

# FOR LEASE

## IDEAL BUSINESS CENTER

3500 N. US HIGHWAY-1, COCOA FLORIDA 32926



- Brand-new flagship, 32,560 sf building, with large, flexible spaces built w 10ft roll-up doors.
- Fifteen (15) stand-alone buildings, each 864 sf, that surround the flagship.
- Unmatched business location, visibility, and growth potential in the heart of Florida's Space Coast.
- Ideal Campus Setting.

**TERRY WINTON  
& KATE GOMES**

**2425 Pineapple Ave, #108  
Melbourne, Florida 32935**

**45,520 SF MIXED-USE CAMPUS SETTING - COCOA**

**(321) 242-2882  
JMLEALSTATE.COM**

# PROPERTY OVERVIEW



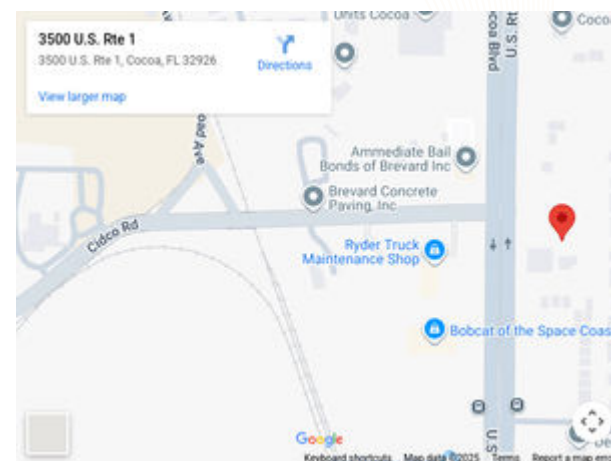
The Ideal Business Center project offers a combined 45,520 square feet of mixed-use commercial space in Cocoa, Florida. With prime frontage along U.S. Highway 1 and provides outstanding visibility and access to all major thoroughfares. Built in 2025, these properties are designed to accommodate a mix of flex, retail, and office users of all sizes.

## Main Building— 3500 N Highway 1, Cocoa, FL 32926

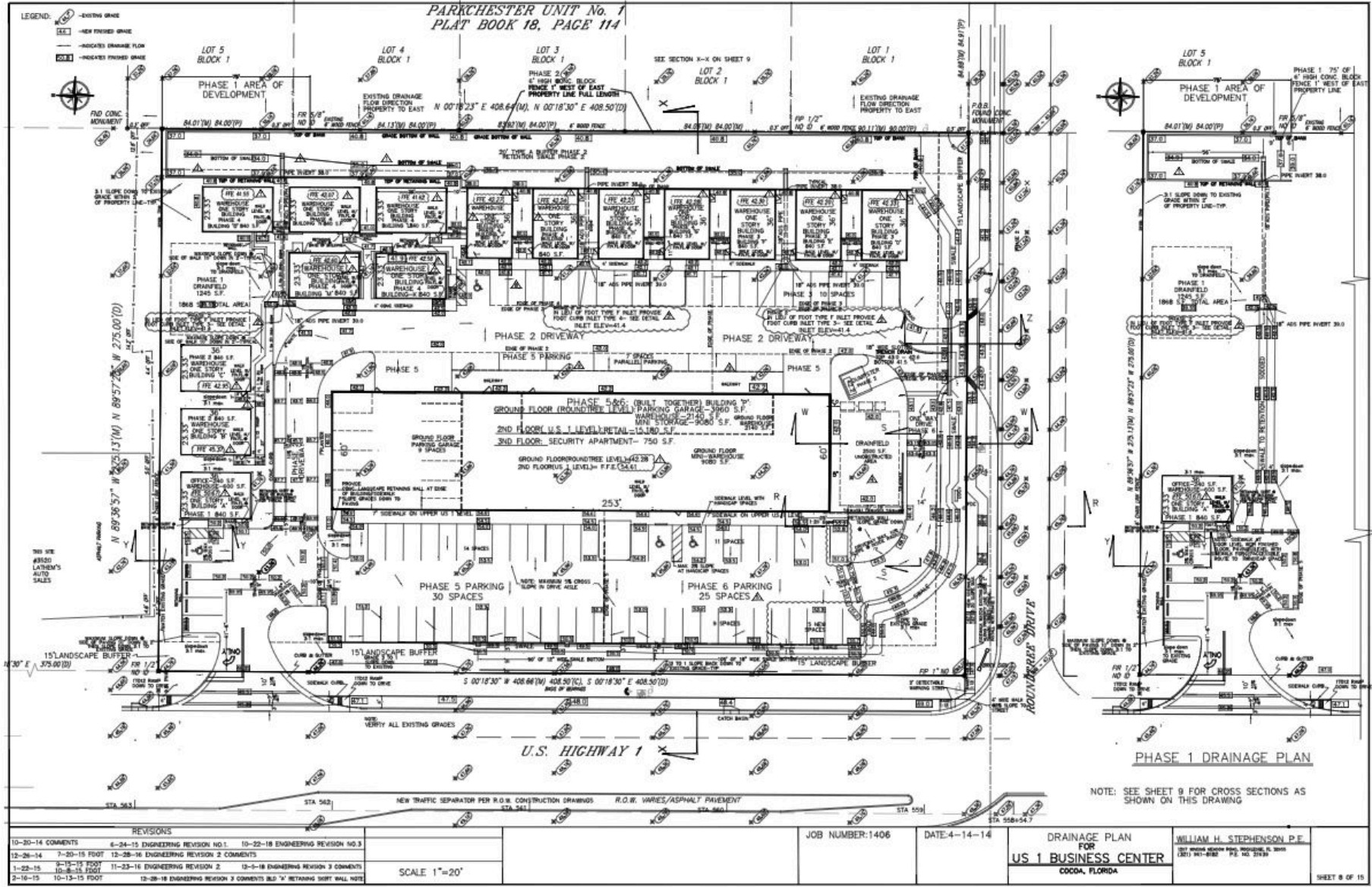
- 32,560 SF, two-story, new construction
- First Floor: 15,180 SF, divisible to 1,380 SF
- 10-ft ceilings | 9-ft roll-up doors
- Second Floor: 17,380 SF, divisible to 1,380 SF
- Modern layouts ideal for retail, office, or flex use

## Fifteen Stand-alone Buildings

- Single-story, stand-alone new modular construction
- 864 SF each
- Private Restrooms



# SITE PLAN



# DEMOGRAPHICS



I-95	4.4 miles
528 Bee Line	1 mile
Cape Canaveral Space Center	8.9 miles
Kennedy Space Center	8.9 miles
Cape Canaveral Space Force Station	10.2 miles
Patrick Space Force Base	21.4 miles
Port Canaveral	9.7 miles



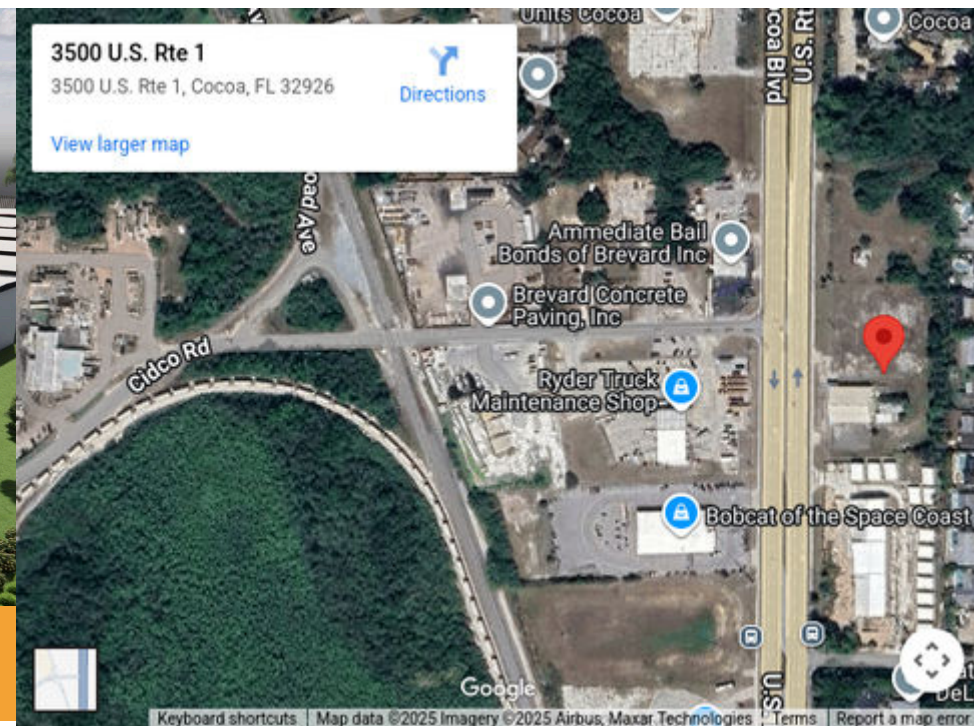
# 3500 N. Highway 1

Cocoa, FL 32926



3500 N HIGHWAY 1, COCOA FL 32926

**NEW CONSTRUCTION**



# OUR TEAM



## Listing Agents

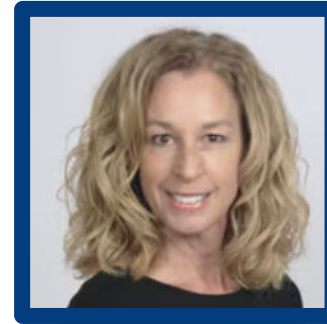


**TERRY WINTON, CCIM**  
SALES ASSOCIATE



**KATE GOMES**  
SALES ASSOCIATE

## Supporting Agents



**NICOLE REED**  
MANAGING BROKER



**SUZANNE MATHIEU**  
MARKETING MANAGER



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