

FOR LEASE

2211 Highway 77 Lynn Haven, FL 32444

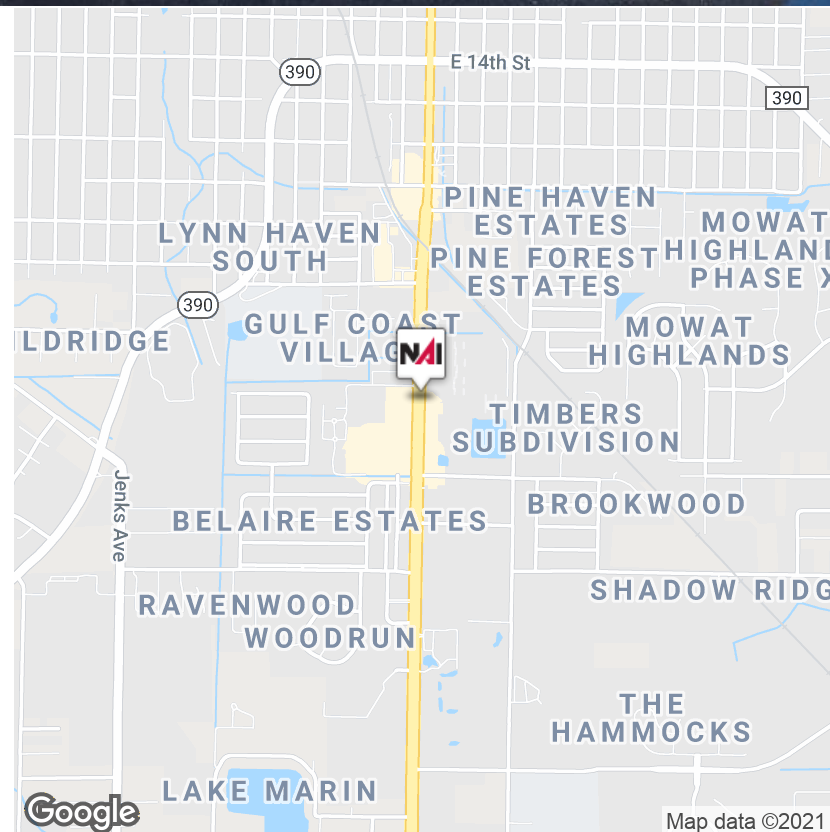


Office | 630 - 1,001 SF

Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 203 B	\$1,200 per month	877
Suite 203 C	\$1,200 per month	630
Suite 203 D	\$1,200 per month	1,001

**Lease Rate: \$1,200 - \$1,800
Per Month / Full Service**



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
17216 Panama City Beach Pkwy
talcor.com

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PROPERTY OVERVIEW

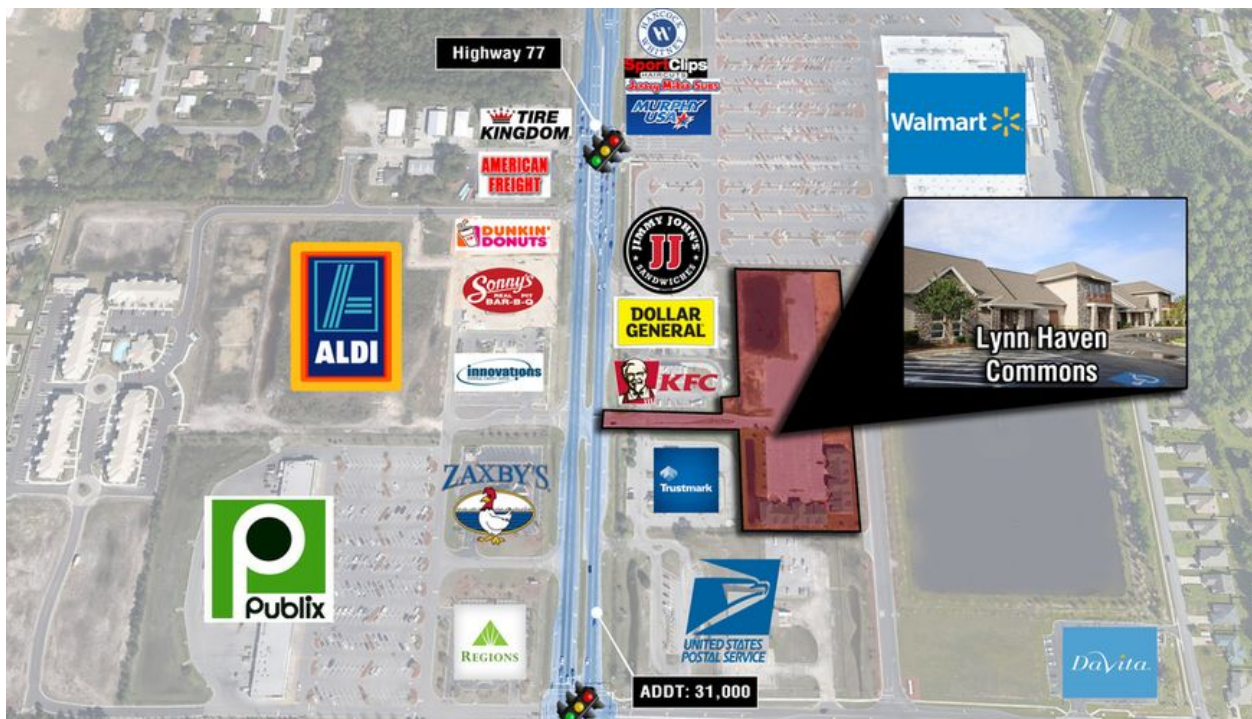
Lynn Haven Commons is a professional office center located in Lynn Haven, Florida on Highway 77, just south of the new Super Wal-Mart and across from Publix. Suites in the center range in size from a minimum 1,000 SF up to 10,000 SF. We can accommodate larger office requirements by combining office suites to fit the client's needs and specific layout. This property includes 2 office buildings with 6 units per building. The center has excellent parking, signage and is professionally landscaped. There is also the opportunity for Tenant Improvement Allowance for long term leases.

LOCATION OVERVIEW

This professional office center is located on 3.9 acres near the new Super Wal-Mart. With easy access to Highway 77 you are centrally located in Bay County and within minutes to all major commercial and residential areas of the county, including the New International Airport, Panama City Beach, Downtown, military bases, Interstate 10 and area hospitals.

HIGHLIGHTS

- Full Service Lease - includes utilities (electric, water and trash)
- Nearby traffic generators include Walmart, Publix, Winn Dixie and many national restaurants
- Growing trade area with new retail include Jimmy Johns, Dunkin Donuts, Sonny's BBQ, Tire Kingdom and American Freight
- Dense residential surrounds the site with strong middle income demographics
- Professionally maintained landscape
- Traffic Count: 31,000



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