



## IDEAL BUSINESS CENTER

3500 N. US HIGHWAY 1 | Cocoa, Florida 32926

45,520 SF Mixed-Use Campus Setting | For Lease | Built 2025

MIXED-USE CAMPUS

FOR LEASE

### PROPERTY HIGHLIGHTS

- Brand-New Commercial Development
- Prime US Highway 1 Frontage
- Excellent Visibility & Accessibility
- Mixed-Use Campus Environment
- Modern Construction (2025)
- Flexible Space Configurations
- Ideal for Retail, Office & Flex Users
- 32,560 SF Two-Story Main Building
- 15 Stand-Alone Buildings (864 SF Each)
- 10-Foot Ceilings & Roll-Up Doors
- Florida Space Coast Location
- SR 528, I-95 & Port Canaveral Access

### PROPERTY DESCRIPTION

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, the property provides outstanding visibility and access to major transportation corridors. Built in 2025, the development accommodates retail, office, and flex users with modern layouts and flexible floor plans.

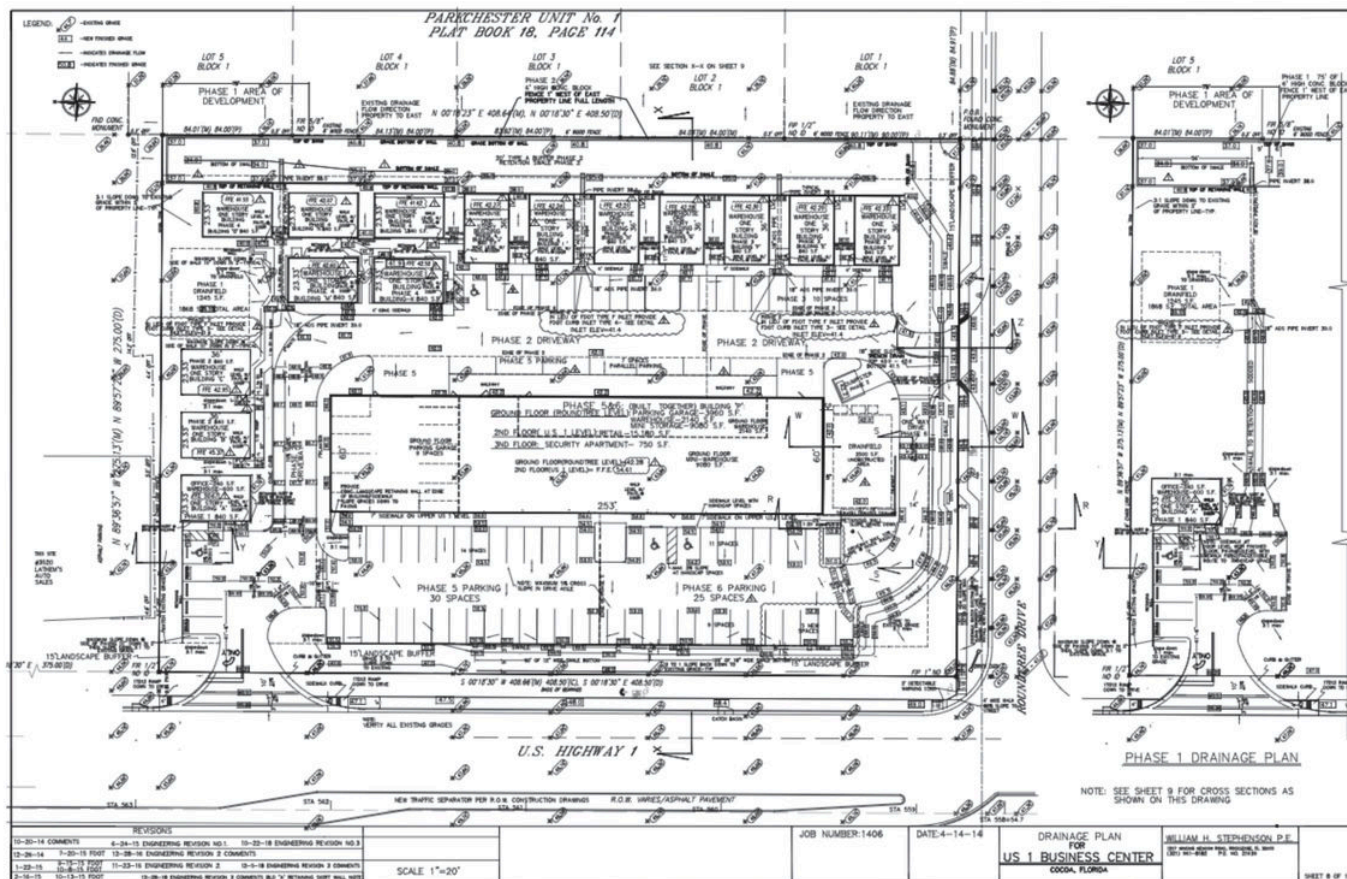
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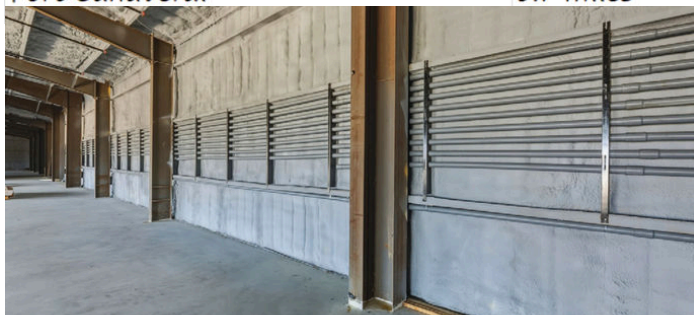
**IDEAL BUSINESS CENTER | COCOA, FL**



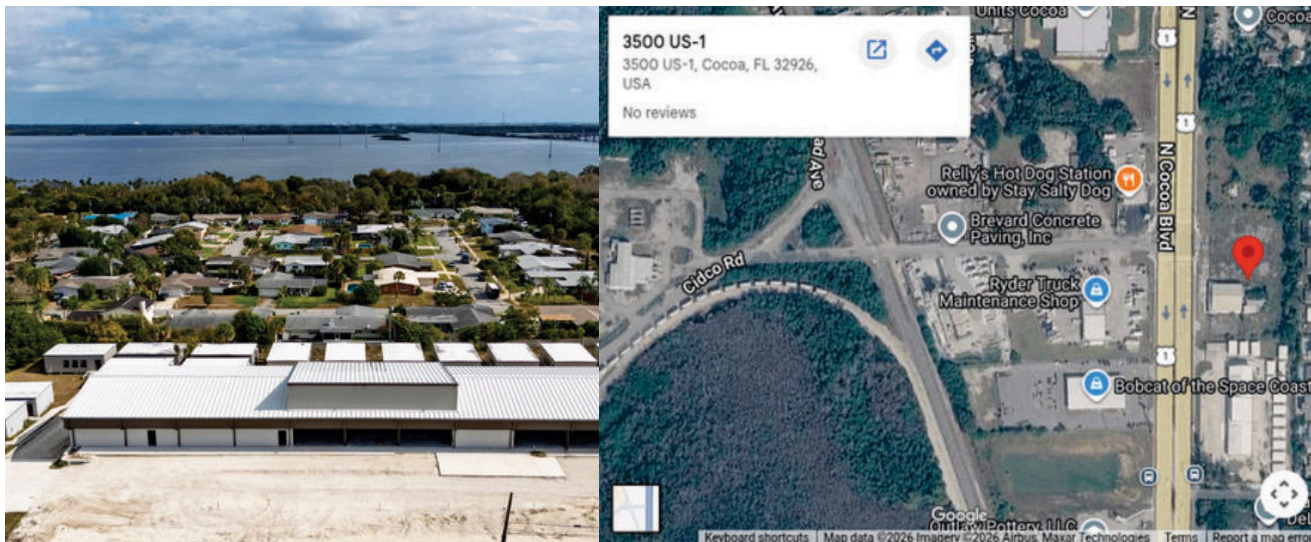
**MAIN BUILDING DETAILS**

- 32,560 SF Two-Story Construction
- First Floor: 15,180 SF
- Second Floor: 17,380 SF
- 10-Foot Ceilings
- 9-Foot Roll-Up Doors
- Modern Layouts
- Retail, Office & Flex Configurations

|                                    |            |
|------------------------------------|------------|
| 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  |



## LOCATION MAP



## CONTACT FOR LEASING INFORMATION



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