



## SHADY OAKS PLAZA

### Office Space For Lease

6050 Babcock St, Palm Bay, FL 32909

#### PROPERTY HIGHLIGHTS

- High Traffic Location
- 3 Entrances for Easy Access
- SW Corner of Malabar & Babcock
- Near I-95
- 38,500 Daily Traffic Counts
- Competitive Below Market Rates
- Discounted rate (renovations needed)

#### AVAILABLE SPACE

Suite 16A & 19 | Combined: 5,082 SF

##### Layout Includes:

- Office Area
- Large Open Room
- Multiple Work Rooms
- Offices
- Multi-Stall Restrooms

##### Potential Uses:

- Large Tech Office
- Flexible Office Uses
- Other Commercial Uses



**\$10/SF/YR**

+ \$5.08/SF/YR NNN

#### CONTACT

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## Interior Office & Workspace



Hallway / Corridor Access



Restroom Facilities



Office Space – Renovation Ready



Large Open Room with Accent Wall

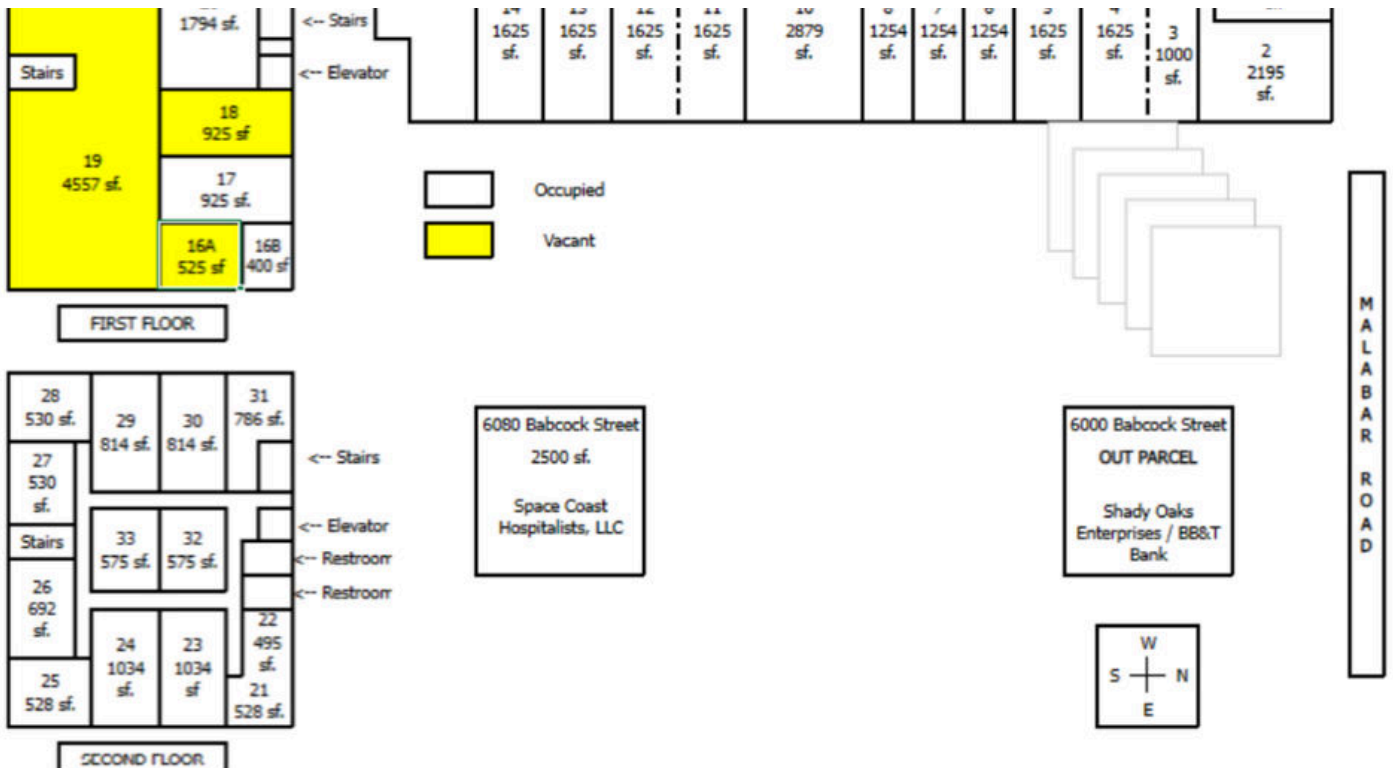


Open Workspace with Support Columns



Large Open Collaborative Space

## Site Plan & Available Suites



### VACANT SPACES

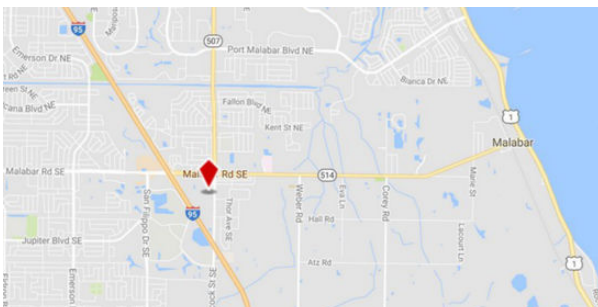
- Suite 19 – 4,557 SF
- Suite 18 – 925 SF
- Suite 16A – 525 SF
- Suite 16B – 400 SF

### Site Features:

- First & Second Floor Suites
- Stair & Elevator Access
- Restroom Locations on Each Floor
- Parking/Frontage on Malabar & Babcock
- SE Corner Orientation

### OTHER NOTED TENANTS

- Space Coast Hospitalists, LLC
- Shady Oaks Enterprises / BB&T Bank



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