



Year Built:	1965	Availability Date:	07/21/2026
Entry Level:	1	Lease Term:	Negotiable
Stories Total:	1	Property Sub Type:	Office
Lot Size Acres:	0.48	Subdivision Name:	Avon By The Sea
County:	Brevard	Accessibility Features:	No
General County	Central	Water Body Access	No
Location:		YN:	
MLS Area Major:	272 - Cocoa Beach	Waterfront:	No
Parcel Number:	24-37-26-Cg-00090.0-0003.00	Land Lease YN:	No
Tax Account:	2435746	Tax Legal Description:	AVON BY THE SEA LOTS 3,4,5 BLK 90
Tax Annual Amount:		Association YN:	No
Bathrooms Total:	3	Leasable Area:	3,200
Total Rent Per Month:	\$5,733.33	Unit Type:	End Unit
Base Rent Per Year:	\$68,800		

Public Remarks: Position your business in this beautifully renovated 3,200 SF professional office suite in the heart of Cocoa Beach. Designed for efficiency and functionality, the space features more than 10 private offices, a large conference room, welcoming reception area and lobby, break room, and three restrooms, ideal for professional services, medical-adjacent users, legal, accounting, insurance, engineering, or corporate offices. Recent renovations include a complete interior build out with new walls, flooring, paint, and modern finishes, providing a turnkey opportunity for tenants seeking high quality office space. The flexible floor plan can be modified to accommodate a variety of business needs, with the landlord willing to consider tenant improvements for qualified tenants. The property offers ample on site parking and excellent visibility with convenient access just off A1A, placing your business minutes from surrounding retail, restaurants, and the Cocoa Beach business district.

Name	Office	Primary	Office	E-mail
LA: Justin Luke (3234313) Lic #:3234313	Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902	realtorjustinluke@gmail.com
CLA: Antonio Paxton Pizatella (3450087) Lic #: 3450087	Blue Marlin Real Estate (spa.obkma) 1051534	321-961-1197	321-877-2902	antonio.pizatella@gmail.com

Listing Contract Date:	07/21/2026	Listing Service:	Full Service	Listing Agreement:	Exclusive Right To Lease
Expiration Date:	01/15/2027			Owner Name:	105 Cleveland Llc
Original List Price:	\$5,733.33			Unit Type:	End Unit
Original Entry Timestamp:	07/21/2026			Seller Concessions Offered	
Major Change Timestamp:	07/21/2026			Y/N:	
Major Change Type:	New Listing			Concessions:	
Status Change Timestamp:	07/21/2026				

Showing Requirements: Combination Lock Box; Showing Contact Phone: SHOWINGTIMES; Showing Service

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Owner Name: 105 Cleveland Llc

Additional Lease Terms: 36 Months; 12 Months; 24 Months	Location: County
Building Features: % Air Conditioned or Heated: 100; Lobby; Meeting Room; Office; Private Restroom; Public Restroom; Rear Access; Reception Area; Separate Office Area	Lot Features: Cleared
Ceiling Type: Acoustic	Parking Features: Parking Lot
Construction Materials: Block; Concrete; Stucco	Roof: Membrane
Cooling: Central Air; Electric	Sewer: Public Sewer
Current Use: Office	Tenant Pays: Electricity
Existing Lease Type: NNN	Water Source: Public
Flooring: Carpet	
Lease Includes: Individual Unit Only	