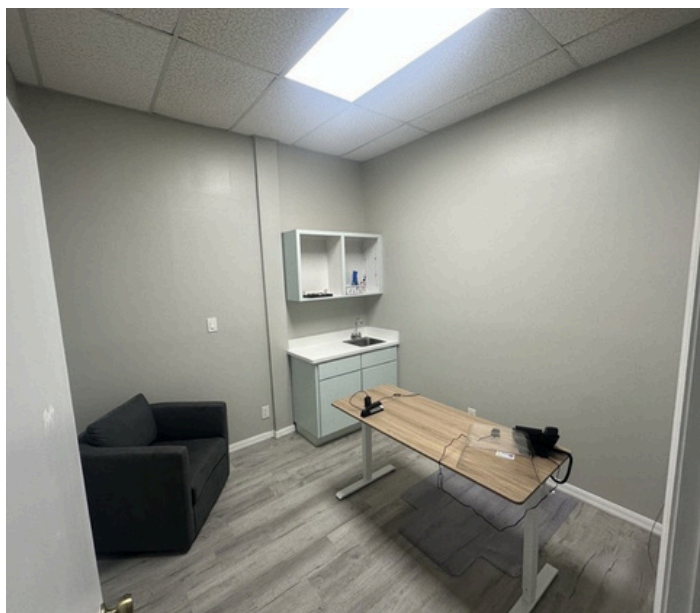
Medical / Office Space For Lease • 2 Months Free with 26 Month Term

Courtney Smith | Licensed Commercial Agent | JM Real Estate, Inc.
Cell: 321.423.4305 | Email: Courtney@JMRealEstate.com | Web: jmrealestate.com

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

FIRST FLOOR – SUITE 103

503 N ORLANDO AVE, COCOA BEACH, FL 32931



Size: 1,140 SF | **Term:** 1-5 Years | **Rate:** \$16.50/SF/YR
Space Use: Medical | **Location:** First Floor Medical Suite
Availability: Available Now

Features:

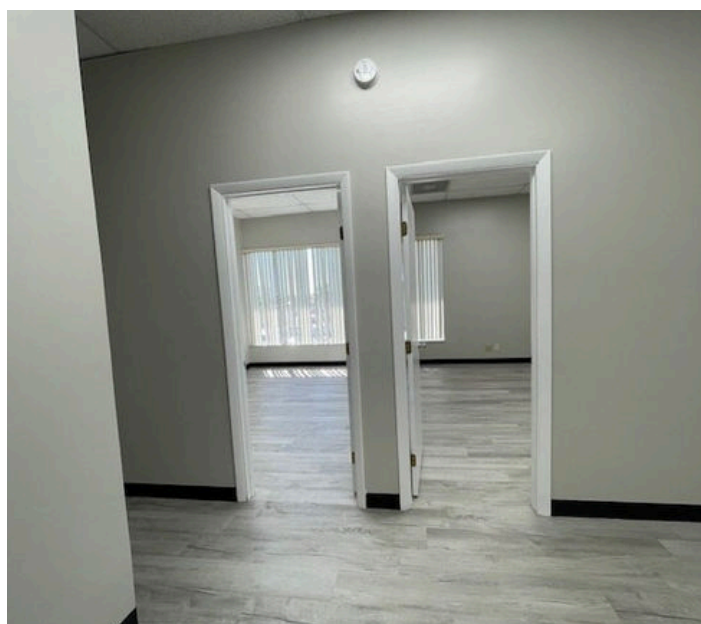
- First Floor Medical Suite
- Private Restroom
- Fully Built-Out for Medical Use

Lease rate does not include utilities, property expenses, or building services.

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SECOND FLOOR – SUITE 201

503 N ORLANDO AVE, COCOA BEACH, FL 32931



Size: 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

Space Use: Office / Retail | **Build-Out:** Shell Space

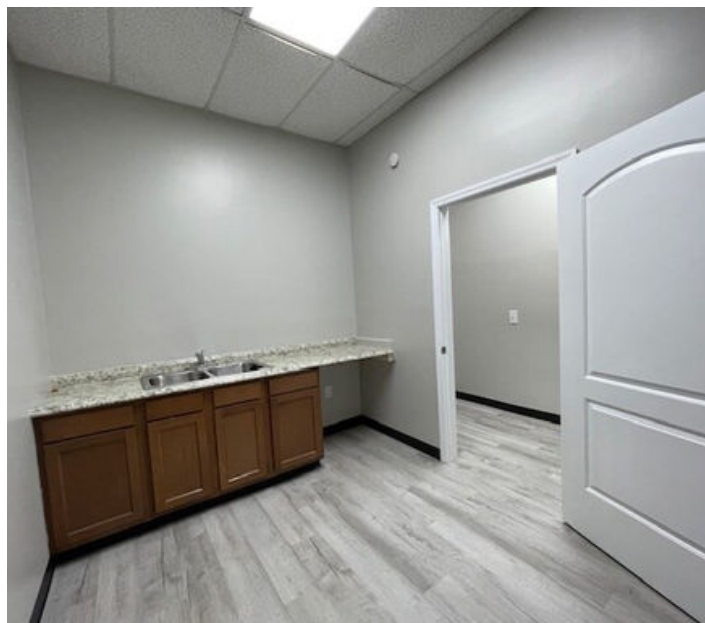
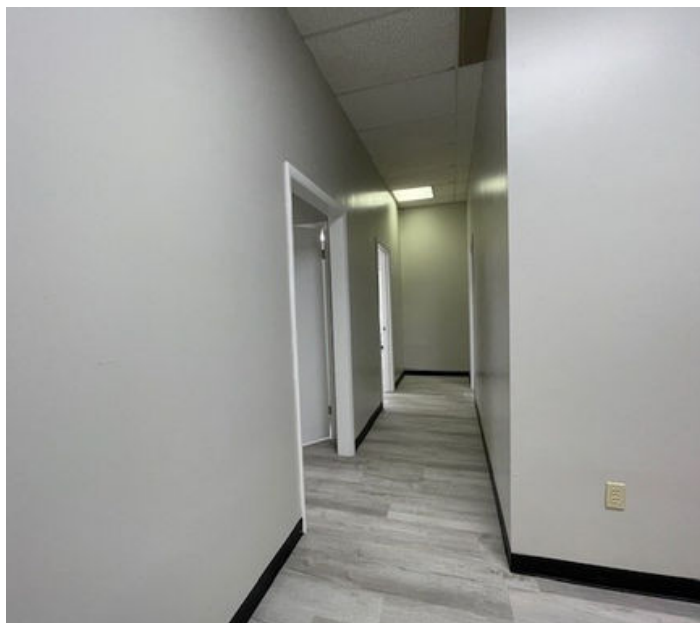
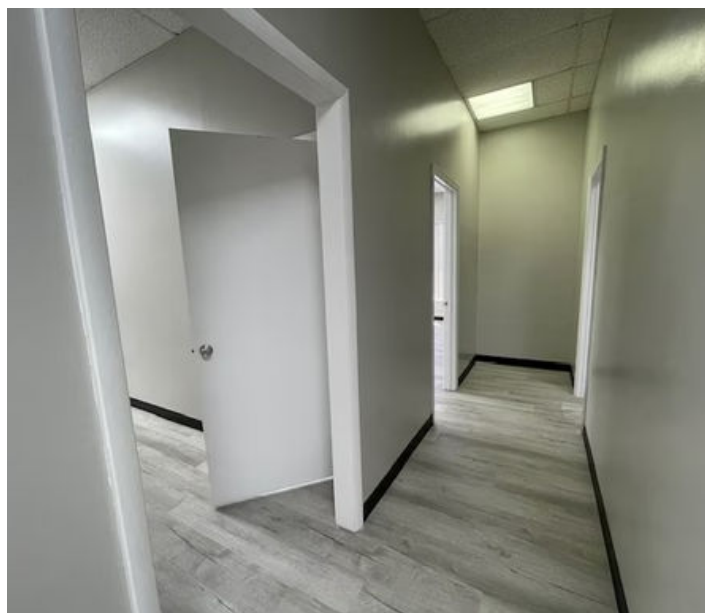
Availability: Available Now

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SECOND FLOOR – SUITE 203

503 N ORLANDO AVE, COCOA BEACH, FL 32931



Size: 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

Space Use: Office | **Build-Out:** Full Build-Out

Availability: Available Now

Features:

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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SECOND FLOOR – SUITE 204

503 N ORLANDO AVE, COCOA BEACH, FL 32931



Size: 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

Space Use: Office | **Build-Out:** Full Build-Out

Availability: Available Now

Features:

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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SECOND FLOOR – SUITE 205

503 N ORLANDO AVE, COCOA BEACH, FL 32931



Size: 1,120 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

Space Use: Office | **Build-Out:** Full Build-Out

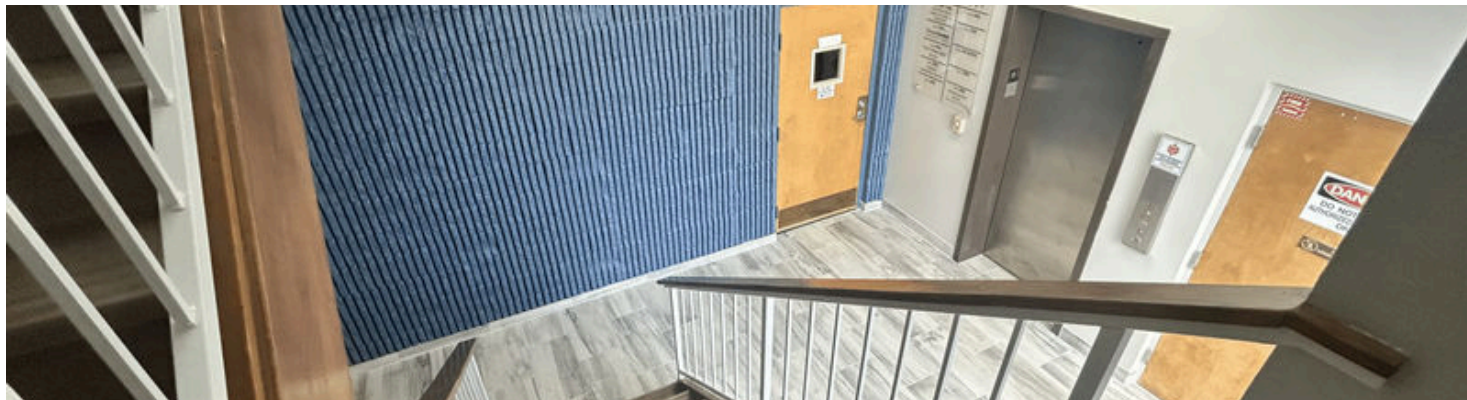
Availability: Available Now

Features:

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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SITE PLAN & AVAILABLE SUITES

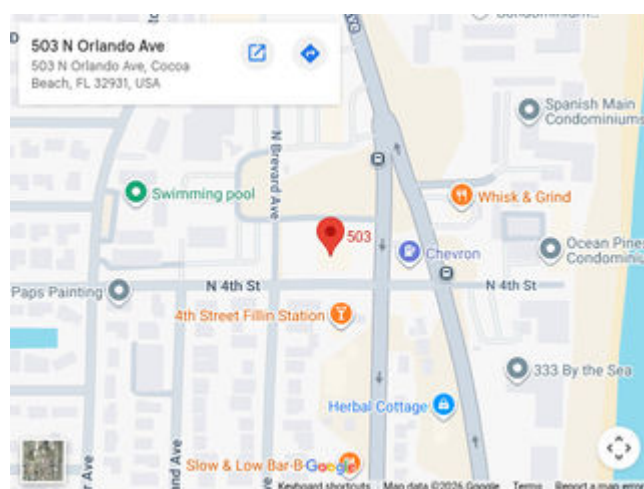
LEASE INFORMATION

Suite #103: 1,140 SF | Suite #201: 950 SF
Suite #203: 1,040 SF | Suite #204: 1,040 SF
Suite #205: 1,020 SF
\$14.00/SF/YR + \$5.11/SF/YR NNN

AVAILABLE SUITES — FLEXIBLE TERMS

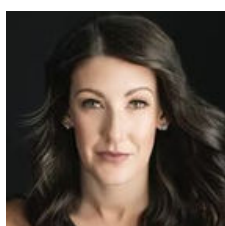
Multiple suites available including a first-floor medical suite. Ideal for medical, office, and personal services. Elevator building with ample parking. Locally owned & managed. Flexible terms. Newly Renovated.
2 Months Free with 26 Month Term.

LOCATION MAP



503 N Orlando Ave, Cocoa Beach, FL 32931

CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**

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