

**Airport Corporate Center**  
**adjacent to Melbourne International Airport**

**OFFICE / FLEX BUILDING FOR LEASE**



**1801 PENN STREET**  
**MELBOURNE FLORIDA 32901**

Located in a 25-acre business park on the west side  
of Gateway Drive, this location is within  
Melbourne's **"High-Tech Corridor"**

**SQUARE FEET:**    ± 36,250    Flex Space  
**AVAILABLE:**    ± 18,040    Suite 1 (Shell Space)  
                          ± 18,210    Suite 2  
**LEASE RATE:**    \$7.95 PSF Triple Net

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Landlord will consider subdividing  
18,040 SF ready for fit-up  
3-phase power

**321-676-2424 x15**

[stb@hendersonsoutheast.com](mailto:stb@hendersonsoutheast.com)

**[www.hendersonsoutheast.com](http://www.hendersonsoutheast.com)**



**DEVELOPMENT \* OWNERSHIP \* LEASING**  
**MANAGEMENT \* ACQUISITION**

**HENDERSON SOUTHEAST CORPORATION**

**A Licensed Real Estate Brokerage**

**1800 Penn Street, Suite 11, Melbourne, FL 32901**

**Michael S. Ullian, Vice President, CCIM, SIOR**

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