

FOR LEASE - \$8,800

1194 N EGLIN PARKWAY- SHALIMAR, FL

7,000 SF PROFESSIONAL OFFICE SPACE IN THE HEART OF SHALIMAR



NBI
PROPERTIES INC.

PROPERTY HIGHLIGHTS

Position your business in a highly visible location along Eglin Parkway in Shalimar. This 7,000 SF professional office space offers a polished setting for businesses seeking a prominent address with convenient access throughout Okaloosa County. The property features a functional office layout, ample surface parking, strong signage opportunities, and excellent accessibility along one of the area's primary commercial corridors. Ideally positioned near Eglin Air Force Base, Fort Walton Beach, and Destin, the property is well suited for professional, corporate, government-related, medical, or administrative users seeking a strategic Northwest Florida location.





Property Type - Office

Building SF - 7,000 SF

Acres - 1.08

Building Class - A

Parking - 45 Spaces

Tern - Negotiable



LOCATION HIGHLIGHTS

► PRIME EGLIN PARKWAY LOCATION

POSITIONED ALONG ONE OF OKALOOSA COUNTY'S PRIMARY NORTH-SOUTH COMMERCIAL CORRIDORS WITH EXCELLENT VISIBILITY, ACCESSIBILITY, AND CONNECTIVITY

► MINUTES FROM EGLIN AIR FORCE BASE

STRATEGICALLY LOCATED NEAR EGLIN AFB, ONE OF THE REGION'S LARGEST EMPLOYMENT CENTERS AND A MAJOR DRIVER OF DEFENSE, GOVERNMENT, AND CONTRACTOR ACTIVITY

► CENTRAL OKALOOSA COUNTY POSITION

CONVENIENTLY SITUATED BETWEEN FORT WALTON BEACH AND NICEVILLE, PROVIDING EASY ACCESS TO KEY BUSINESS CENTERS, RESIDENTIAL COMMUNITIES, AND REGIONAL DESTINATIONS

► STRONG DEFENSE & GOVERNMENT PRESENCE

IDEALLY POSITIONED FOR DEFENSE CONTRACTORS, GOVERNMENT-RELATED ORGANIZATIONS, ENGINEERING FIRMS, AND PROFESSIONAL SERVICE COMPANIES SUPPORTING THE REGION'S MILITARY ECONOMY

► EXCELLENT REGIONAL CONNECTIVITY

DIRECT ACCESS TO EGLIN PARKWAY PROVIDES EFFICIENT TRAVEL THROUGHOUT SHALIMAR, FORT WALTON BEACH, NICEVILLE, DESTIN, AND SURROUNDING OKALOOSA COUNTY COMMUNITIES

► PROXIMITY TO HURLBURT FIELD

CONVENIENT ACCESS TO HURLBURT FIELD FURTHER CONNECTS THE PROPERTY TO NORTHWEST FLORIDA'S SIGNIFICANT MILITARY AND DEFENSE WORKFORCE

► ESTABLISHED PROFESSIONAL CORRIDOR

SURROUNDED BY A MIX OF PROFESSIONAL OFFICES, GOVERNMENT SERVICES, RETAIL, RESTAURANTS, AND ESTABLISHED BUSINESSES ALONG THE EGLIN PARKWAY CORRIDOR

► ACCESS TO DESTIN & THE EMERALD COAST

A CENTRAL LOCATION PROVIDES CONVENIENT CONNECTIVITY TO DESTIN, OKALOOSA ISLAND, AREA BEACHES, AND THE BROADER EMERALD COAST BUSINESS COMMUNITY.





**SUBJECT
PROPERTY**

CVS
pharmacy®

DAVID SCOTT LEE
AUTOMOTIVE - WHOLESALE

Eglin
Federal
CREDIT UNION

FNBT BANK

SONIC

McDonald's

DG

Publix

extended
STAY AMERICA

TOWNEPLACE
— SUITES —
MARRIOTT

Tom Thumb

WAFFLE
HOUSE

RACEWAY



CONTACT INFO



CRAIG BARRETT

Broker

850.217.0303

craig@nbiproperties.com



JAYME NABORS

Agent

850.420.1111

jayme@nbiproperties.com

NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.