

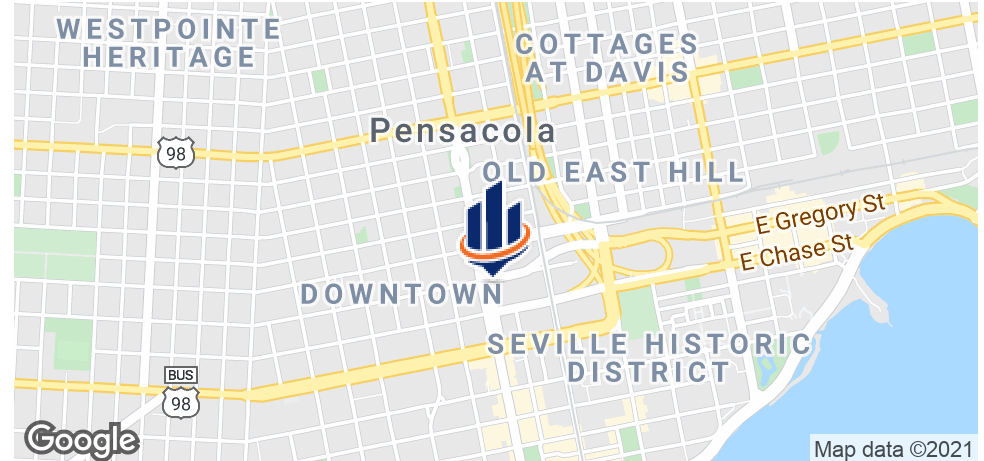


PHOENIX PROWORK AT THE OLD FLORIDA THEATER

186 N PALAFOX
PENSACOLA, FL 32502

Michael Carro, CCIM
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Property Summary



OFFERING SUMMARY

New Retail Space: 1510 SF

Retail Lease Rate: \$2750/mo
+NNN

Executive Office Lease Rate: \$475-750/mo
[Full-Service]

Market: Downtown
Pensacola

PROPERTY OVERVIEW

Direct access to Palafox and Complimentary Parking. The newest addition to Phoenix Prowork Executive Office Space offers 25 Executive Suites, 2 Conference Rooms, and luxe common areas.

This historic building is located one block away from I-110 in the heart of downtown Pensacola. It is just steps away from great local brewery's, shopping, entertainment, dining and office buildings.

NEW Retail Space: "Vanilla Box" Downtown Pensacola on Palafox Street between Gregory and Chase.

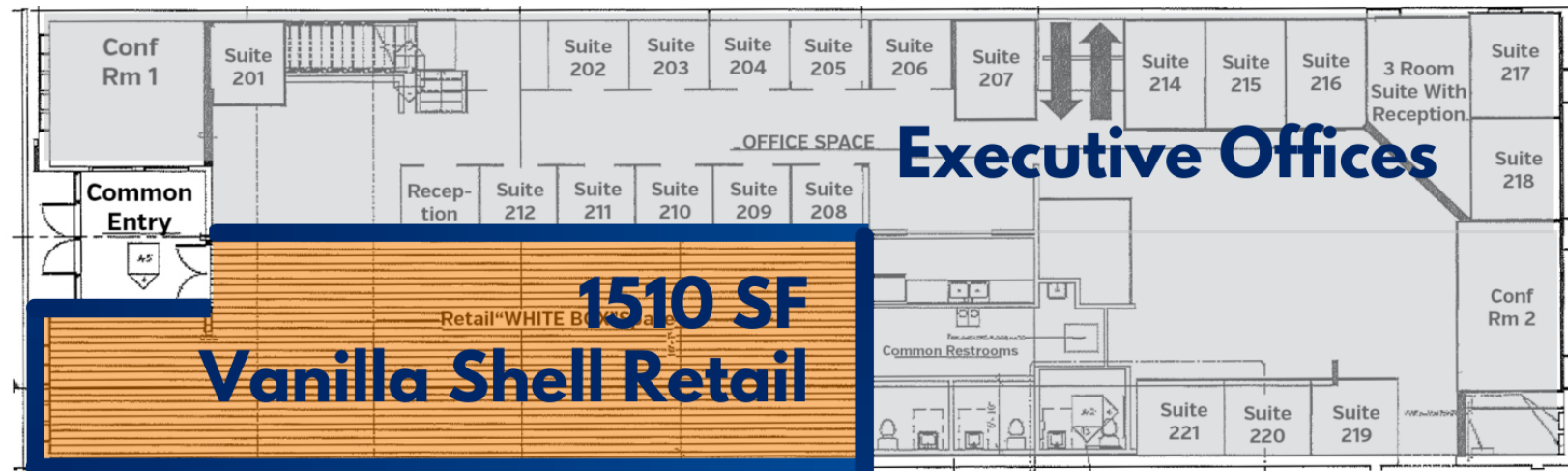
Executive Office: Includes use of Conference Rooms, Kitchen, WiFi

Professionally managed by Upside Property Management.

PROPERTY HIGHLIGHTS

- Full Service Executive Office
- Conference Rooms, Kitchen, WiFi
- Downtown Pensacola with Entrance on Palafox
- PARKING INCLUDED

Retail Space For Lease



OVERVIEW

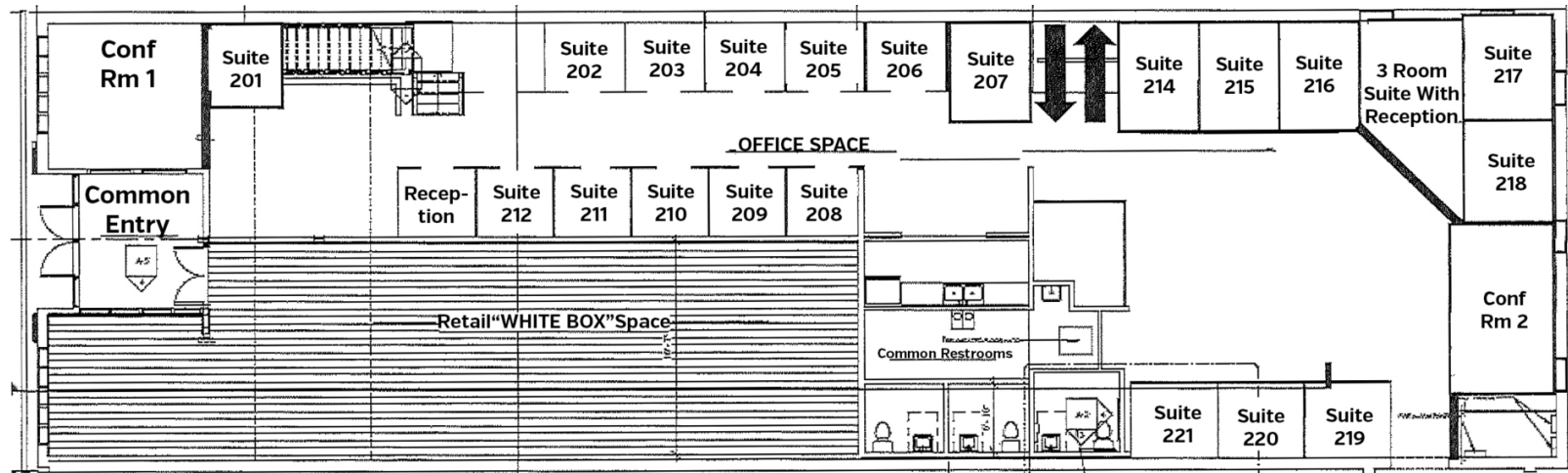
Beautiful newly constructed 'vanilla shell' retail space on N Palafox Street. This space is ready for occupancy on February 1, 2021.

Located in the heart of downtown this retail space shares an entrance with over 24 Executive Offices and has incredible foot traffic from the businesses associated with those professional offices.

RETAIL HIGHLIGHTS

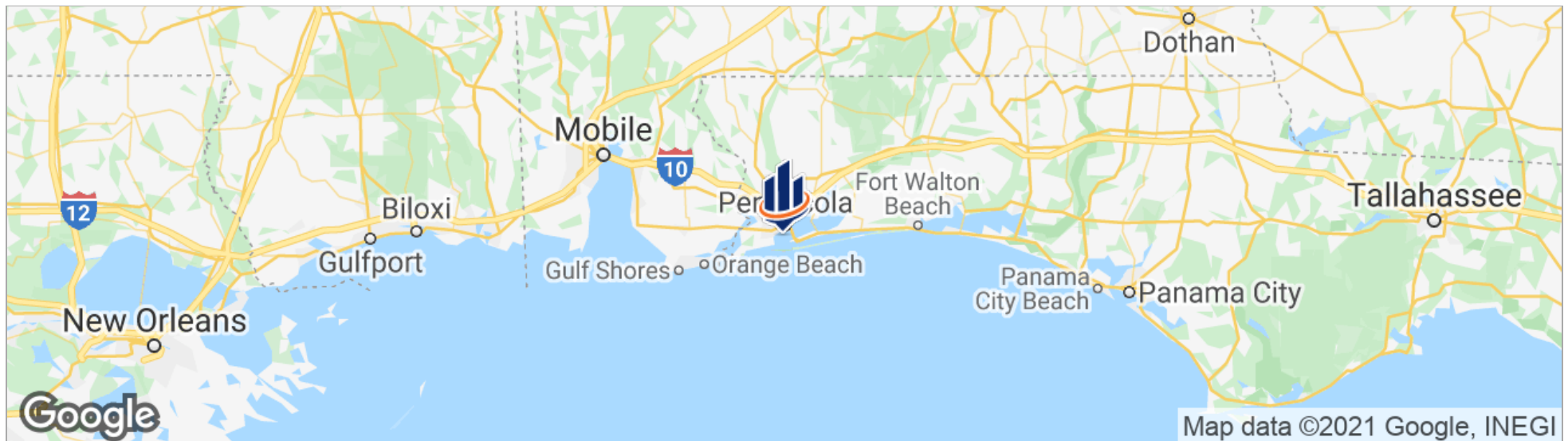
- Entrance on Palafox
- Ample Parking

Available Executive Office Suites

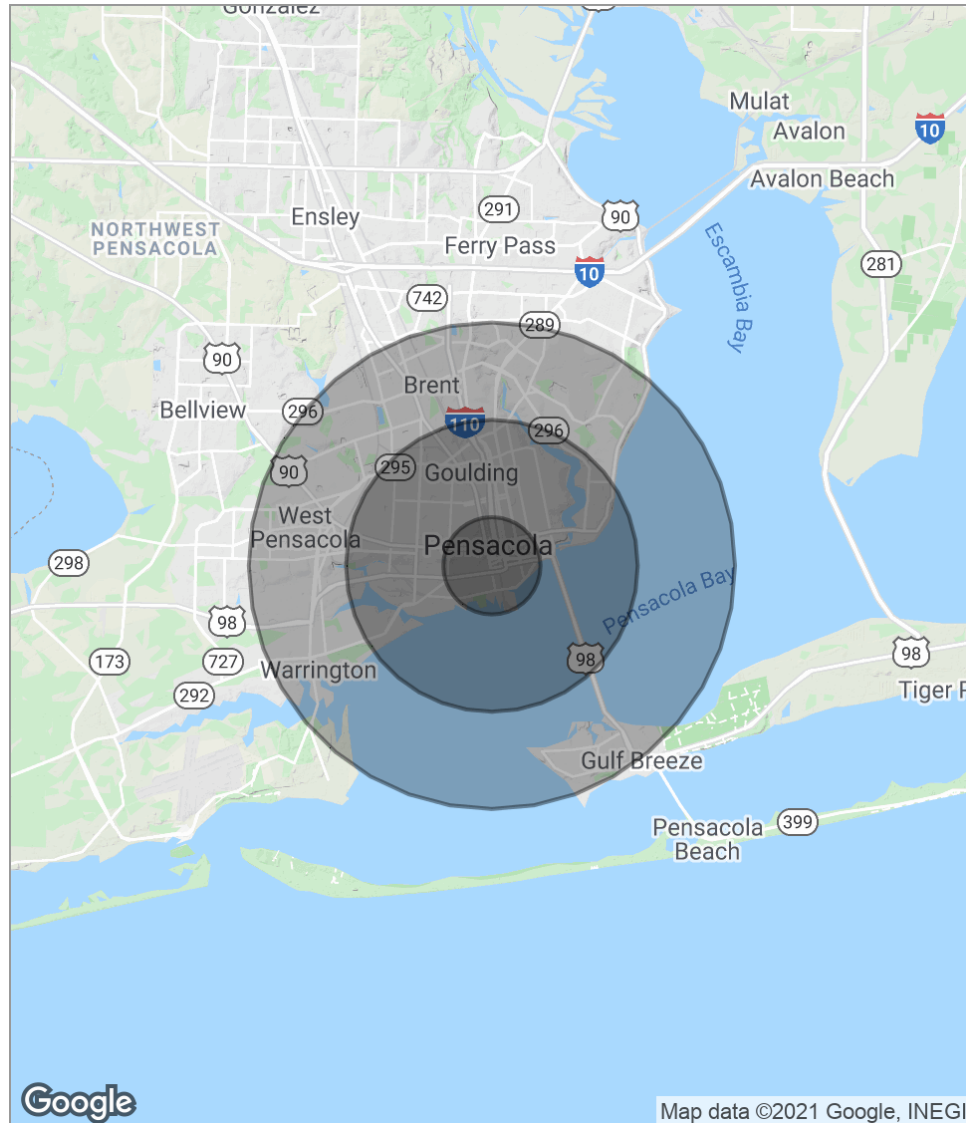


SPACE	LEASE RATE	LEASE TYPE	TERM
Reception Desk	\$300 per month	Full Service	24 months
Suite 202	\$500 per month	Full Service	24 months
Suite 203	\$525 per month	Full Service	12 months
Suite 206	\$600 per month	Full Service	24 months
Suite 210	\$500 per month	Full Service	24 months
Suite 211	\$500 per month	Full Service	24 months
Suite 212	\$500 per month	Full Service	24 months
Suite 214	\$550 per month	Full Service	24 months

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,970	43,232	105,029
Median age	41.3	39.4	37.1
Median age [Male]	38.8	36.8	35.4
Median age [Female]	43.1	41.7	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,267	16,746	40,049
# of persons per HH	2.2	2.6	2.6
Average HH income	\$54,720	\$51,976	\$53,948
Average house value	\$220,975	\$251,516	\$234,912

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"