



Year Built:	1995	Availability Date:	05/20/2026
Building Area Total:	12,938	Lease Term:	Other
Building Area Source:	Appraiser	Property Sub Type:	Office
Lot Size Acres:	0.94	Subdivision Name:	None
County:	Brevard	Accessibility	No
General County	South	Features:	
Location:		Water Body Access	No
MLS Area Major:	323 - Eau Gallie	YN:	
Parcel Number:	27-37-08-00-00027.0-0000.00	Waterfront:	No
		Land Lease YN:	No
Tax Account:	2744104	Tax Legal Description:	PT OF NE 1/4 AS DES
Tax Annual Amount:	\$17,034.8		IN ORB 5130 PG 1658
Number Of Units	1	Association YN:	No
Total:			
Bathrooms Total:	2		
Total Rent Per Month:	\$2,500	Leasable Area:	1,500
Base Rent Per Year:	\$30,000	Unit Type:	End Unit
		CAM YN:	No

Public Remarks: Move-in ready commercial office space offers outstanding visibility with direct Highway US1 frontage in the heart of Melbourne. This remodeled south corner unit is designed to support a wide variety of professional & home service business needs, featuring four private offices, an oversized conference room, a welcoming waiting room, and a dedicated reception area that creates a polished first impression for clients and visitors alike. The thoughtfully designed layout also includes two bathrooms and a convenient kitchenette, providing both functionality and comfort for daily operations. With abundant space, excellent exposure, and a turnkey interior, this professional office suite is ready to elevate your business presence from day one! Combine the space with unit 201 upstairs for over 3,000 square feet of space!

Directions: When heading north on US1 from Eau Gallie Blvd the building will be on your west side.			
Name	Office	Primary	Office
LA: Justin Luke (3234313) Lic #:3234313	Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902
		E-mail: realtorjustinluke@gmail.com	

Listing Contract Date:	05/20/2026	Listing Service:	Full Service	Listing Agreement:	Exclusive Right To Lease
Expiration Date:	10/13/2026			Owner Name:	Brevard Roof Training Llc
Original List Price:	\$2,500			Unit Type:	End Unit
List Price/SqFt:	\$0.19			Seller Concessions Offered	No
Original Entry Timestamp:	05/20/2026			Y/N:	
Major Change Timestamp:	05/20/2026			Concessions:	
Major Change Type:	New Listing				
Status Change Timestamp:	05/20/2026				

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

Unit 1 Details:	Unit ID: 101	# Units (This Type): 1	Owner Name: Brevard Roof Training Llc
	Annual Rent: \$30,000	Furnished: Partially	Baths Total: 2
	Unit SqFt: 1,500		Unit Remarks: South End Unit

Additional Lease Terms: 36 Months; 24 Months	Lot Features: Cleared
Building Features: % Air Conditioned or Heated: 100; Lobby; Meeting Room; Office; Private Restroom; Rear Access; Reception Area; Separate Office Area	Parking Features: Parking Lot
Ceiling Type: Acoustic	Roof: Metal
Construction Materials: Other	Sewer: Public Sewer
Cooling: Central Air; Electric	Tenant Pays: All Utilities
Current Use: Office	Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected
Existing Lease Type: Gross	Water Source: Public
Flooring: Luxury Vinyl	
Heating: Central; Electric	
Lease Includes: Individual Unit Only	