

OFFICE PROPERTY FOR LEASE

EXCELLENT OPPORTUNITY IN I-10/PINE FOREST CORRIDOR

2256 W. Nine Mile Rd. , Pensacola, FL 32534



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OFFERING SUMMARY

Available SF: 1,959

Lease Rate: \$2,200.00 per month
(NNN)

Year Built: 2000

Building Size: 1,959 SF

Zoning: HC/LI

PROPERTY OVERVIEW

Excellent opportunity to lease space in the dynamic I-10/Pine Forest Corridor. This property sits near the corner of Nine Mile and Pine Forest Road. The facility is currently being utilized as medical office space but would lend itself to multiple uses that include both general office and retail. The building consists of 1,959sf and includes a beautiful wooden canopy that covers the garden and walkways at the main entrance.

Pine Forest road boasts over 25,000 cars per day and neighboring retail includes Publix, Verizon, Starbucks, Wal-Mart Neighborhood Grocery and Sacred Heart Medical Center to name a few. The property is also in close proximity to the ever growing Navy Federal Credit Union campus, which will include near 1M square feet of office space once completely build out.

PROPERTY HIGHLIGHTS

- Office/Retail Space for Lease!!
- 1,959sf
- Abundant, Free Parking!
- Large Pylon Signage at Street Front!
- Rare Opportunity to Occupy Space in a Growth Market



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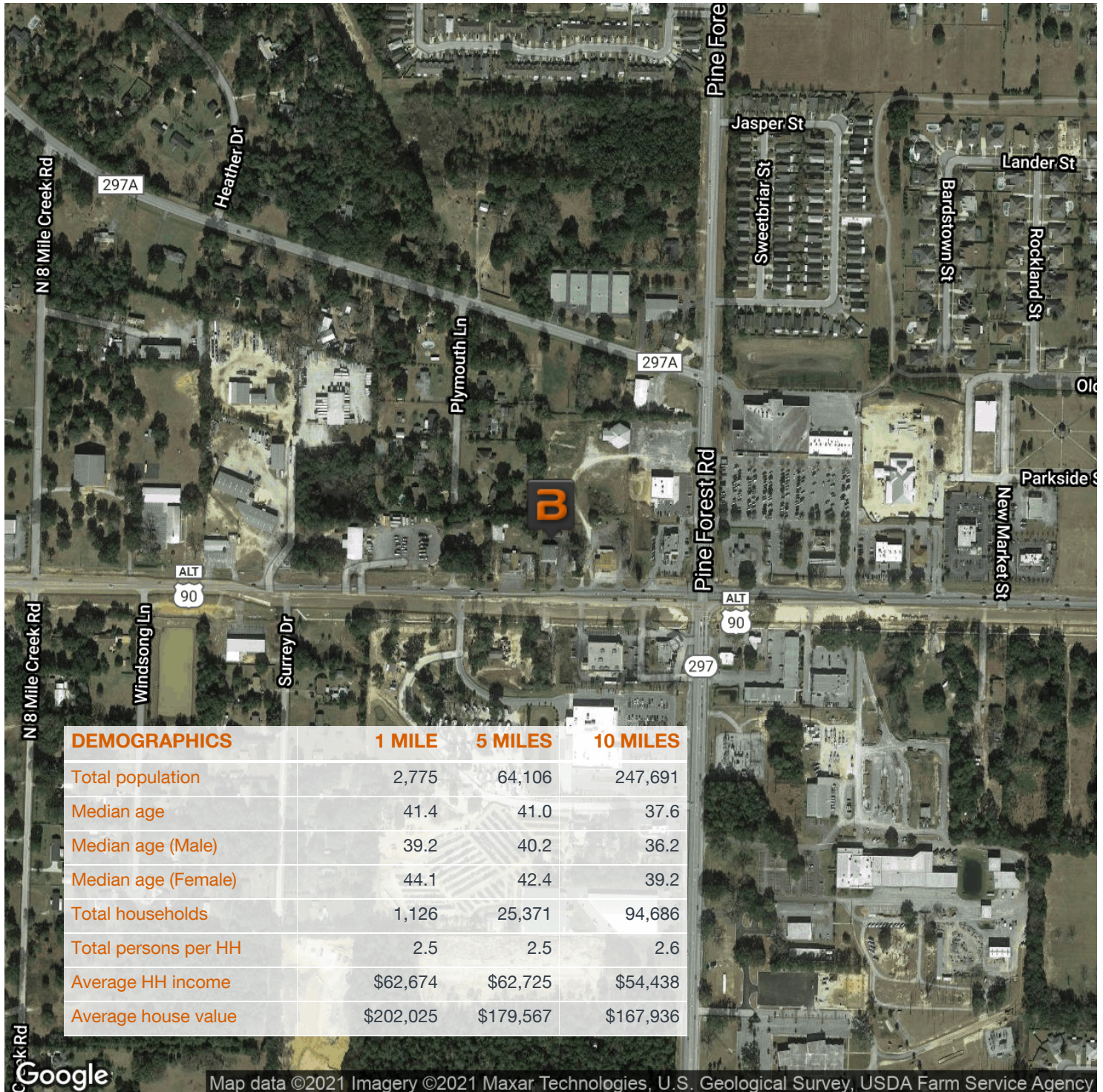
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