

## OFFICE SPACE FOR LEASE

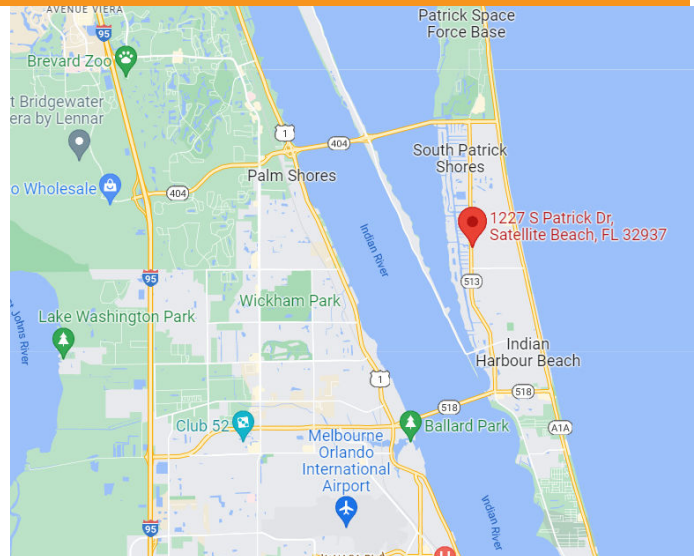
# REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937

FOR LEASE



- Beachside Business Center on S Patrick Drive in Satellite Beach
- Close to Patrick Space Force Base
- Between the Eau Gallie Causeway and the Pineda Causeway for Great Access between US 1 and A1A
- A Variety of Suite Sizes Available
- Suite 102- 1,200 SF - \$17/SF/YR + \$4.89/SF/YR NNN
- Suite 103- 130 SF- \$500 Monthly
- Suite 111- 1,909 SF - \$15/SF/YR + \$4.89/SF/YR NNN
- Suite 122 - 2,285 SF - \$17/SF/YR + \$4.89/SF/YR NNN
- Suite 220- 3,450 SF - \$15/SF/YR + \$4.89/SF/YR NNN
- Great Spaces for Office and Tech Users



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

## OFFICE SPACE FOR LEASE

# REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



	1 mile	3 mile	5 mile
2010 Population	7,677	29,703	76,400
2022 Population	8,422	32,436	83,107
2027 Projection	9,014	34,690	88,827
Growth 2010-2022	0.8%	0.8%	0.7%
Growth 2022-2027	1.4%	1.4%	1.4%
Median Age	48.8	49.7	47.6
Bachelor's or Higher	44%	42%	35%
U.S. Armed Forces	67	324	418



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)



OFFICE SPACE FOR LEASE

## REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



Suite 102 - 1,200 SF  
Office with Reception, Large Work Area, and Private Offices



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

OFFICE SPACE FOR LEASE

## REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



Suite 103 - 130 SF  
Office/Retail Space with Sliding Glass Window to the Main  
Lobby Area



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**

JM Real Estate, Inc.

Office: 321.242.2882 x 209

Cell: 321.423.4305

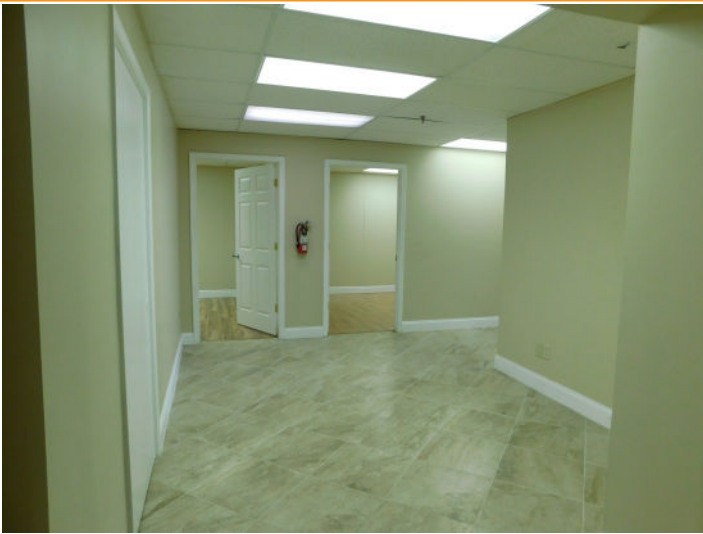
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

OFFICE SPACE FOR LEASE

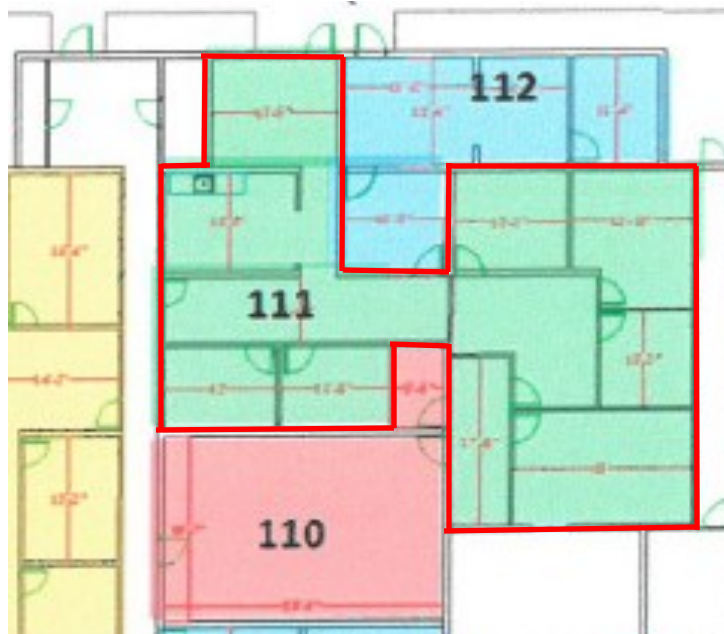
## REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



Suite 111 - 1,909 SF

Nice New Flooring Throughout, Kitchenette, Multiple Private Offices & Conference Room



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**

JM Real Estate, Inc.

Office: 321.242.2882 x 209

Cell: 321.423.4305

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

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.



OFFICE SPACE FOR LEASE

## REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



Suite 122 - 2,285 SF  
Tile Flooring, Kitchenette, Multiple Private Offices, Conference Room



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

OFFICE SPACE FOR LEASE

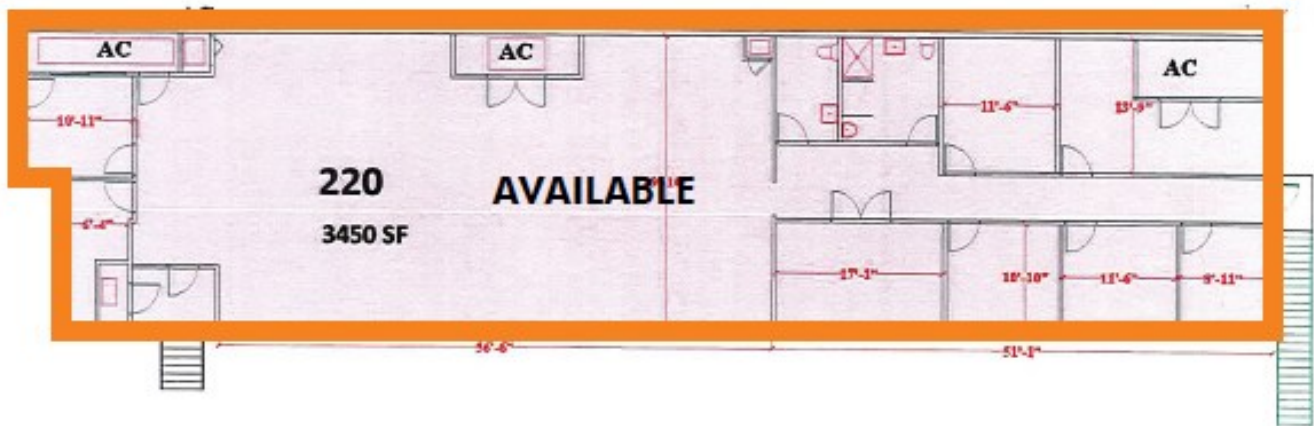
## REGENCY CENTER

1227 S Patrick Drive, Satellite Beach, FL 32937



Suite 220 - 3,450 SF

Multiple Private Offices, 2 Large Restrooms, and a Very Large Room which Could be Used for Cubicles or Open Shared Work Space



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.