

Property Highlights

- Rare opportunity to own iconic heart-of-Pensacola office complex
- Phenomenal downtown location in the historic district
- Surrounded by Professional Businesses, Retail Shops, and Restaurants.
- Private parking
- Ample space that could be re-purposed.
- Perfect for Income stream property, or owner user in pinnacle downtown location

Building Specs

- 10,236 SF +/-
- New Roof 2021
- Leased as Executive Office Suites- current leases expire within one year.

Built In 1965.

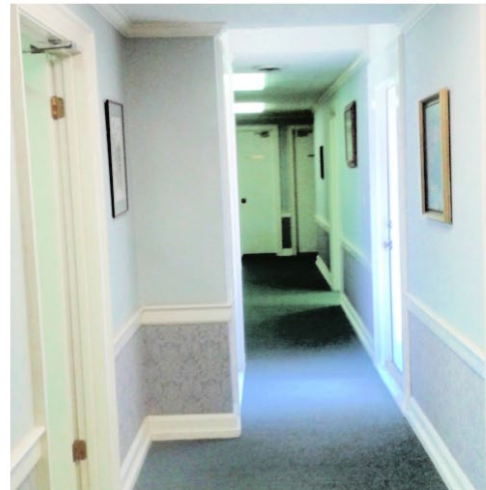
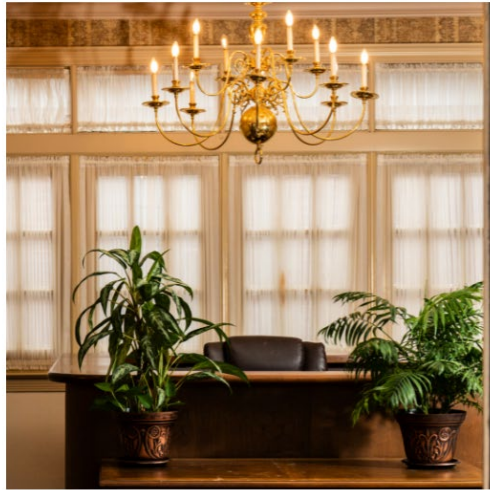
Historic Downtown Pensacola.



DeeDee Davis, SIOR, MiCP
+1 850 430 1503 • ddavis@naipensacola.com

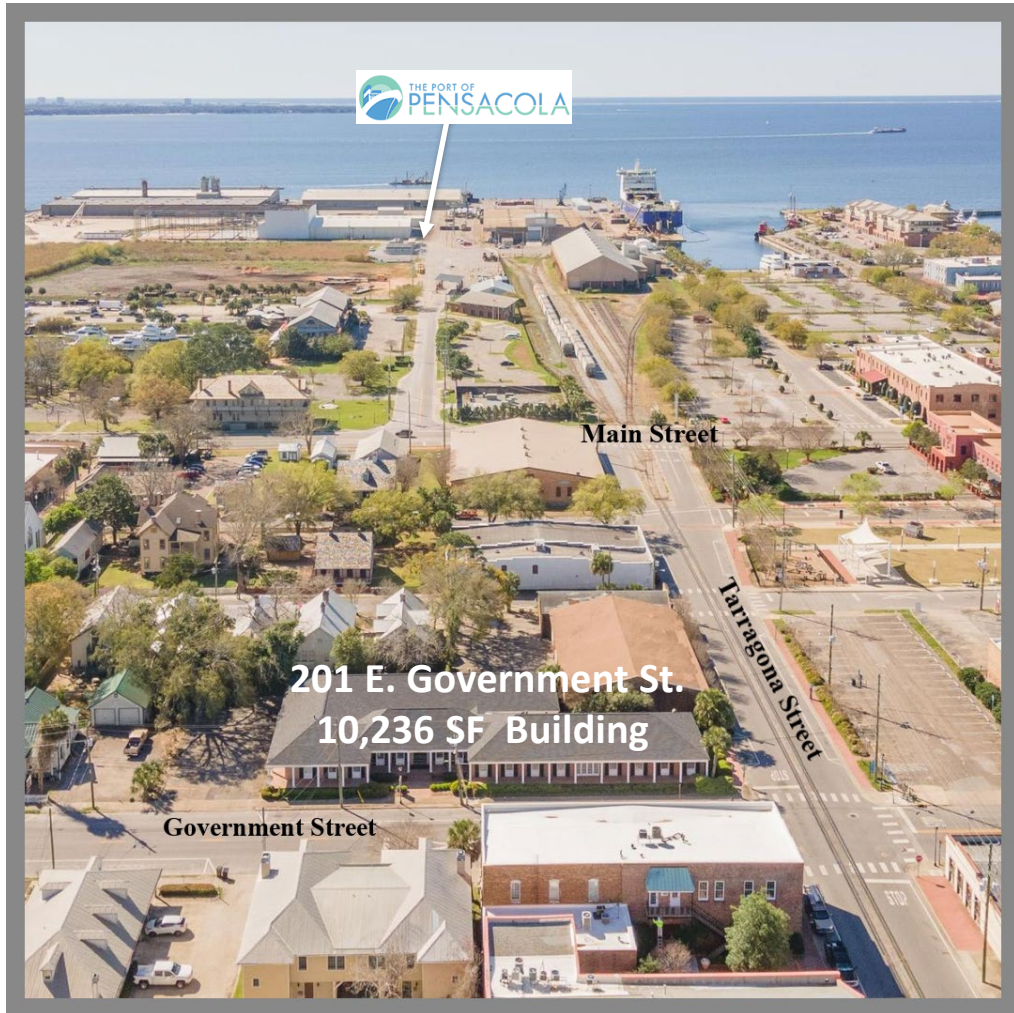
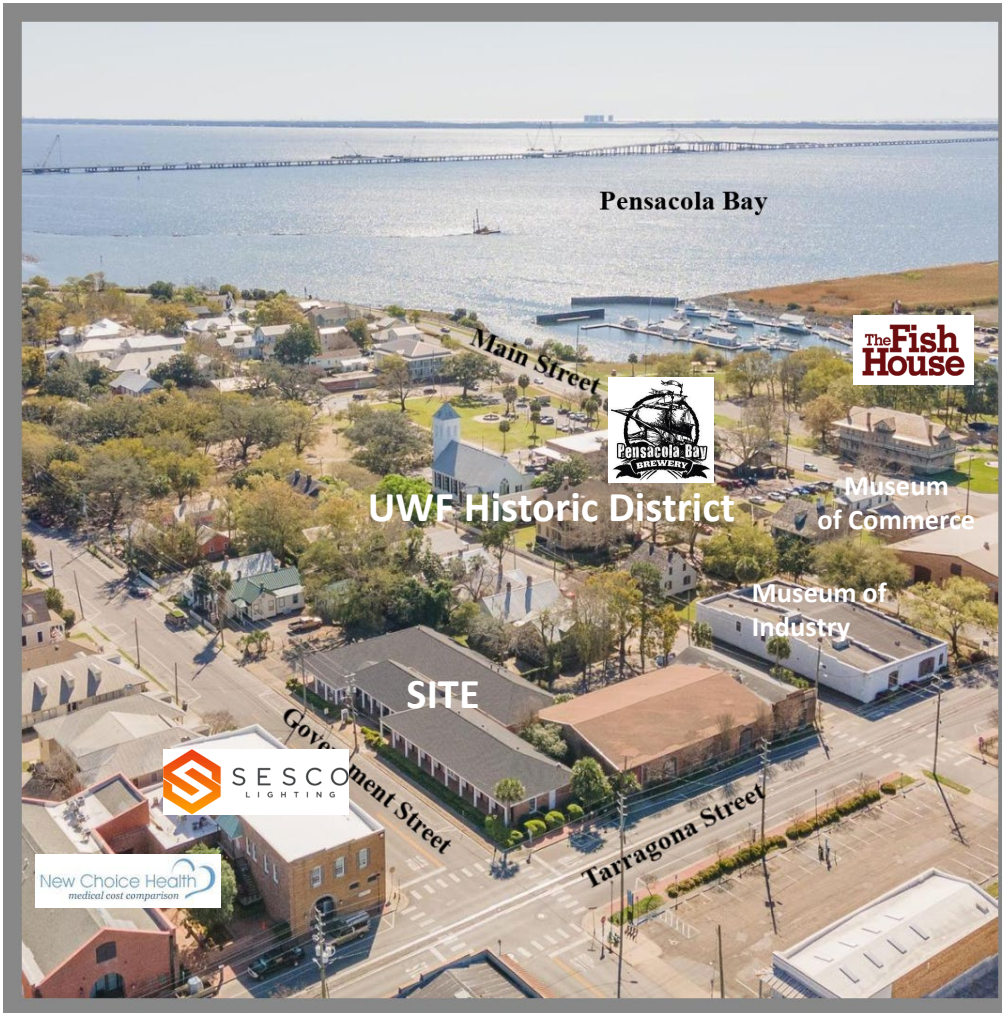
**201 East Government Street
Pensacola, FL 32502**

24 West Chase Street Suite 100
Pensacola, FL 32502
+1 850 433 0577
naipensacola.com



Market Intelligence

Located in Downtown Pensacola's
Historic / Business District





Office Complex
Pensacola's Downtown Historic District



Building Description

- Very attractive rose-colored brick building with a 1,600 FT covered porch across the face of the building, windows are framed by floor to ceiling black wooden shutters and decorative wood aprons for a distinctive and finished look
- 27 + Private Offices
- Three (3) Large conference room's
- Full kitchen
- Large reception Area
- Dedicated admin area
- Storage room
- Library
- 6 restrooms
- New roof in 2021
- Two (2) Private parking lots
- Nicely maintained landscaping

For Sale

\$2,500,000

Showing

Please contact listing broker to schedule an appointment.

2021 Total Sales (\$000) \$12,549,492,000 – 5 mi

	1 mile	3 mile	5 mile
POP	3,227	36,292	97,933



Property Info

- .57 AC +/-
- Access from Government and Church Street
- 240' on Government
- Dimensions 240' x 185' x 51'.2
- Zoned HC-1
- Parking 26+ on-site spaces plus, on street, and city parking (paid)

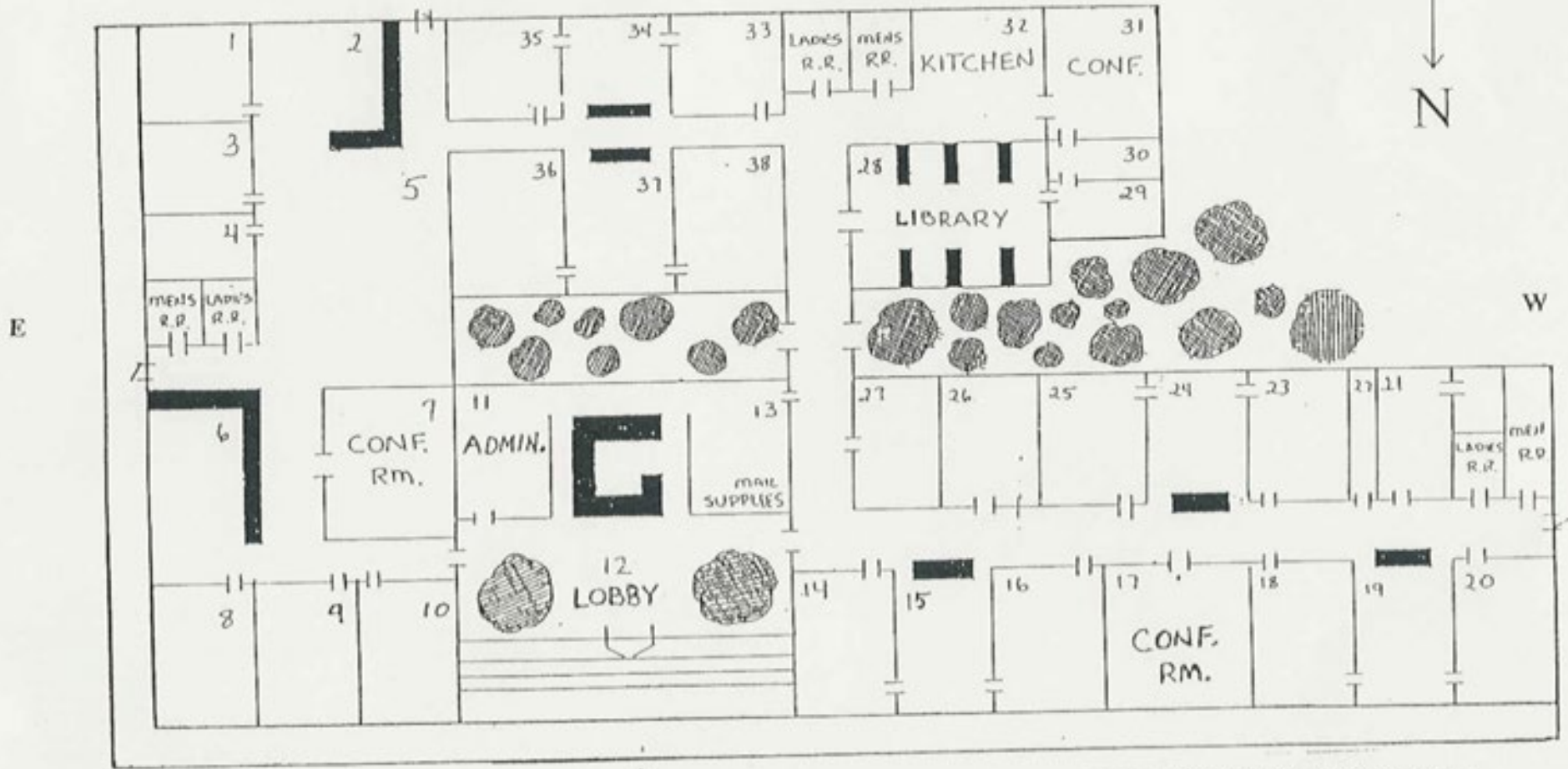
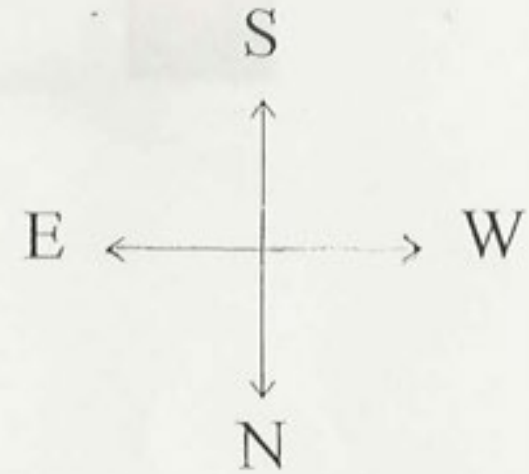
Area Description

- Core location the heart of the bustling Downtown Business/ Historic District. The subject property is conveniently located in immediate proximity to restaurants, governmental offices, Federal and Circuit Courthouses, entertainment complexes, the YMCA, office professional buildings and City Parking

Office Complex
Pensacola's Downtown Historic District



SITE PLAN EXHIBIT "A"



OLD CITY BUILDING, INC.
201 E. GOVERNMENT ST

Total Population 97,933

Total Number of Businesses – 7,819

Total Employees- 87,305

5-mile radius

Office Complex
Pensacola's Downtown Historic District



DeeDee Davis, SIOR, MiCP

+1 850 430 1503 • ddavis@naipensacola.com

24 West Chase Street Suite 100
Pensacola, FL 32502

+1 850 433 0577

naipensacola.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.†