

# OFFICE OR MEDICAL USE PROPERTY FOR LEASE

EAST PENSACOLA HEIGHTS OFFICE FOR LEASE - SUITE "C" 1,600 SF - AVAILABLE MARCH 1ST

810 Scenic Hwy, Suite C, Pensacola, FL 32503



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.

**Debbie Anglin, SIOR**

Vice President  
850.477.7044 x4384  
C 850.501.1075  
danglin@teambeck.com

**Thomas McVoy**

Sales Associate  
850.477.7044  
C 850.516.2208  
tmcvoy@teambeck.com



OFFICE OR MEDICAL USE PROPERTY FOR LEASE

East Pensacola Heights Office For Lease - Suite "C" 1,600 SF - Available March 1st

810 Scenic Hwy, Suite C, Pensacola, FL 32503



OFFERING SUMMARY

Available SF:	1,600 SF
Lease Rate:	\$2,200.00 per month (MG)
Lot Size:	0 Acres
Year Built:	1985
Building Size:	4,166 SF
Zoning:	R-NC
Market:	FL-Pensacola/Ferry Pass/Brent

PROPERTY OVERVIEW

Class B office space located off of Scenic Hwy in East Pensacola Heights. This space consists of five private offices, one handicap accessible bathroom. break room and very large reception area. Lease Price is \$2,200/mo. + sales tax. Ample parking with 24 parking spaces. Multi-tenant building containing 3 separate suites. 1,600 SF of office space available in Suite C - Available March 01, 2021. Landlord requires a two year minimum lease term. First month's rent and sales tax and a performance deposit of two-month's rent due at signing of the lease agreement.

PROPERTY HIGHLIGHTS

- Modified Gross Lease
- Tenant responsible for Utilities, Janitorial, Telephone, Internet, Contents and Liability Insurance and sales tax (currently 7%).



Debbie Anglin, SIOR
danglin@teambeck.com
850.477.7044 x4384

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044



OFFICE OR MEDICAL USE PROPERTY FOR LEASE

East Pensacola Heights Office For Lease - Suite "C" 1,600 SF - Available March 1st

810 Scenic Hwy, Suite C, Pensacola, FL 32503



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$2,200.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
810 Scenic Highway	Available	1,600 SF	Modified Gross	\$2,200 per month	Office Space with five private offices, large reception area, restroom, and break room.



Debbie Anglin, SIOR  
danglin@teambeck.com  
850.477.7044 x4384

Thomas McVoy  
tmcvoy@teambeck.com  
850.477.7044



OFFICE OR MEDICAL USE PROPERTY FOR LEASE

East Pensacola Heights Office For Lease - Suite "C" 1,600 SF - Available March 1st

810 Scenic Hwy, Suite C, Pensacola, FL 32503



**Debbie Anglin, SIOR**  
danglin@teambeck.com  
850.477.7044 x4384

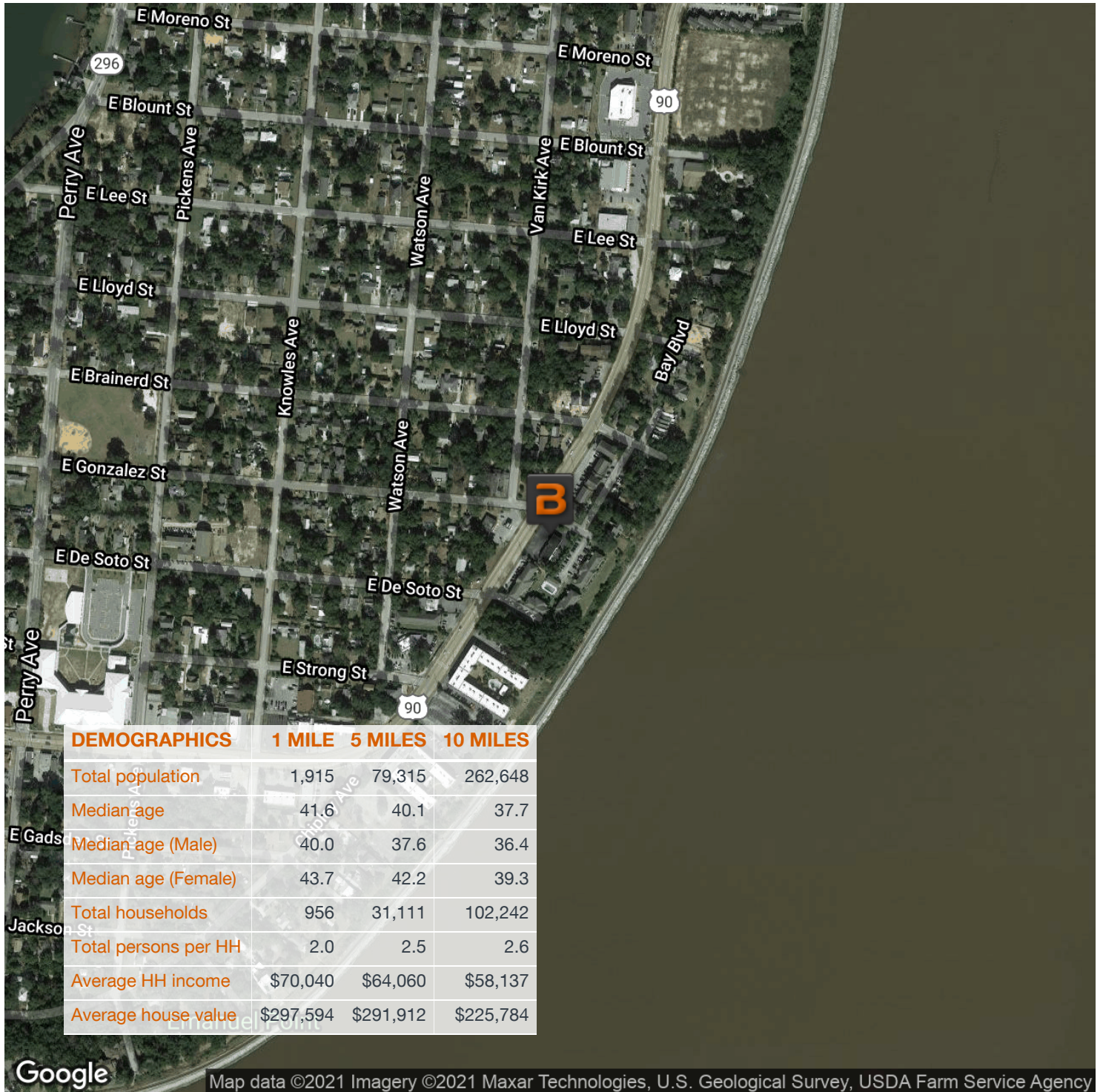
**Thomas McVoy**  
tmcvoy@teambeck.com  
850.477.7044



OFFICE OR MEDICAL USE PROPERTY FOR LEASE

East Pensacola Heights Office For Lease - Suite "C" 1,600 SF - Available March 1st

810 Scenic Hwy, Suite C, Pensacola, FL 32503



**Debbie Anglin, SIOR**  
 danglin@teambeck.com  
 850.477.7044 x4384

**Thomas McVoy**  
 tmcvoy@teambeck.com  
 850.477.7044