

OFFICE PROPERTY FOR LEASE

UNIVERSITY OFFICE PARK FOR LEASE

600 University Office Blvd., Pensacola, FL 32504



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OFFERING SUMMARY

Lease Rate:	\$18.50 - 500.00 SF/yr (MG)
Available SF:	150 - 2,600 SF
Lot Size:	4.58 Acres
Year Built:	1981
Building Size:	41,302
Zoning:	C-2

PROPERTY OVERVIEW

New Ownership and Management, with major upgrades and improvements in progress! University Office Park contains seventeen (17), reliable, well-maintained office buildings on 4.5 acres of land. The buildings are strategically located next to University Town Plaza with easy access to Interstate Highways I-10 and I-110. The office park provides ample parking divided into three lots that surround the complex on the north, south, and east sides. This allows close proximity access for each tenant. The office park also enjoys multiple access points to N Davis Highway and Creighton Road.

PROPERTY HIGHLIGHTS

- Major Upgrades in Progress
- Best Value in Pensacola
- Tremendous Location
- Generous Tenant Improvements
- New Management and Ownership



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LEASE TYPE | MG **TOTAL SPACE** | 150 - 2,600 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$18.50 - \$500.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bldg 12	-	2,600 SF	Modified Gross	\$18.50 SF/yr
Bldg 15 & 16	-	5,202 SF	Modified Gross	\$18.50 SF/yr
Exec A	Available	150 SF	Modified Gross	\$500.00 SF/yr
Exec B	Available	150 SF	Modified Gross	\$500.00 SF/yr
Bldg 4	Available	2,600 SF	Modified Gross	\$18.50 SF/yr
Bldg. 10, Exec Suite J	-	98 SF	Full Service	\$400.00 SF/yr



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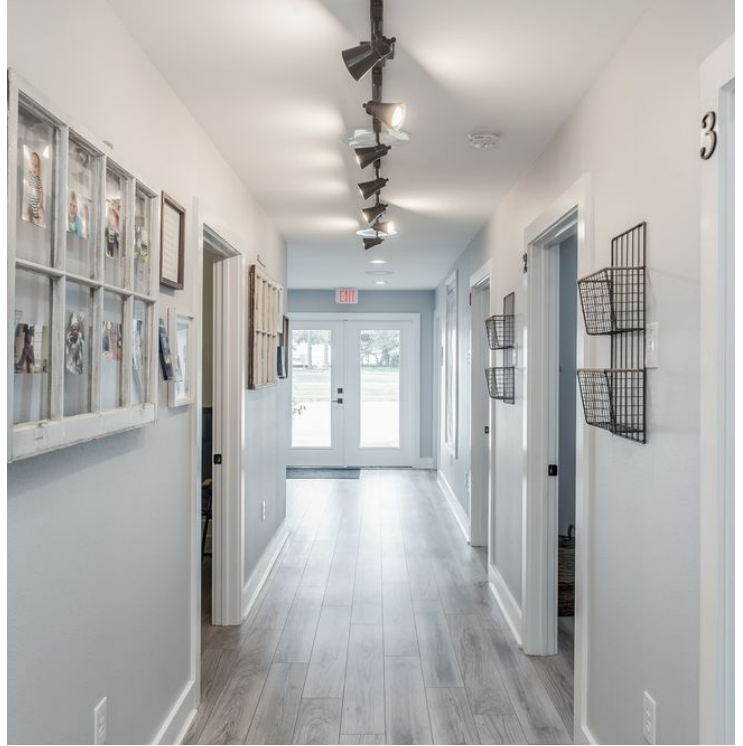
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University Office Park
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Pensacola, Escambia County, Florida



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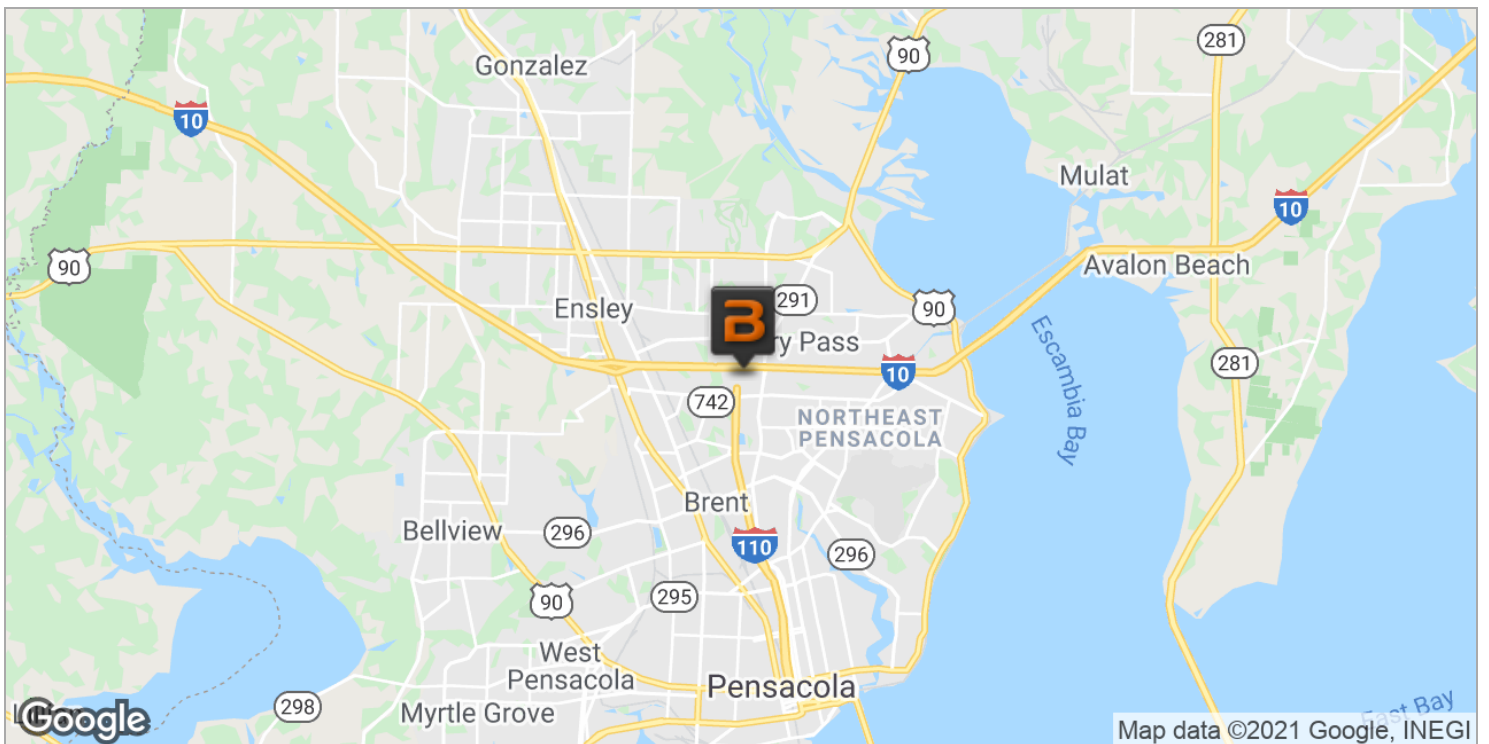
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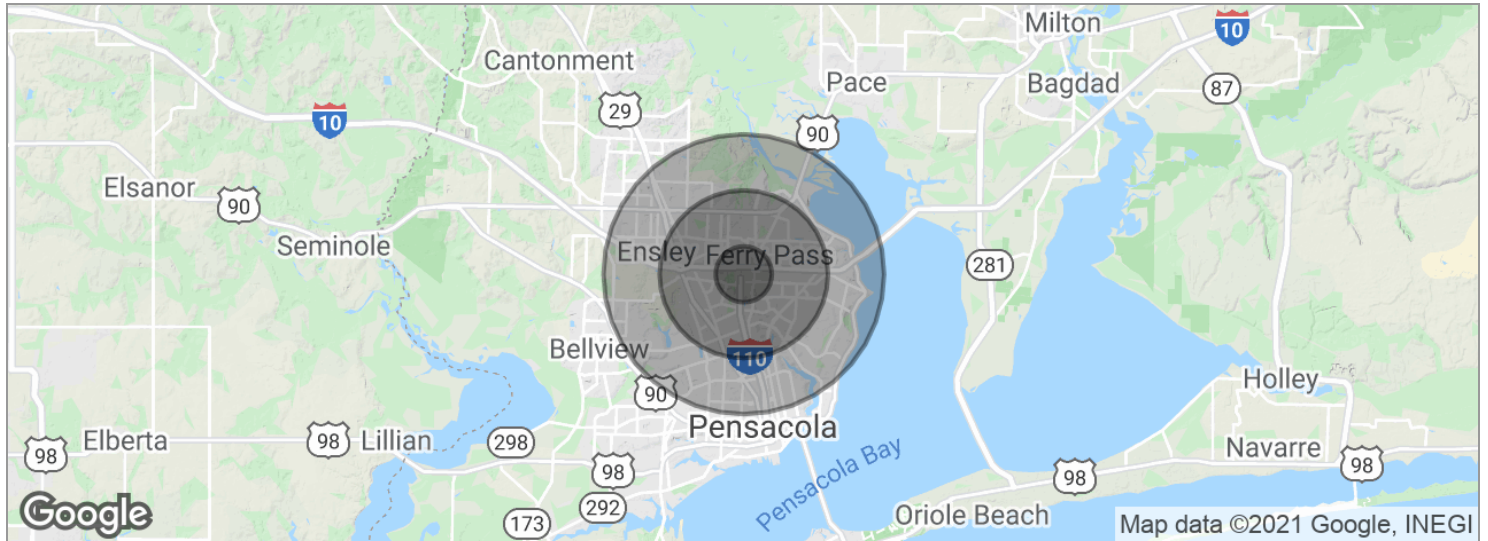
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,533	49,835	132,734
Median age	35.5	35.1	37.3
Median age (Male)	33.7	33.3	35.8
Median age (Female)	37.8	37.7	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,498	20,297	51,417
# of persons per HH	2.2	2.5	2.6
Average HH income	\$46,797	\$51,516	\$55,574
Average house value	\$151,960	\$152,546	\$182,230

* Demographic data derived from 2010 US Census



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