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OFFICES AND WAREHOUSE FOR LEASE

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## Offices For Lease At Port Canaveral

405-B Atlantis Blvd. Cape Canaveral , FL 32920

+/- 3,280 SF OF OFFICE SPACE AVAILABLE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

Founder | Principal | Broker Associate

321.722.0707 X14

brian@teamlbr.com

# PORT CANAVERAL OFFICES FOR LEASE

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FL 32920



## OFFERING SUMMARY

**Available SF:** +/-3,280 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Building Size:** 19,650 SF

## UTILITIES INCLUDED IN RENTAL RATE

**Building B / Office Suite B 111 +/- 1260sf \$15.00/psf & NNN**

En Suite Bathrooms- Kitchenette  
Hard Walled Offices  
IT Room  
Open Work Areas

**Building B / Office Suite D 114 +/- 1400sf \$15.00/psf & NNN**

En Suite Bathroom- Kitchenette  
Reception Area, Open Work Areas, Closet-Storage Areas

**Building A - A202 Large Open Office +/- 620sf \$15.00/psf & NNN**

Second Floor Walkup, Common Area Restrooms  
Large Open Office

**Building A - A 206-207 +/- 360sf \$15.00/psf & NNN**

Second Floor Walkup, Common Area Restrooms

**Offices Located on Port Canaveral Property**

**Lease up to 10 years, Requires Application Fee \$1,650.00**

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## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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Melbourne, FL 32901

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# OFFICE SUITE B III

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# OFFICE A 202

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Second Floor Walk Up



Large Open Work Space A-202

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# D 114 +/- 1,400SF OFFICE AVAILABLE

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# Tenant & Leasing Information

## REAL ESTATE

Tenant & Leasing  
Information

Available  
Properties

## Port Canaveral's Tenant Support Program

### Becoming a Tenant at Port Canaveral

Opening a facility at centrally located Port Canaveral is a good business decision that many other companies have made before you. We strongly believe that locating here can help boost your success, as well as be a pleasurable experience for you and your employees.

Your first steps in becoming a tenant are to obtain a lease from the Canaveral Port Authority (CPA) and then ready your building for occupancy. To help you get through this process as smoothly as possible, here is an outline of the procedures you will need to follow.

## CONTAINER TERMINAL

Learn About Our  
Container Terminal  
Capabilities



## CRUISE & LEISURE

Discover all there is to  
do at Port Canaveral

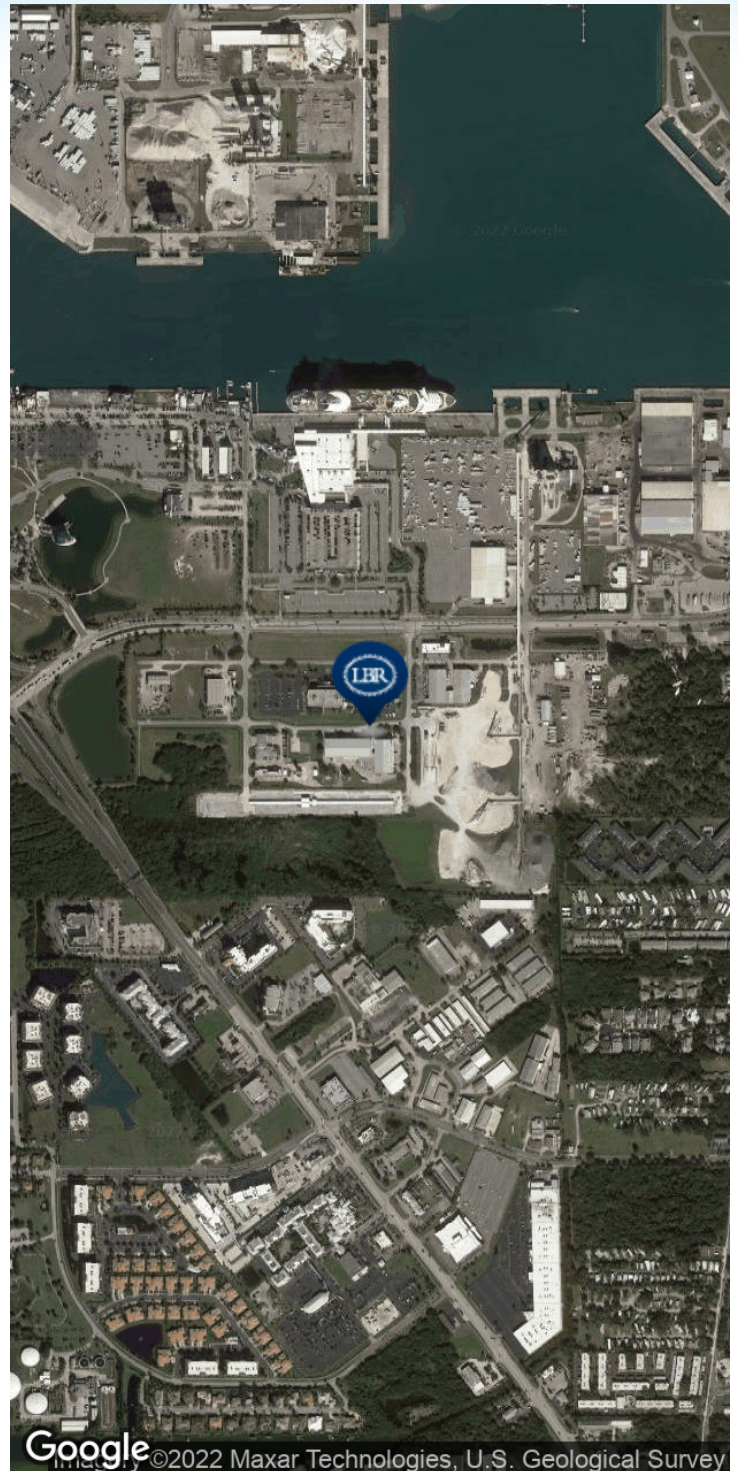
**(Note: If you are subleasing space from a Port Canaveral tenant, you will need prior approval from Port Canaveral)** You will deal directly with your landlord on preparing and occupying your space. If you need an Occupational Certificate for Brevard County, contact the Port's Real Estate Department.

- 1. Apply in writing to the Real Estate Department to be considered for a new lease. With your submitted application, you will need to include a check to the CPA for a standard fee that covers the processing expenses of preparing your lease.
- 2. If your application is favorably reviewed by the Port Director/Chief Executive Officer, it will be placed on the agenda of a regular meeting of the CPA Board of Commissioners, subject to **The Canaveral Harbor District Port Charter**, Article II, Section 2. We encourage you to appear in person at the Commission meeting during which your lease application will be considered
- 3. Once your lease is approved a fully executed and recorded original will be mailed to the address of record.



# LOCATION MAP

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- 4. If you plan to build or alter any facility on the lease property, visit our pages on building or improving your facility.

Note: A right of refusal in favor of the Canaveral Port Authority will be included in all *new or modified* leases.

### Occupancy Registration – Who, What and How

As a Port tenant, you are responsible for registering your business and all businesses that sublease from you with the [Real Estate Department](#). This helps us ensure that all businesses located at the Port receive the same benefits and responsibilities for keeping the Port a safe, attractive and profitable place to do business.

All new businesses should be registered *within 30 days prior to the start* of their operation. [CLICK HERE](#) for the Occupancy Registration Form (ORF). Along with this form, for each sub-lessee please also include a copy of their lease and brief description of business activities. If you have no sub-lessees, note this on your form. An Occupancy Registration Form is still required for your own business. There is no cost for registering or for your certificate.

When a new ORF is submitted, Port Authority personnel do an on-site inspection of the leased premises. Then an Occupancy Registration Certificate is issued and mailed to you. Please distribute certificates to your sub-lessees. Each registered business must display its own certificate in a prominent location. As the Tenant, you will also need to keep a master file of all sub-lessee's ORCs in a central location. (Periodic inspections are made to ensure that ORCs are displayed and allowing a sub-lessee to operate without an ORC on display is a lease violation.)

**Suspension or Revocation.** If any holder of an ORC or sub-tenant violates the lease agreement between the Canaveral Port Authority and the Port Tenant, the ORC or sub-lease may be suspended or revoked.



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