

Property Summary

Woodland Commons
For Lease



LBR

PROPERTY DESCRIPTION

Welcome to Woodland Commons, an exceptional office complex offering prime leasing opportunities for businesses seeking a serene and professional environment. Nestled within a tranquil natural setting, this unique complex provides a distinctive backdrop for your company's success.

Scenic Surroundings: Embrace the beauty of nature with Woodland Commons' thoughtfully designed landscape. The tranquil greenery surrounding the complex creates a serene atmosphere, fostering a productive and peaceful work environment.

Privacy and Security: Woodland Commons offers a discreet location that may particularly appeal to government contractors requiring confidentiality and security. The secluded nature of the complex provides an added layer of privacy for your business operations.

Landlord is offering One Month Rent Free.

LOCATION DESCRIPTION

Conveniently located off of US-1 in Cocoa

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Available SF:	308 - 7,695 SF
Lot Size:	7.31 Acres
Building Size:	10,308 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,798	13,498	32,218
Total Population	6,141	32,397	76,954
Average HH Income	\$69,586	\$73,496	\$87,896

ROB BECKNER, SIOR

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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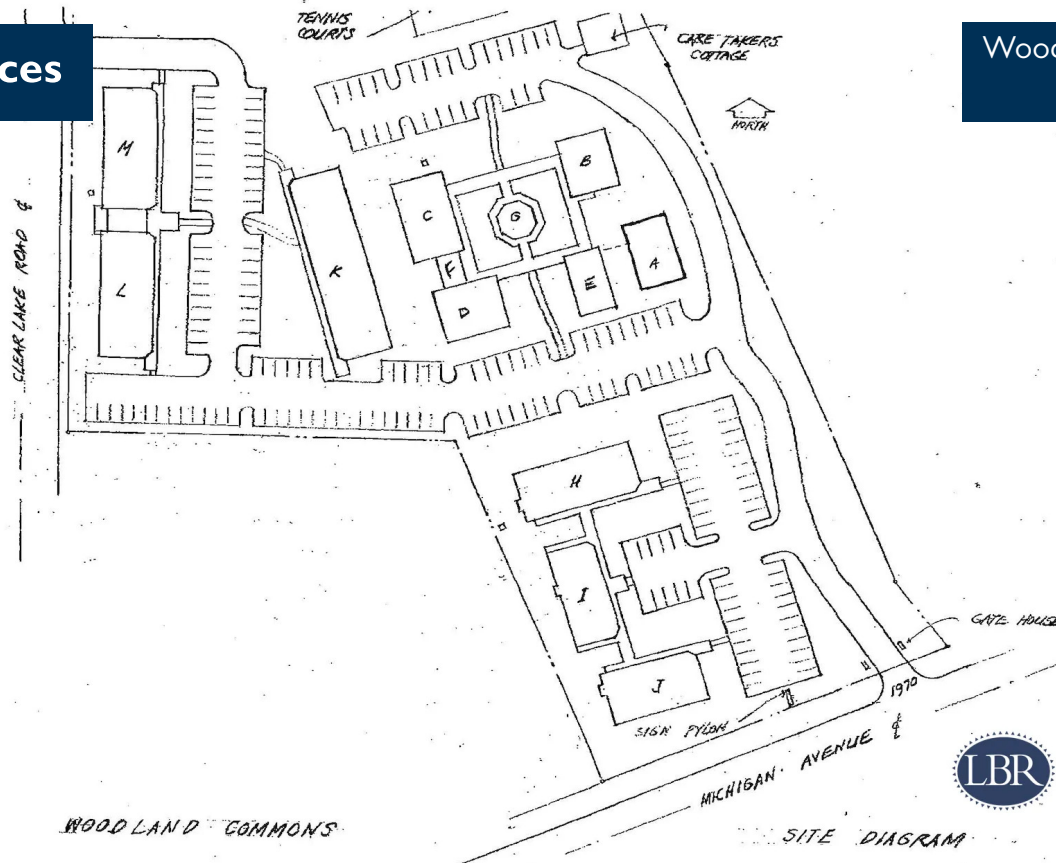
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Lease Spaces

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	308 - 7,695 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A-1	Available	2,507 SF	Modified Gross	\$15.00 SF/yr
H-3	Available	308 SF	Modified Gross	\$15.00 SF/yr
H-4	Available	1,742 SF	Modified Gross	\$15.00 SF/yr
I-9	Available	600 SF	Modified Gross	\$15.00 SF/yr
L	Available	4,789 SF	Modified Gross	\$15.00 SF/yr
K	Available	7,695 SF	Modified Gross	\$15.00 SF/yr

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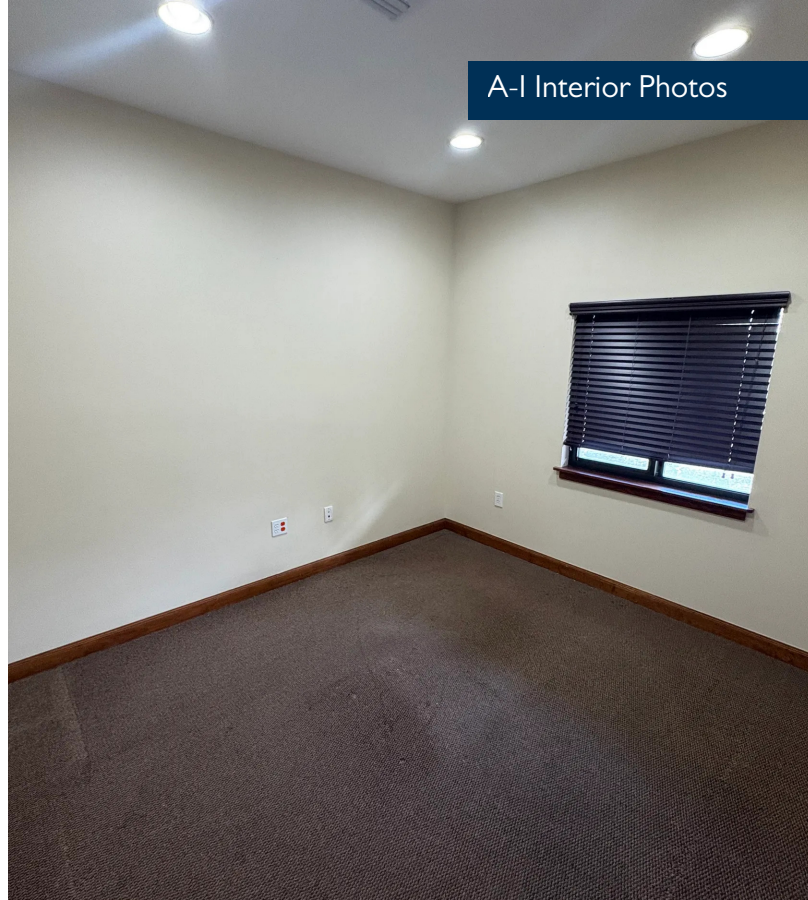


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A-I Interior Photos



A-I Interior Photos



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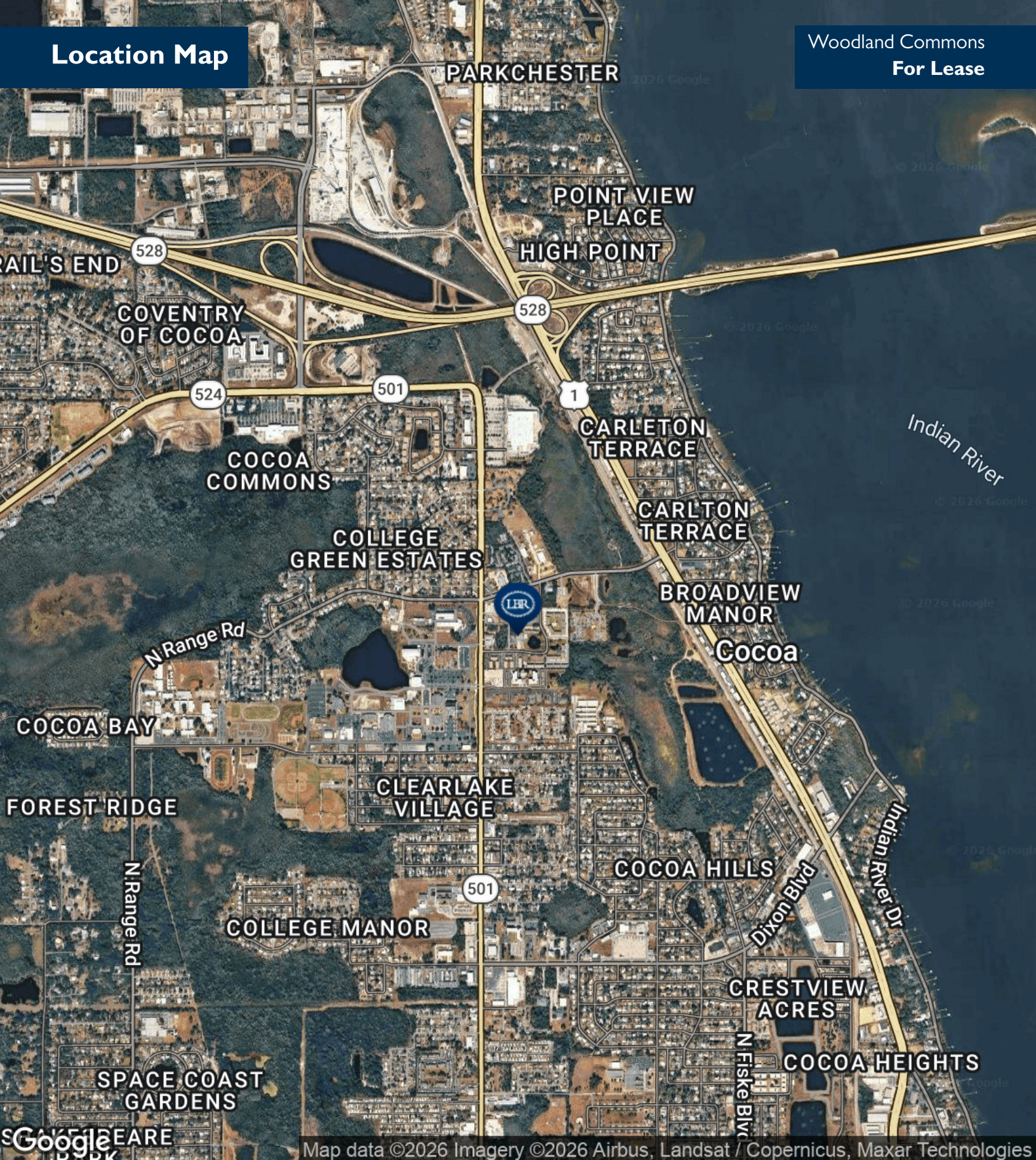
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Location Map

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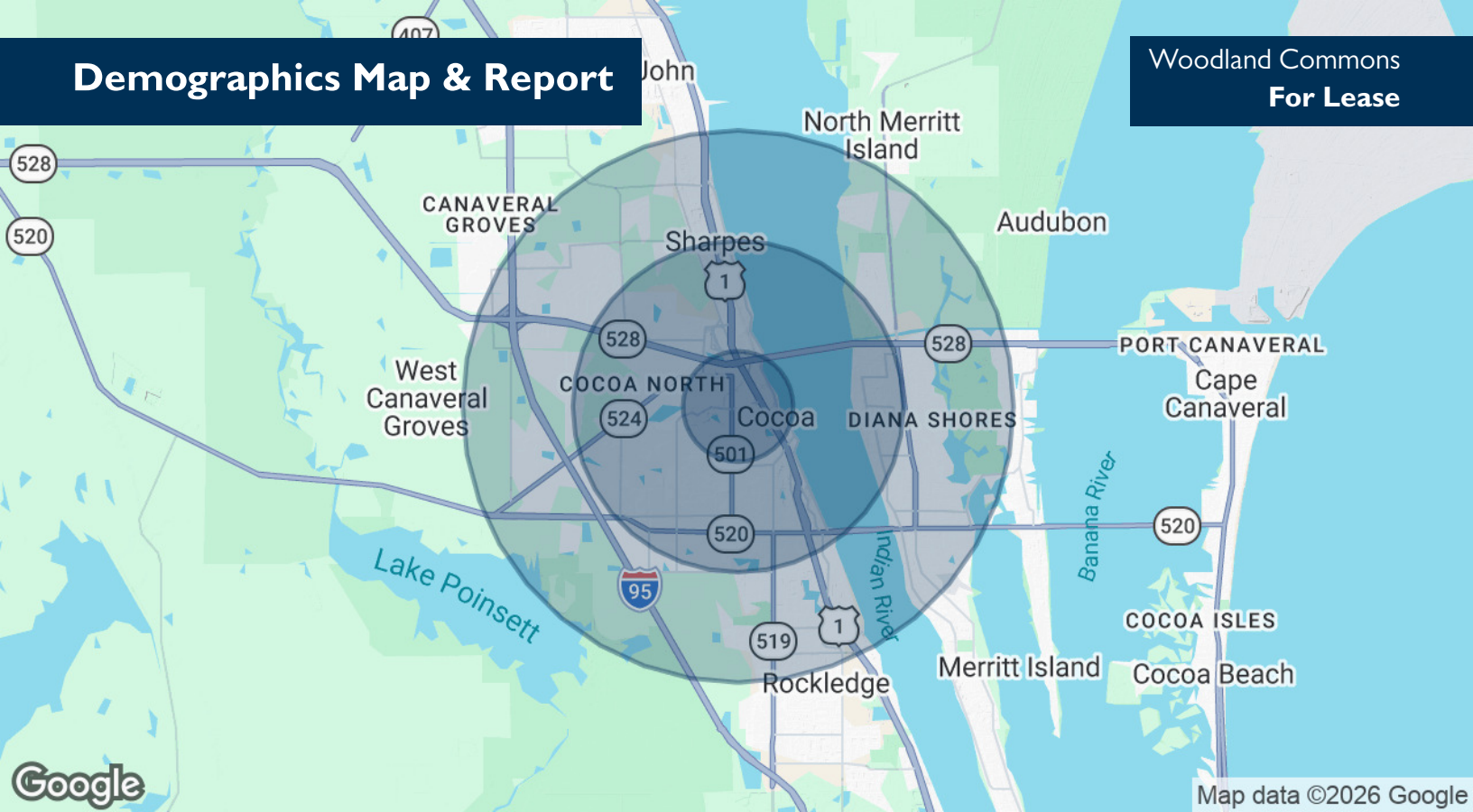
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Demographics Map & Report

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,141	32,397	76,954
Average Age	44	43	46
Average Age (Male)	43	42	44
Average Age (Female)	46	44	47

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,798	13,498	32,218
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$69,586	\$73,496	\$87,896
Average House Value	\$252,958	\$279,975	\$343,421

2020 American Community Survey (ACS)

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