

OFFICE PROPERTY FOR LEASE

OFFICE SPACE AT SOUTHTOWNE

125 Intendencia Street, Pensacola, FL 32502



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Shawn Maxey

Sales Associate
850.477.7044
C 850.240.1252
smaxey@teambeck.com

Stacy Taylor, CCIM

President
850.477.7044
C 404.936.8936
staylor@teambeck.com



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



OFFERING SUMMARY

Available Space For Lease: 3,367 sf

Type Of Space Available: First floor retail, second and third floor office

Year Built: 2017

Parking: 7 story structured parking

Market: Downtown Pensacola

PROPERTY OVERVIEW

Southtowne is downtown's newest neighborhood, featuring \$80,000,000 of investment including 26,000 SF of retail, 35,000 of Class Office, a \$16 Million YMCA and 258 Class A apartments. This brand new, four story mixed use building will consist of a total of 53,217 sf of office and retail space. There will be 11,200sf of retail available on the ground floor with approximately 14,000 sf of office on the remaining three floors. Join Clark Partington Hart, the region's premier law firm, in Pensacola's newest Class "A" Building and Wells Fargo. Once completed, the building will feature design elements that are meant to mirror facets of neighboring buildings and pay homage to architectural styles traditionally erected in buildings from Pensacola's vibrant history dating back to 1559, while at the same time taking advantage of modern design, construction methods and efficiencies. The interiors are provided in move-in condition and will feature Class A common restrooms in the office portion with vanilla box finish in the tenant space.

PROPERTY HIGHLIGHTS

- 53,217 SF Class "A" Office with Street Level Retail
- Flexible Square Footages
- Structured Parking On Site
- Spaces delivered in move in condition



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502

LEASE TYPE | NNN

TOTAL SPACE | 2,665 SF

LEASE TERM | 120 months

CAM & TAX | \$11.41 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2	Available	2,665 SF	NNN	\$24.00 SF/yr



Shawn Maxey
smaxey@teambeck.com
850.477.7044

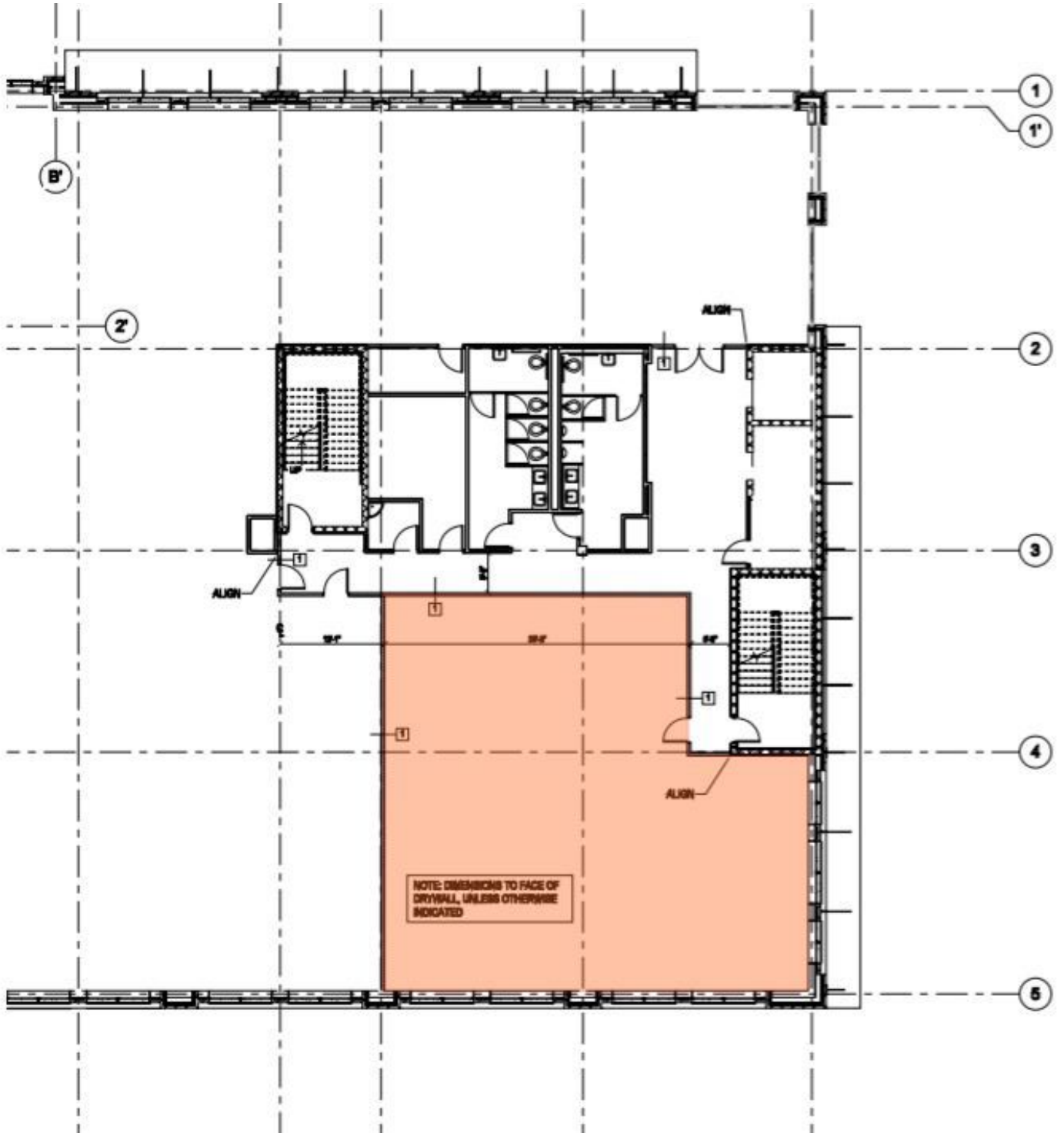
Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



Shawn Maxey
smaxey@teambeck.com
850.477.7044

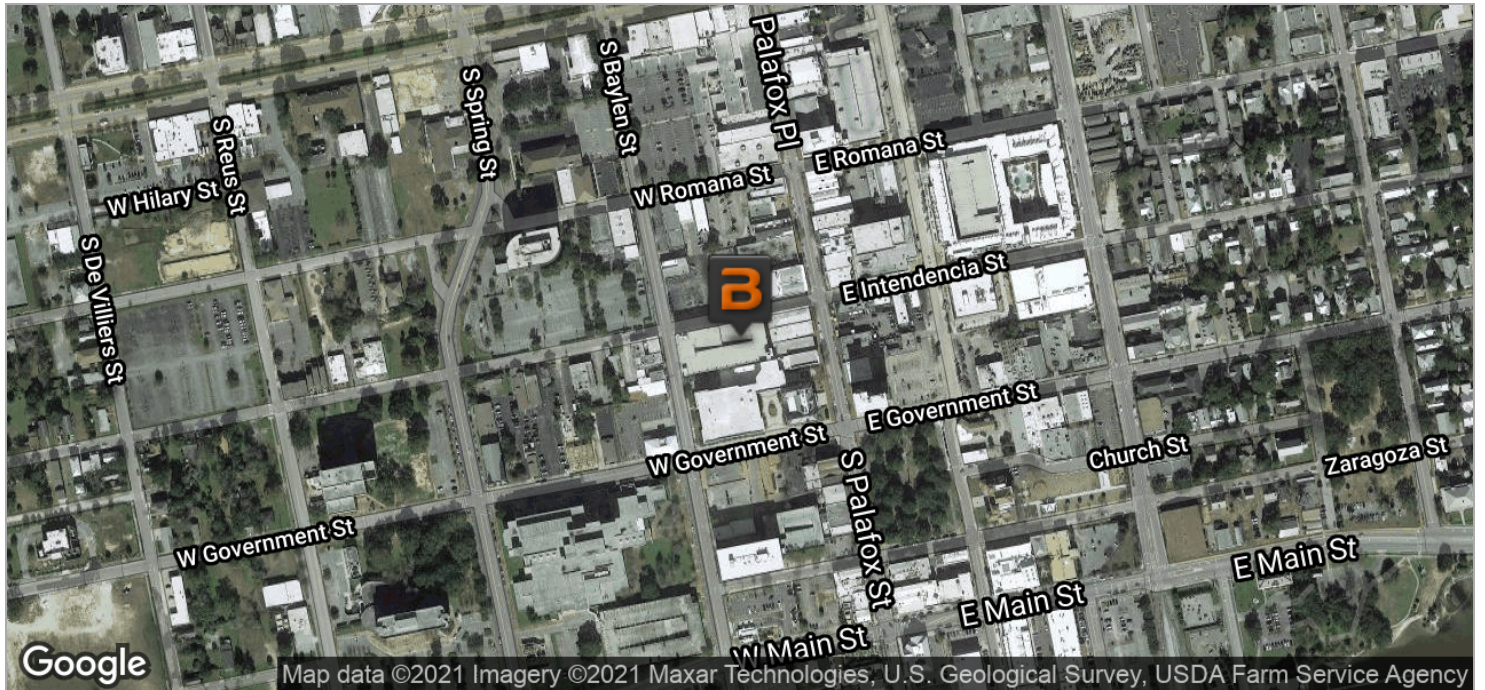
Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



Shawn Maxey
smaxey@teambeck.com
850.477.7044

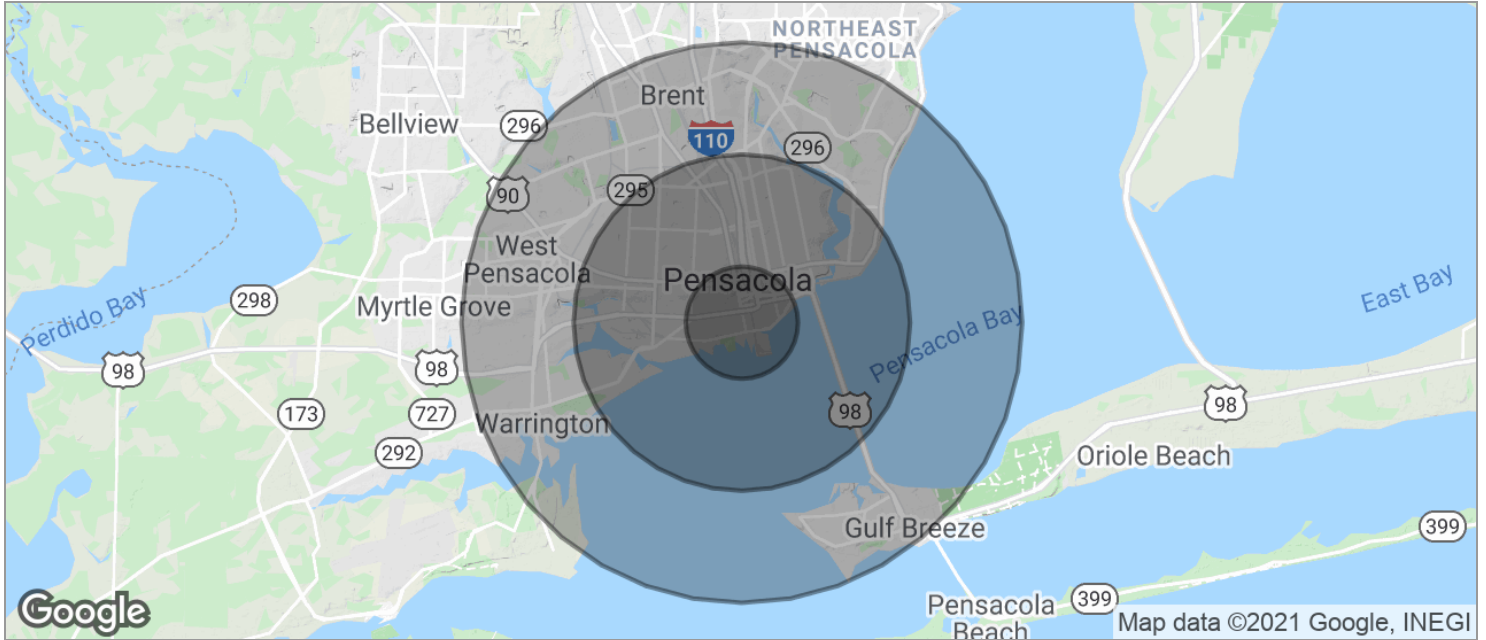
Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Office Space At Southtowne

125 Intendencia Street, Pensacola, FL 32502



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,848	39,064	101,305
MEDIAN AGE	43.4	40.0	37.0
MEDIAN AGE (MALE)	42.4	37.6	35.3
MEDIAN AGE (FEMALE)	43.8	42.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,832	15,393	38,269
# OF PERSONS PER HH	2.1	2.5	2.6
AVERAGE HH INCOME	\$52,798	\$52,113	\$54,012
AVERAGE HOUSE VALUE	\$220,924	\$255,097	\$239,027

* Demographic data derived from 2010 US Census



Shawn Maxey
 smaxey@teambeck.com
 850.477.7044

Stacy Taylor, CCIM
 staylor@teambeck.com
 850.477.7044