GREAT VISIBILITY ON BARNA AVENUE
PLAZA ROYALE
FOR LEASE
$12.00 PER SQUARE FOOT
OFFICE/RETAIL SPACE
2625 BARNA AVENUE
TITUSVILLE, FLORIDA 32780

CHARLES A. VON STEIN, INC.
626 Old Dixie Hwy SW
Vero Beach, Florida 32962
Phone: 321-725-1961
Fax: 772-778-4908
Email: kirk@vscre.com

BUILDING FACTS
- Building Sq. Ft.: 12,244 Sq. Ft.
- # Units in Building: 11 Retail/Office Units
- Parcel Size: .96 +/- Acres
- Construction: CBS
- Roof: Asphalt Shingle
- Electrical Service: 150 amp Service for each unit
- Year Built: 1985
- Property Type: Office/Retail Building
- Air Conditioning: 100% Central Air
- Building Height: Single story
- Zoning: City of Titusville CC-Community Commercial

- Located on major Titusville intersection
- Property is located adjacent to Walgreens and shares a corner with Dollar General, Winn Dixie and Bank of America
- Full ingress/egress onto Barna Avenue and shared access to the adjacent Walgreens parking lot
- Signage for each tenant on Barna Avenue and building facade
- Very Reasonable Rates
- Office and Retail suites in

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<table>
<thead>
<tr>
<th>Suite #</th>
<th>Square Footage</th>
<th>Rental Rate</th>
<th>Monthly Payment</th>
<th>Potential Space Configurations and Uses</th>
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<tbody>
<tr>
<td>C</td>
<td>750</td>
<td>$12.00 PSF Gross</td>
<td>$750.00</td>
<td>NEWLY RENOVATED RETAIL OFFICE</td>
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<tr>
<td>D</td>
<td>1,200</td>
<td>$12.00 PSF Gross</td>
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<td>NEWLY RENOVATED RETAIL OFFICE</td>
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<tr>
<td>H &amp; I</td>
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<td>NEWLY RENOVATED RETAIL OFFICE</td>
</tr>
</tbody>
</table>
CHARLES A. VON STEIN, INC.
COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

AERIAL
PLAZA ROYALE
2625 BARNA AVENUE
TITUSVILLE, FLORIDA 32780

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LOCATION MAP
PLAZA ROYALE
2625 BARRA AVENUE
TITUSVILLE, FLORIDA 32780

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LOCATION MAP
PLAZA ROYALE
2625 BARN AVE NUE
TITUSVILLE, FLORIDA 32780

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Plaza Royale
2,000 Square Feet
2625 Barna Ave.
Suite H & I