

FOR LEASE

Cape Canaveral Professional Center • 7001 N Atlantic Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:	200 - 3,400 SF
Lease Rate:	\$11.50 - 12.50 SF/yr (Gross)
Lot Size:	91,912 SF
Year Built:	1961
Building Size:	22,200 SF
Zoning:	C2
Market:	Brevard
Submarket:	Cape Canaveral

PROPERTY OVERVIEW

Well maintained property with lush landscaping.

Located on Hwy. A1A (N Atlantic Ave.) Minutes from Port Canaveral & 1.6 miles to 520 Causeway.

PROPERTY HIGHLIGHTS

- Built out office spaces
- Various layouts
- Monument signage
- Freight elevator available
- Furniture in some offices
- Many suites move-in ready

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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$11.50 - 12.50 SF/YR (GROSS) **Total Space** 200 - 3,400 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#102	Office Building	\$12.50 SF/YR	Gross	600 SF	Negotiable	
#110	Office Building	\$12.50 SF/YR	Gross	200 SF	Negotiable	
#112	Office Building	\$12.50 SF/YR	Gross	200 SF	Negotiable	
#113	Office Building	\$12.50 SF/YR	Gross	400 SF	Negotiable	
#116	Office Building	\$12.50 SF/YR	Gross	200 SF	Negotiable	
#118	Office Building	\$11.50 SF/YR	Gross	200 - 400 SF	Negotiable	
#119	Office Building	\$12.50 SF/YR	Gross	200 SF	Negotiable	
#120	Office Building	\$11.50 SF/YR	Gross	200 SF	Negotiable	
#201	Office Building	\$12.50 SF/YR	Gross	2,709 SF	Negotiable	
#202	Office Building	\$11.50 SF/YR	Gross	3,400 SF	Negotiable	
#203	Office Building	\$12.50 SF/YR	Gross	2,300 SF	Negotiable	

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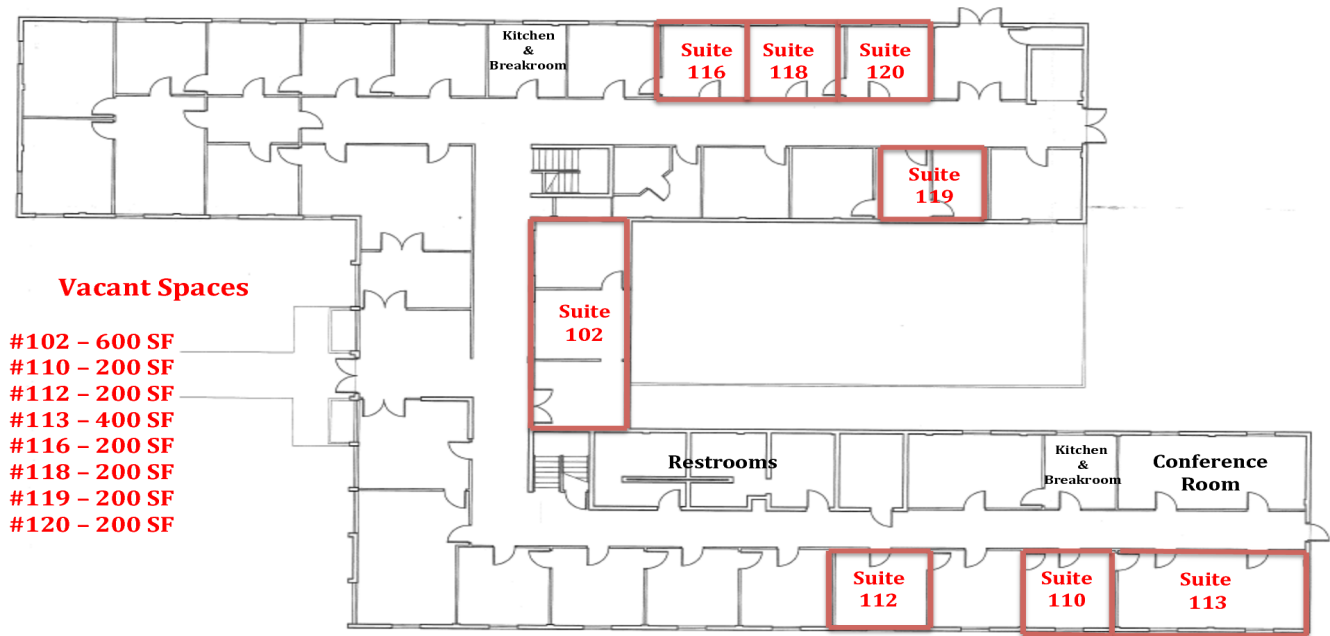
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FLOOR PLANS

Cape Canaveral Professional Center • 7001 N Atlantic Ave Cape Canaveral, FL 32920

CAPE PROFESSIONAL CENTER – 23,000 SF 7001 NORTH ATLANTIC AVENUE
CAPE CANAVERAL, FL
1ST FLOOR



1 FIRST FLOOR

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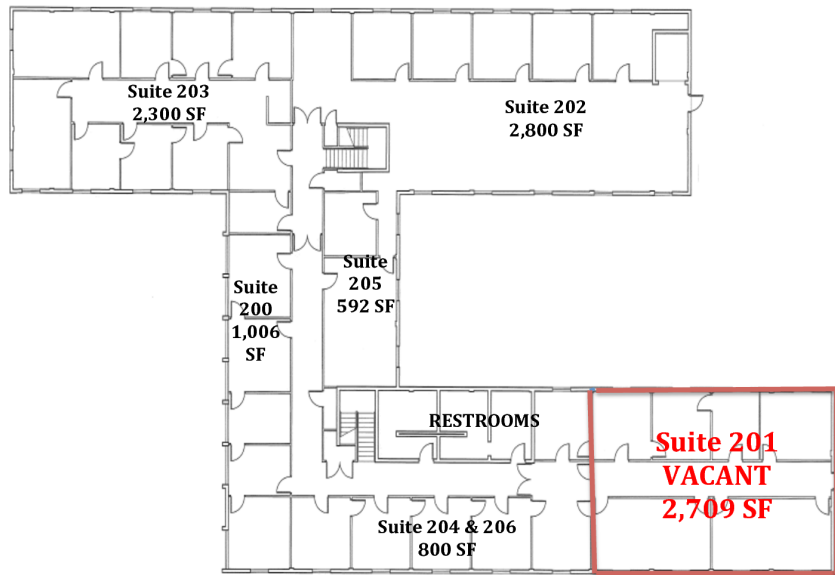
SECOND FLOOR PLAN

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CAPE PROFESSIONAL CENTER – 23,000 SF 7001 NORTH ATLANTIC AVENUE

CAPE CANAVERAL, FL 32920

2ND FLOOR



1 SECOND FLOOR

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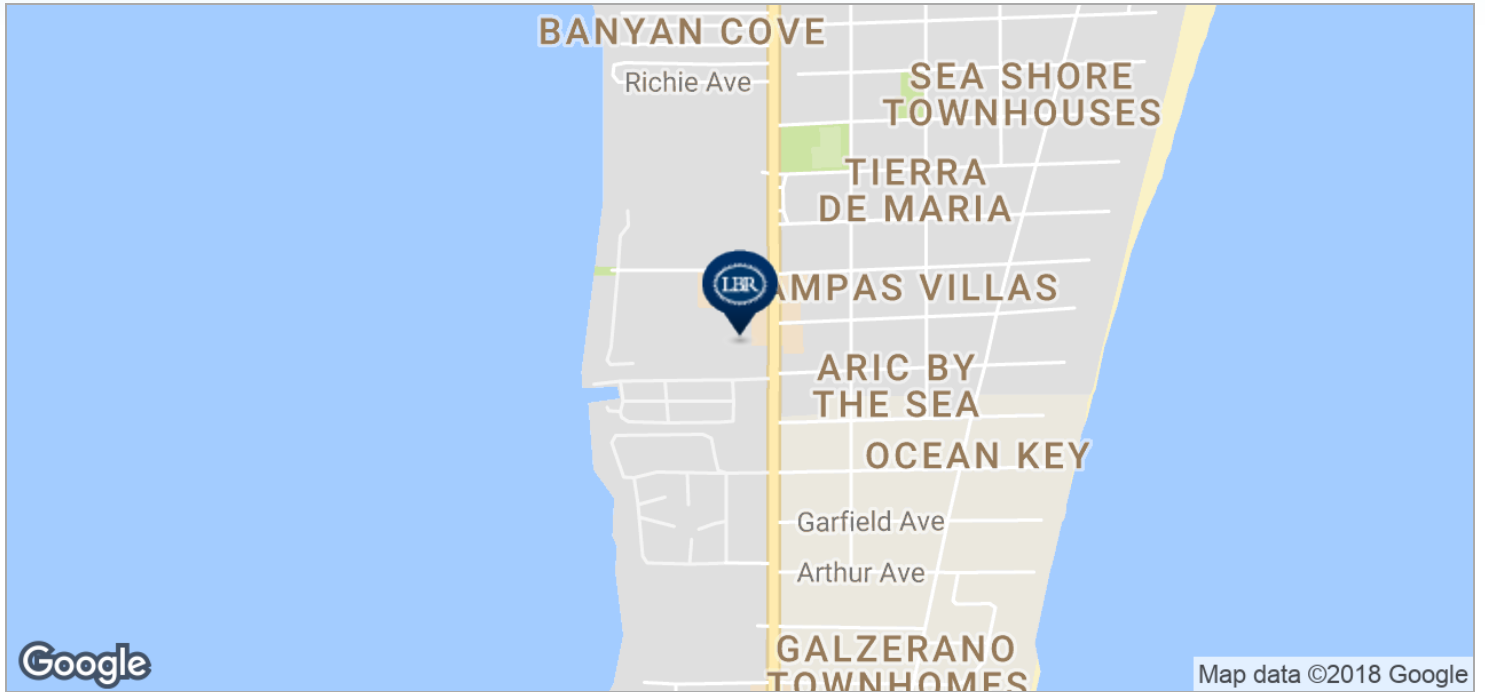
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LOCATION MAPS

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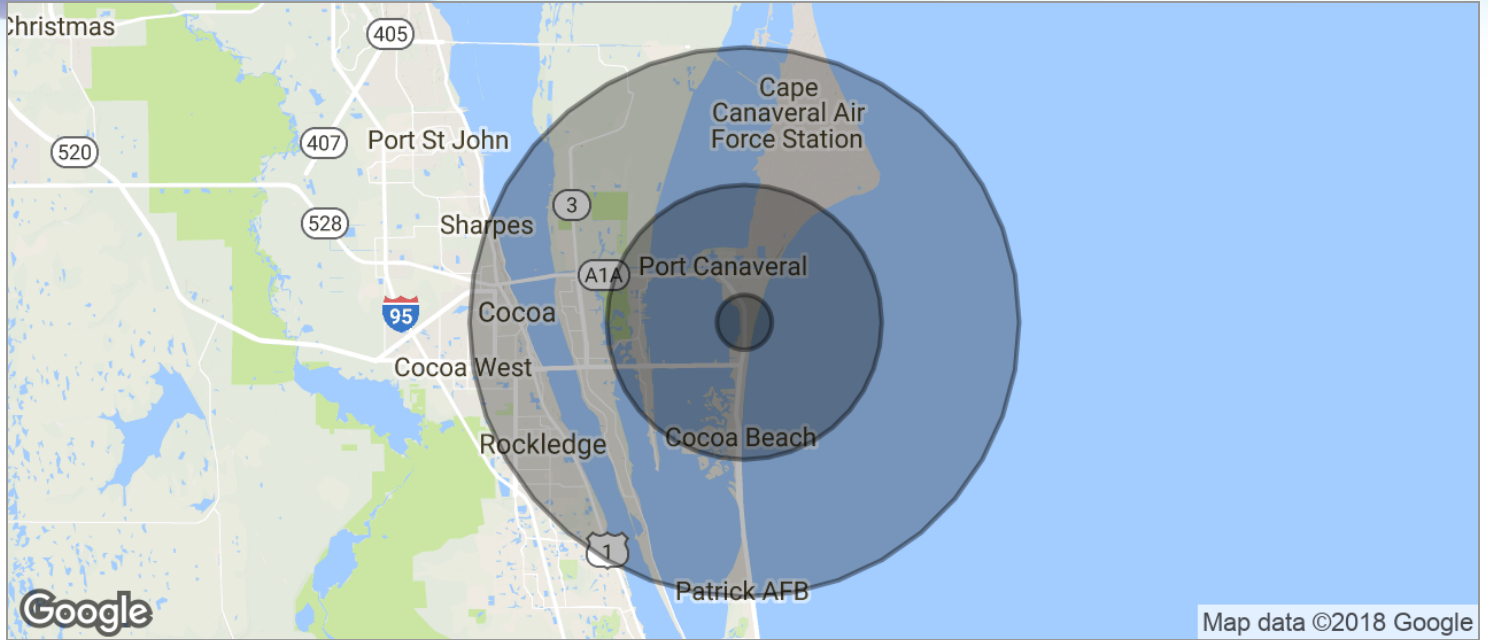
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,309	25,961	88,752
MEDIAN AGE	50.8	50.6	46.4
MEDIAN AGE (MALE)	52.3	52.0	46.4
MEDIAN AGE (FEMALE)	50.5	50.9	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,875	12,987	39,082
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$60,745	\$68,743	\$69,499
AVERAGE HOUSE VALUE	\$229,813	\$272,155	\$292,059

* Demographic data derived from 2010 US Census

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