



## DENTAL / MEDICAL / OFFICE SPACE FOR LEASE

2261 Sarno Road | Melbourne, FL 32935

3,220 SF | Medical Building | \$16.77/SF/YR | Lease Term: 3-5 Years

\$16.77/SF/YR

3,220 SF

### PROPERTY HIGHLIGHTS

- 3,220 SF Block/Stucco Medical Building
- Plenty of Parking (14 Surface Spaces)
- Monument Signage
- High Visibility Location
- Close to Melbourne Airport & Highways
- Fully Built-Out Dental Office
- Reception Area & Kitchen
- Central Air Conditioning
- Tenant Improvements Negotiable
- Available Now
- Fits Approximately 9-26 People
- Motivated Owner

### PROPERTY DESCRIPTION

3,220 SF dental, medical, or office space for lease featuring ample parking, monument signage, excellent visibility, and convenient access to Melbourne Airport and major highways. Fully built-out former dental office with negotiable tenant improvements. Taxes, insurance, and exterior maintenance included.

**Terry Winton** | Commercial Sales Associate, CCIM | JM Real Estate, Inc.

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**DENTAL / MEDICAL / OFFICE SPACE FOR LEASE**

**2261 SARNO ROAD, MELBOURNE, FL, USA**



**SPACE SPECIFICATIONS**

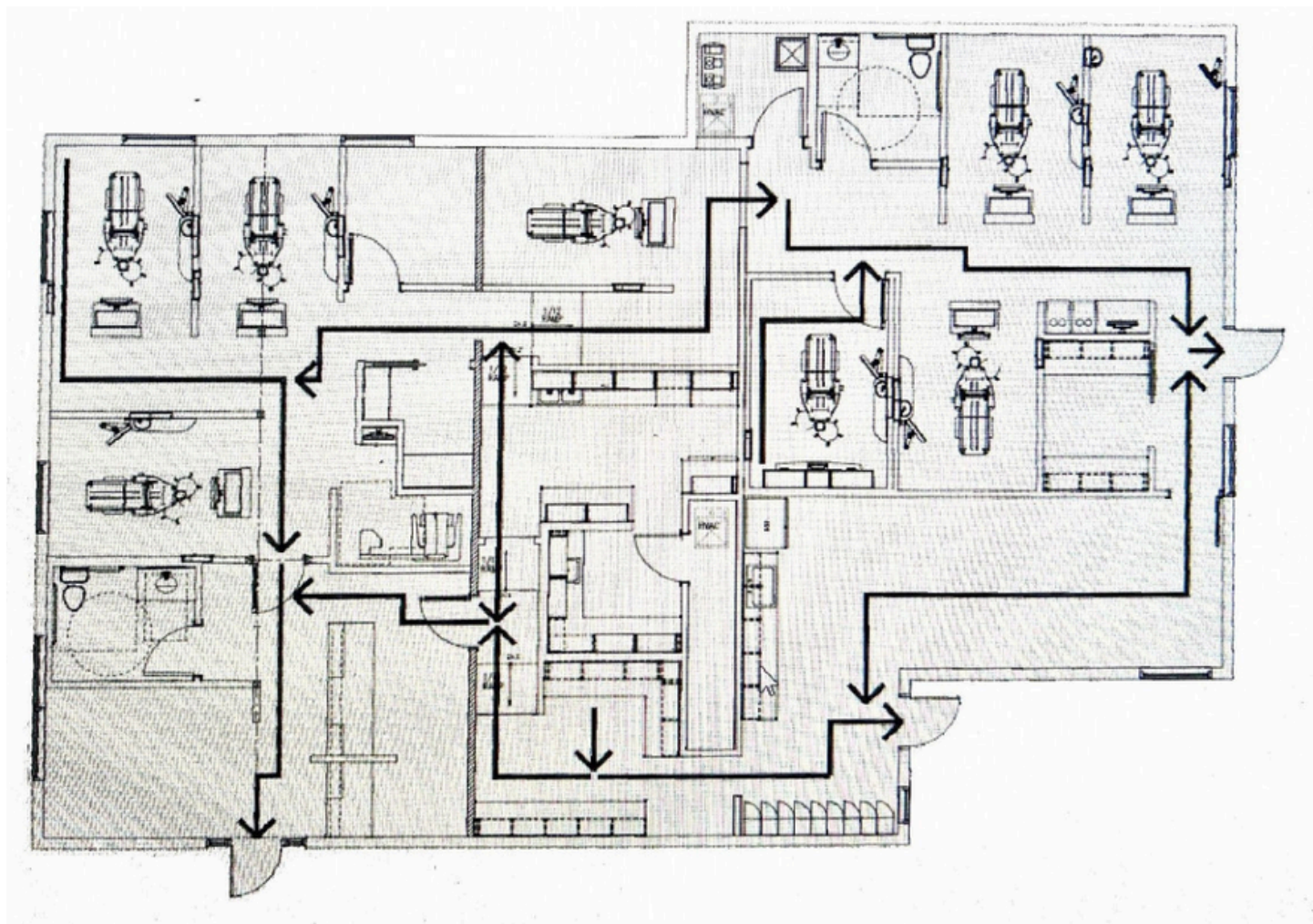
Location: 1st Floor, Suite 2261  
Size: 3,220 SF  
Lease Term: 3-5 Years  
Availability: Available Now

Rental Rate: \$16.77/SF/YR  
Monthly Rent: \$4,500/Mo Plus Tax  
Space Use: Office / Medical  
Build-Out: Fully Built-Out Dental Office

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

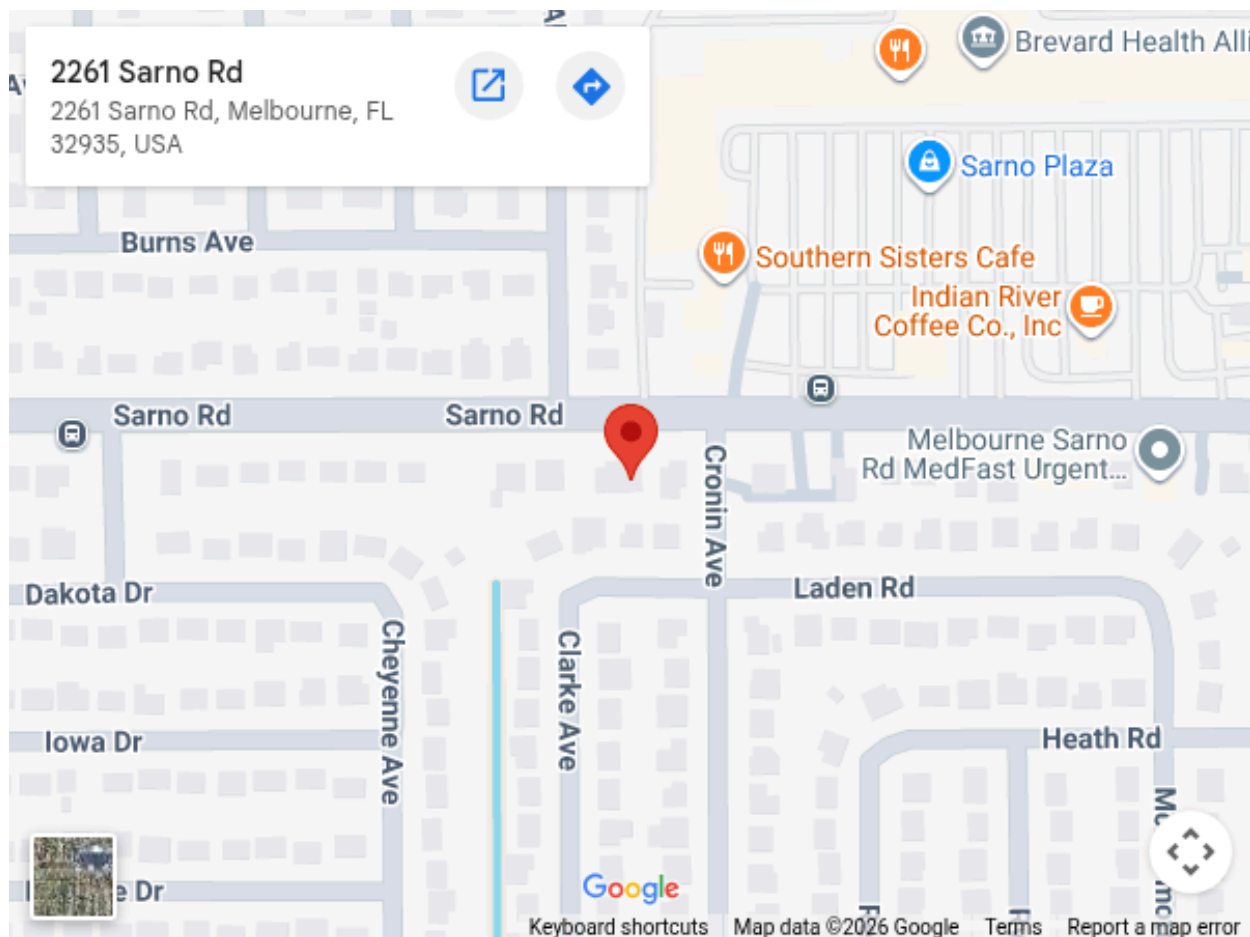
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## LOCATION MAP



## CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL  
PROPERTY DETAILS**