



MEDICAL / OFFICE FOR LEASE

1727 N Atlantic Ave | Cocoa Beach, FL 32931

3,478 SF Available | For Lease | Medical / Office

\$30 PSF + \$7.87 NNN

PROPERTY HIGHLIGHTS

- Private, freestanding building in Cocoa Beach
- Prime A1A Frontage – 33,000 Vehicles Per Day
- Convenient on-site parking
- Surrounded by businesses, hotels & residential
- Minutes from beach access and downtown
- Strong local and tourist traffic year-round
- Well-maintained property
- Beautifully renovated interior
- 10 Private Offices, 4 equipped with sinks
- Ideal for medical, med spa, or professional office

PROPERTY DESCRIPTION

Private, freestanding 3,478 SF medical/office building available for lease in Cocoa Beach on highly traveled North Atlantic Avenue (A1A) with approximately 33,000 vehicles per day. Excellent visibility, convenient on-site parking, beautifully renovated interior with 10 private offices including four with sinks. Ideal for medical, med spa/wellness center, or professional office users.

Shey Anderson | Commercial Sales & Leasing Associate | JM Real Estate, Inc.

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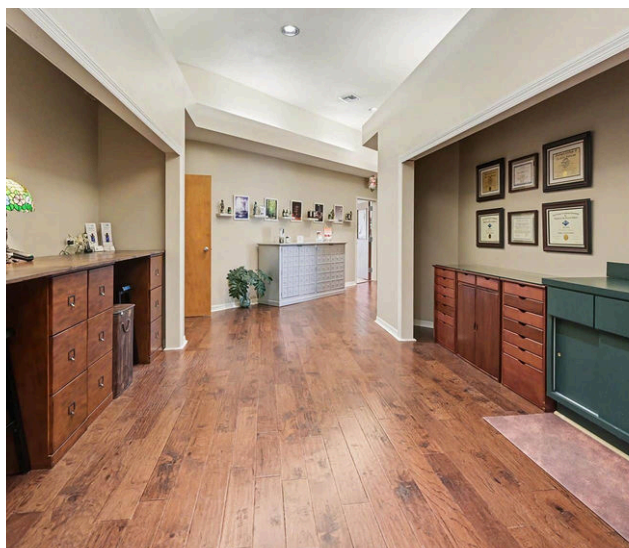
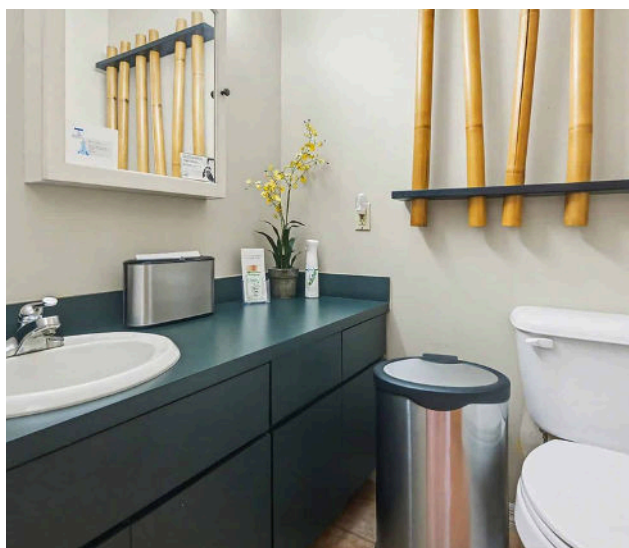
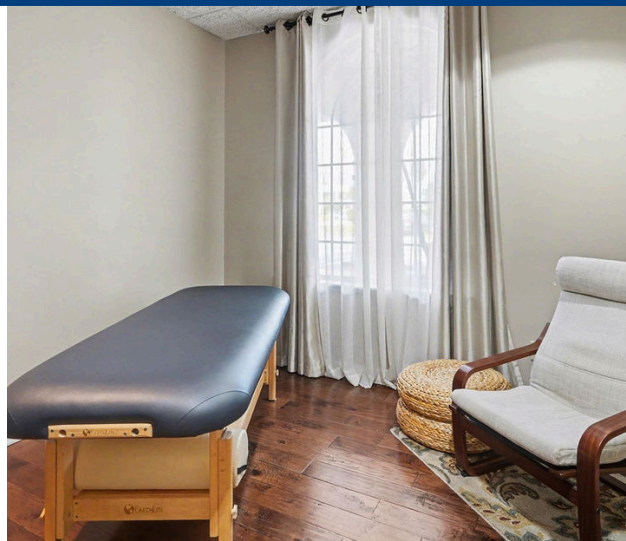
JM Real Estate, Inc. | 6022 Farcenda Place, Melbourne, FL 32940 | JMRealEstate.com

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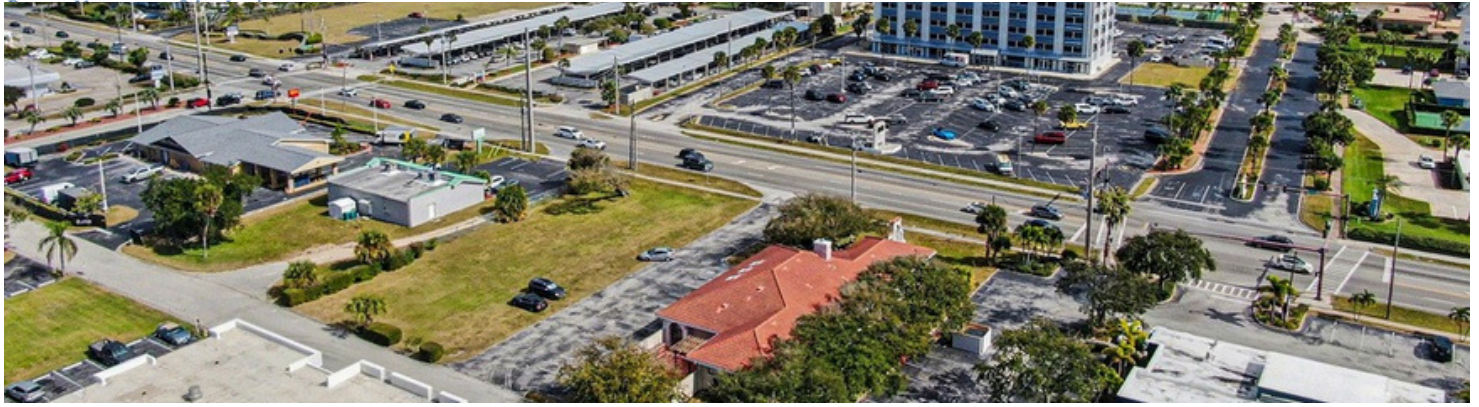
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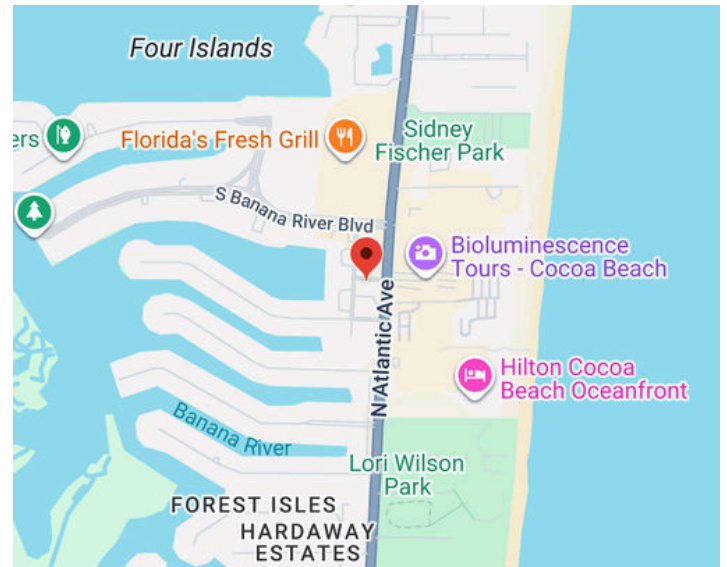


PROPERTY FEATURES

- Private Freestanding Building
- Prime A1A Frontage (33,000 VPD)
- On-Site Parking
- Renovated Interior
- Wood & Tile Flooring
- 10 Private Offices
- 4 Offices with Sinks
- Ideal for Medical, Wellness & Professional Office Use

EXECUTIVE SUMMARY

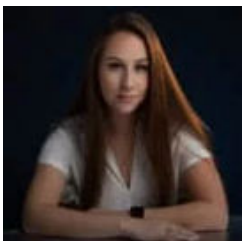
Private 3,478 SF freestanding medical/office building for lease on high-traffic North Atlantic Avenue (A1A) in Cocoa Beach. Renovated interior with wood and tile flooring, 10 private offices (4 with sinks), on-site parking, and excellent visibility. Ideal for medical, wellness, or professional office users. Minutes from the beach and downtown Cocoa Beach.



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Lease Rate: \$30/SF + \$7.87 NNN

CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**