



FOR SALE & LEASE

20,000 FORMER STATE OF FLORIDA MEDICAL SERVICES OFFICE | TYNDALL PARKWAY

230 N Tyndall Pkwy, Panama City, FL 32404

Kevin Wattenbarger, CCIM

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

230 Tyndall Parkway is a 20,000 SF steel-frame office asset, formerly leased by the State of Florida, built in 2008 on a 1.95-acre campus. Its efficient, rectangular floorplate accommodates open-plan workstations or private-suite configurations and is fully equipped with network-ready infrastructure, central HVAC, and commercial-grade finishes. While 230 Tyndall Parkway does not have direct road frontage, it enjoys dedicated access via the shared drive off Tyndall Parkway and ample surface parking for employees and visitors.

The property is offered for sale or lease, making it ideal for owner-users, investors seeking a near-turnkey office solution, or developers exploring adaptive reuse opportunities. Adjacent to this asset is 210 Tyndall Parkway, a 16,000 SF office building with prominent Tyndall Parkway frontage, also available for sale or lease. Together, the contiguous 36,000 SF campus provides a unique opportunity for single-site management, coordinated branding,

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	20,000 SF
Lot Size:	85,117 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,794	12,447	20,419
Total Population	7,300	32,361	52,840
Average HH Income	\$66,460	\$70,118	\$73,088

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PROPERTY HIGHLIGHTS

- 20,000 SF Versatile Office Asset: Steel-frame construction built in 2008, formerly leased by the State of Florida.
- 1.95-Acre Campus: Generous site with convenient access via Tyndall Parkway.
- Parking: 80 surface spaces (4:1,000)
- Flexible Floorplate: Rectangular layout easily configured for open-plan workstations or private suites.
- Near-Turnkey Infrastructure: network ready, central HVAC with zoned controls, and durable commercial-grade finishes.
- Access & Parking: Dedicated ingress/egress via shared internal drive and ample surface stalls.
- Adaptive Reuse Opportunity: Ideal for owner-users, investors, or conversion to medical, educational, or R&D uses.
- Contiguous Campus Potential: Adjacent 16,000 SF building at 210 Tyndall Parkway (with Parkway frontage) also available-offering up to 36,000 SF under single ownership.
- Sale or Lease Terms Available: Priced competitively below replacement cost or aggressive lease structuring.
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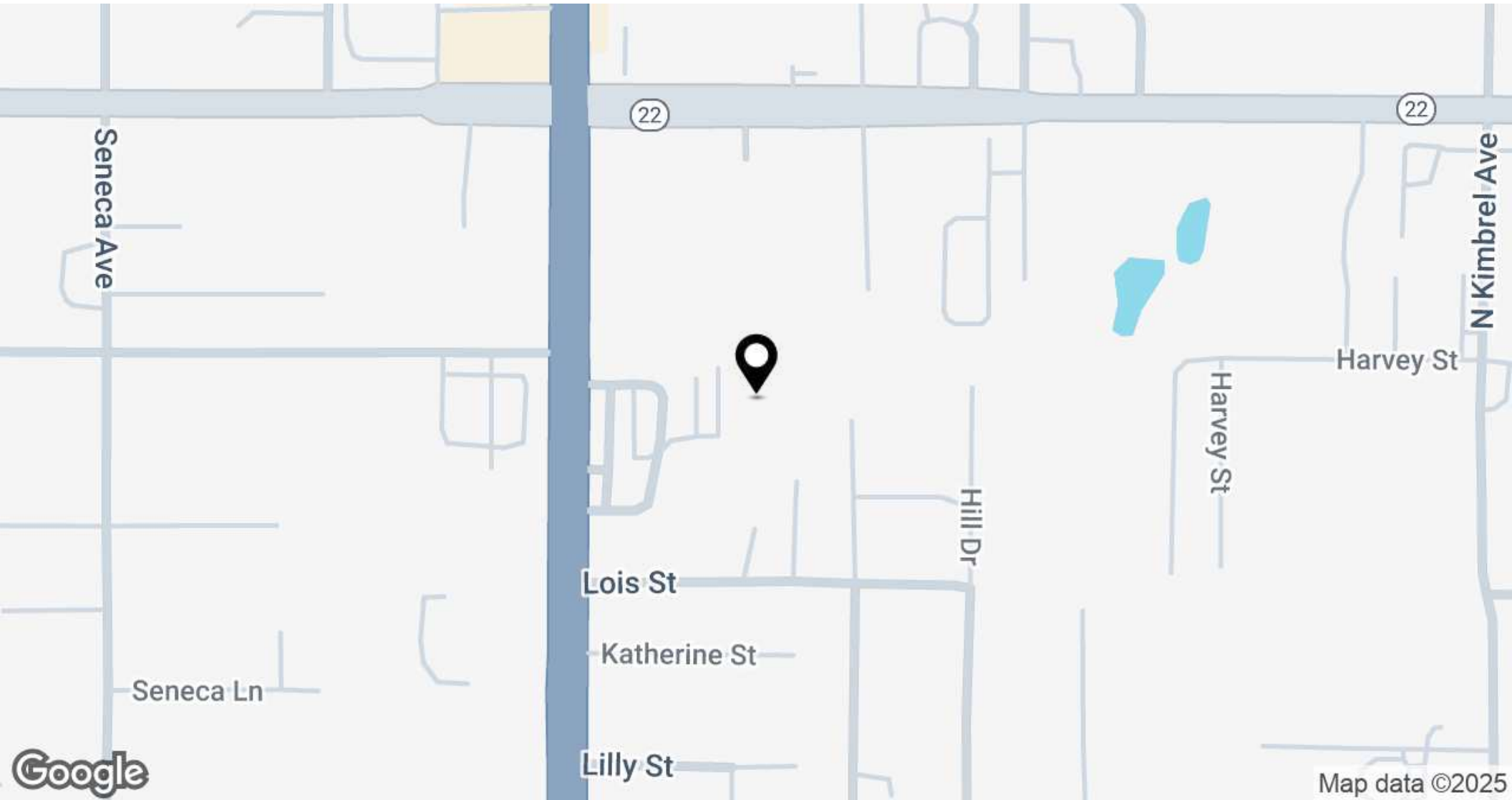
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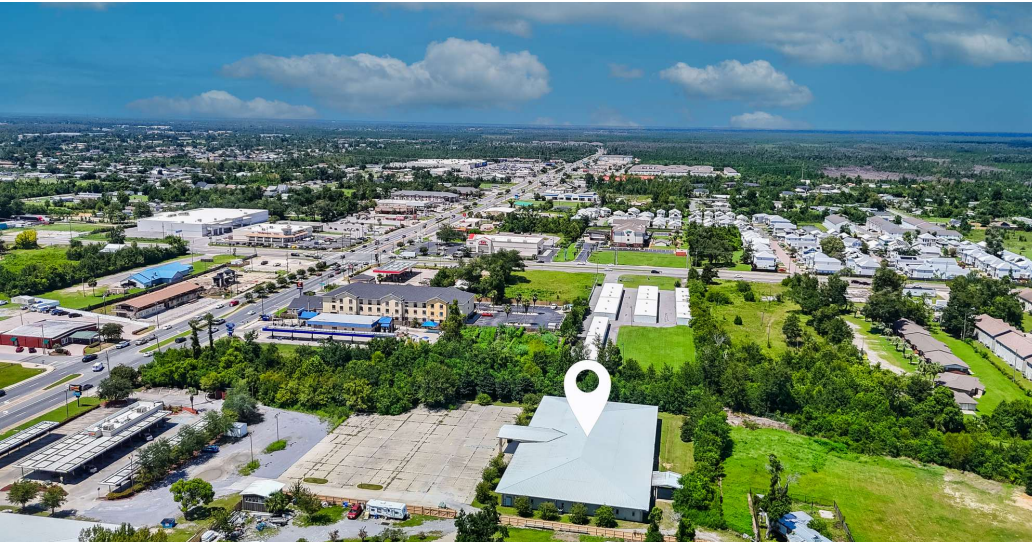
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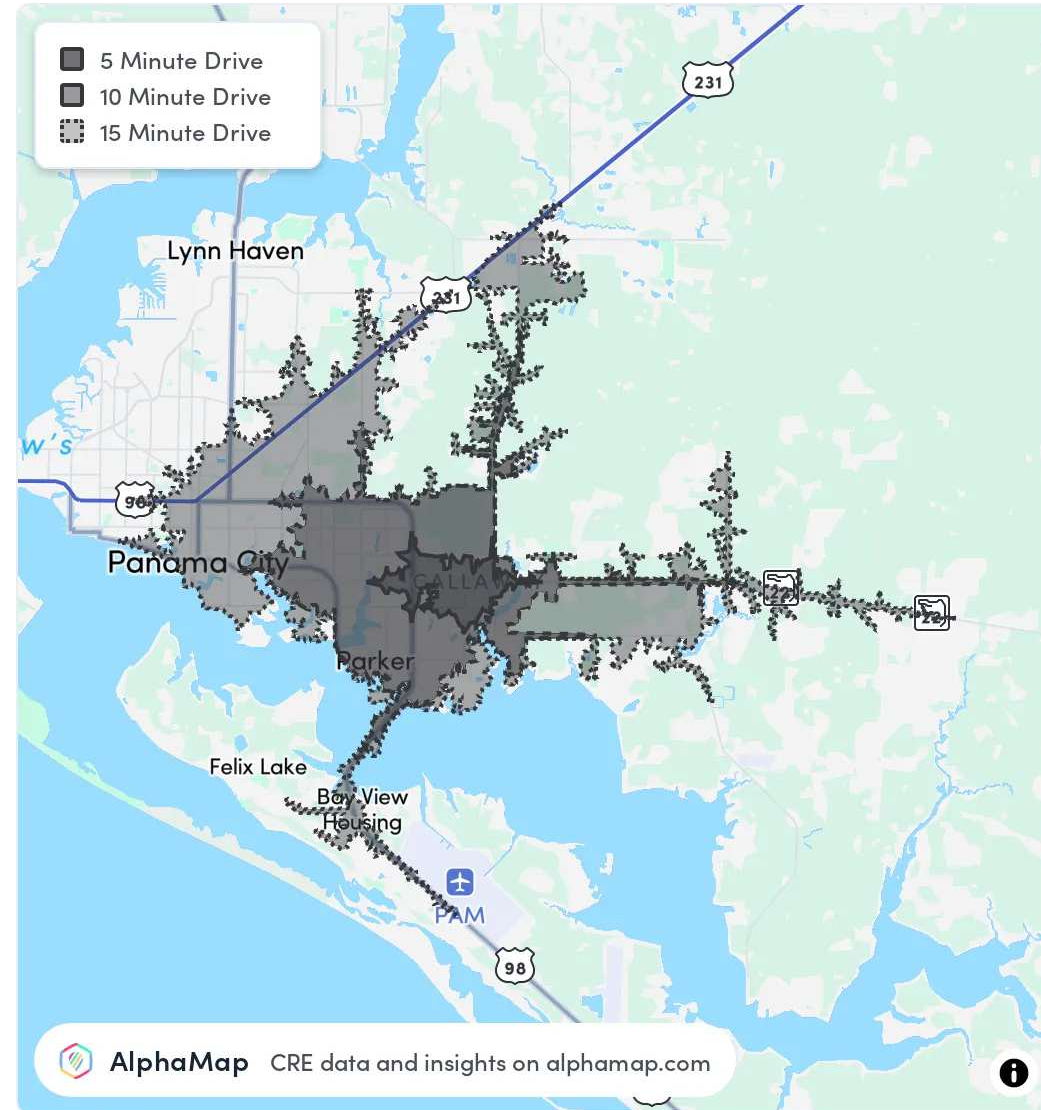
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,694	25,388	39,414
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,783	9,795	15,148
Persons per HH	2.6	2.6	2.6
Average HH Income	\$65,351	\$67,130	\$69,334
Average House Value	\$209,956	\$236,483	\$242,776
Per Capita Income	\$25,135	\$25,819	\$26,666

Map and demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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