

F O R L E A S E

GALLERIA EXECUTIVE TOWER & PLAZA

801-829 N. ATLANTIC AVENUE / COCOA BEACH FL



The Galleria Executive Tower & Plaza is located at 801-829 North SR A1A, Cocoa Beach, Florida, at the corner of SR A1A and Cocoa Isles Blvd. The property sits on the west side of SR A1A just 2 miles south of FL 520. The Tower is well positioned with access to I-95 via FL 520.

This Class A office property and upscale retail site offers a Mediterranean style environment. The courtyard presents a park like setting with beautiful landscaping throughout the courtyard. The Galleria Executive Tower has on-site management and ownership.

LOCATION HIGHLIGHTS

- **Beautiful Beachside Retail or Office Space Available for Lease**
- 9,174 sf Total Available square feet:
Suites 801-805 3,588 sf and
Suites 809-815 5,586 sf
- \$14 psf NNN
- Space is not contiguous, but is connected by a covered walkway.
- Pylon signage available
- Located on A1A Frontage in desirable Cocoa Beach
- Traffic Count 26,887
- Excellent exposure for your Business!!!



AVAILABLE SPACE

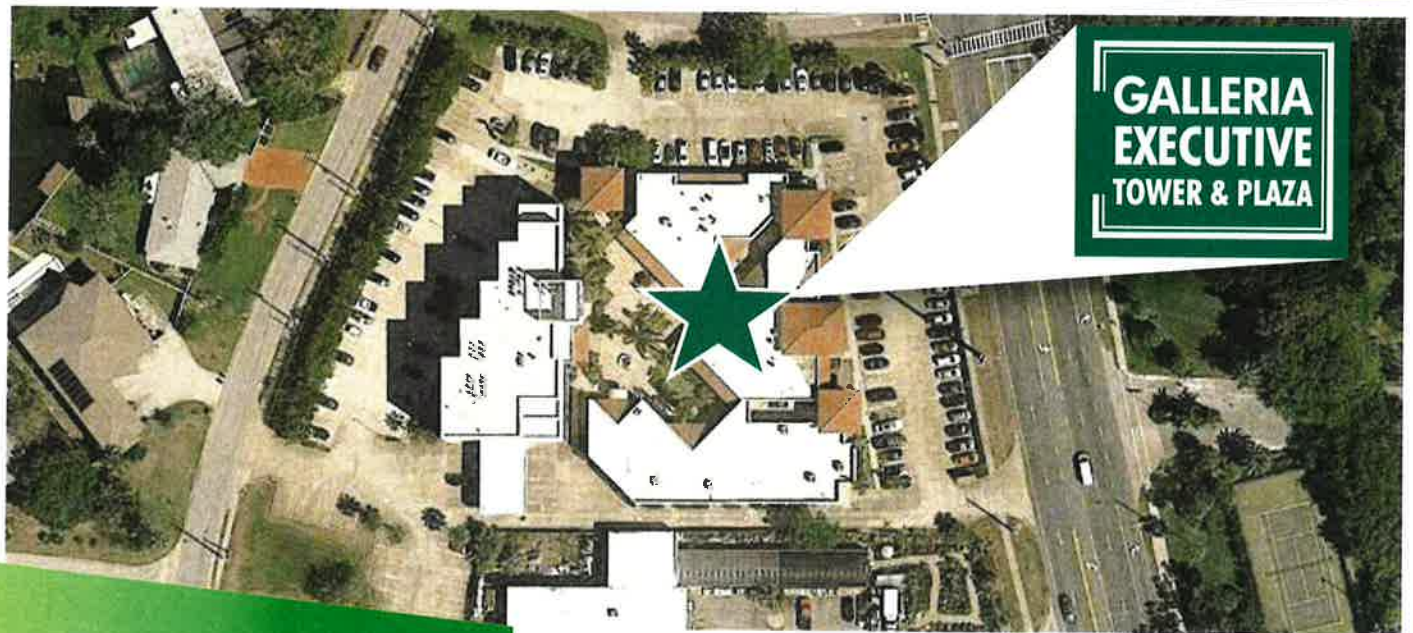
These suites can be combined to 3,588 sq. ft. and are perfect for retail or professional offices. Two of the suites open onto a park like plaza with tropical plantings and fountain.

SUITE	SQ. FT.
801	±1,649
803	±1,045
805	±894

These suites can be combined into 5,586 square feet. Currently occupied by a technology company, the space is suited to retail or professional office space. It could also accommodate a medi-spa or urgent care facility. Situated on the first floor these suites are open to an outdoor garden space.

SUITE	SQ. FT.
809	±1,536
811	±1,252
813	±1,441
815	±1,356

For clients with larger space requirements, all suites can be leased for a corporate headquarters, or technology center.



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