

FOR LEASE

PROPERTY SUMMARY

Professional office space ideal for attorneys, wealth management, and similar firms.

BUILDING INFO

- 5,523 SF
- 2 Floors + basment

LEASE RATE

- 13.50 - 15.00 PSF/YR
- NNN, \$5.98 SF/YR

PROPERTY HIGHLIGHTS

- Strong natural light throughout
- Professional reception with client waiting area
- Large conference rooms & private offices
- Full kitchen with pantry
- Finished, climate-controlled basement currently used for podcast studio, conference, bullpen & storage.
- Dedicated on-site parking + free public parking on Spring Street
- Unique historic speakeasy

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,100	42,638	104,785
Households	3,804	18,611	42,446
Avg. HH Income	\$118,830	\$99,655	\$96,952



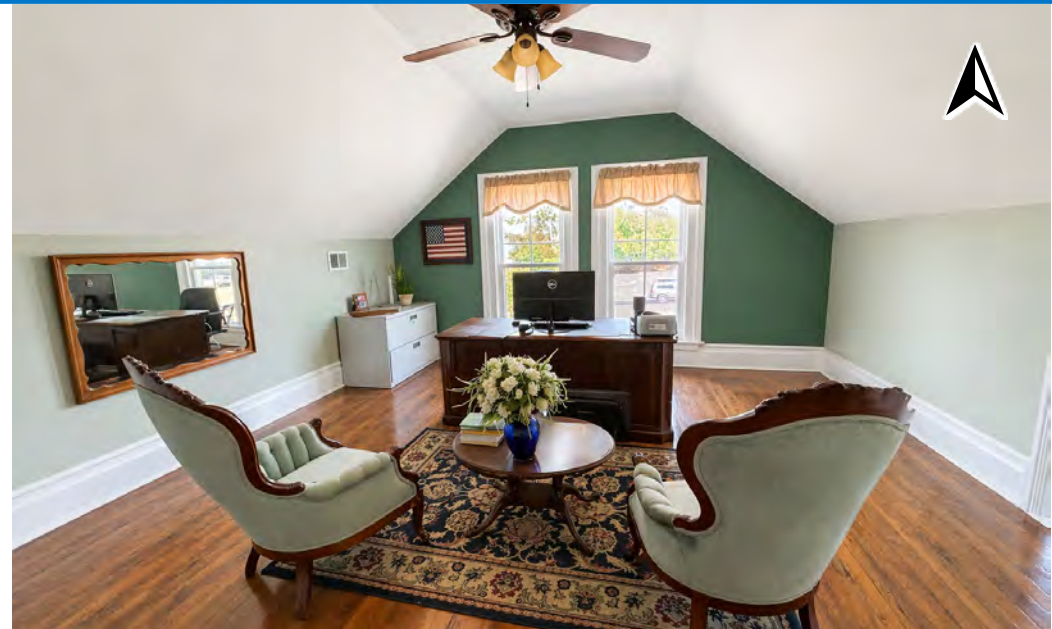
stirling

KYLLE SHOEMAKER
Office: 850-972-0161
Direct: 760-505-2798
kshoemaker@stirlingprop.com

MORRISON FAMILY OFFICE

OFFICE BUILDING FOR LEASE

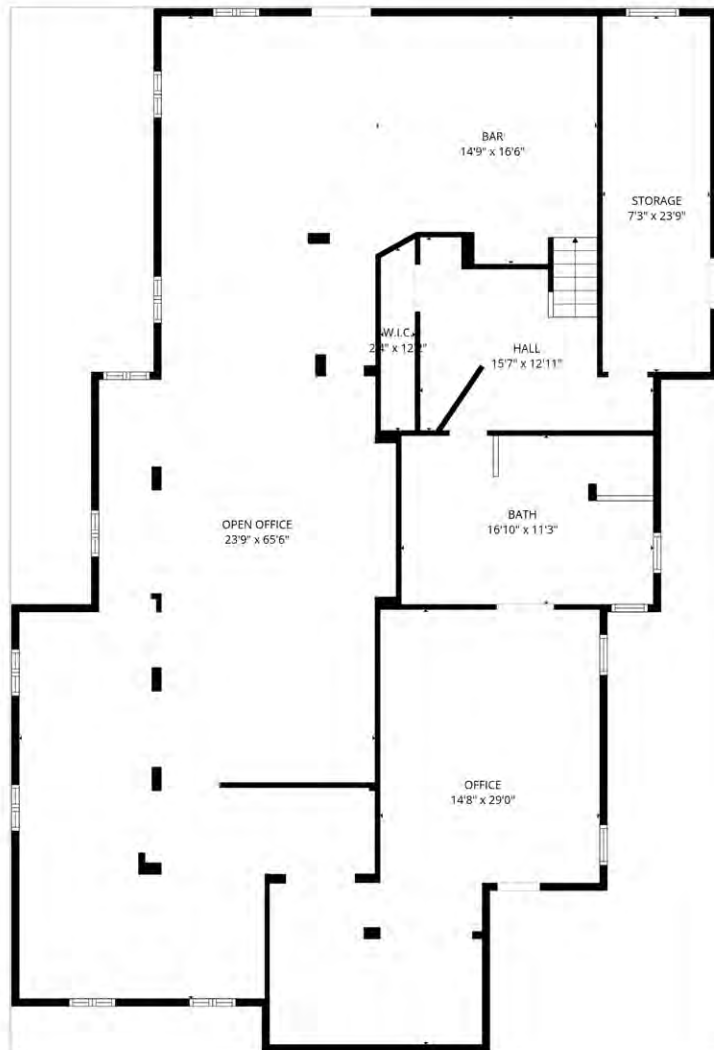
107 W. Gregory St., Pensacola, FL



FLOOR PLANS

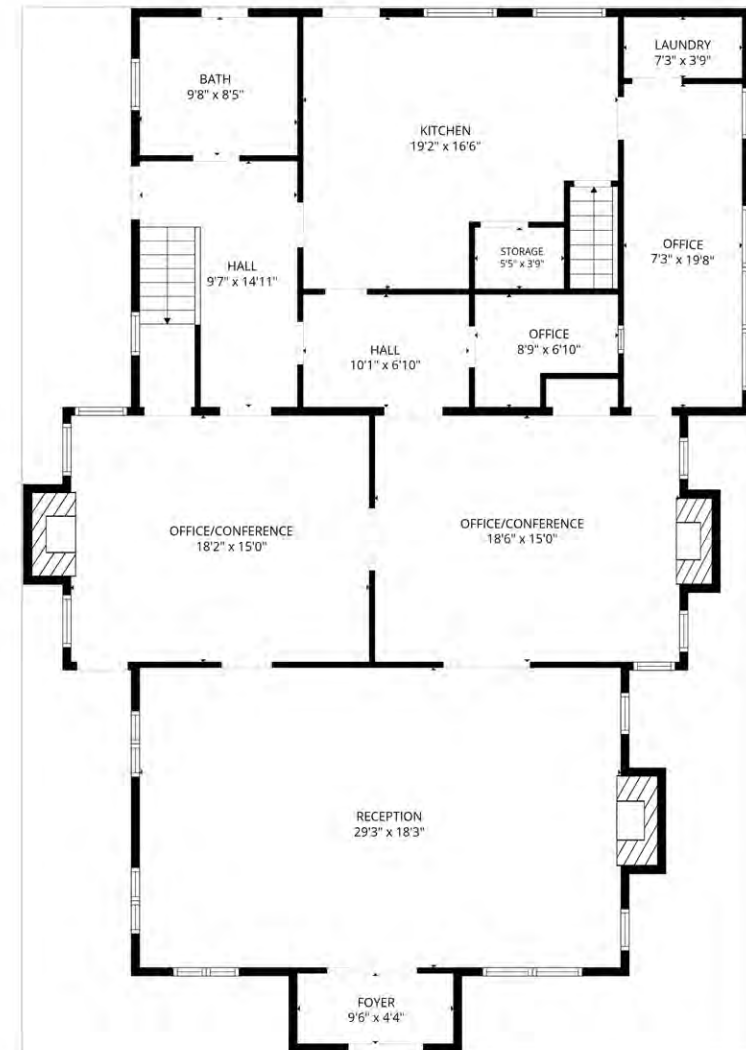
1ST FLOOR

2,267 SF



2ND FLOOR

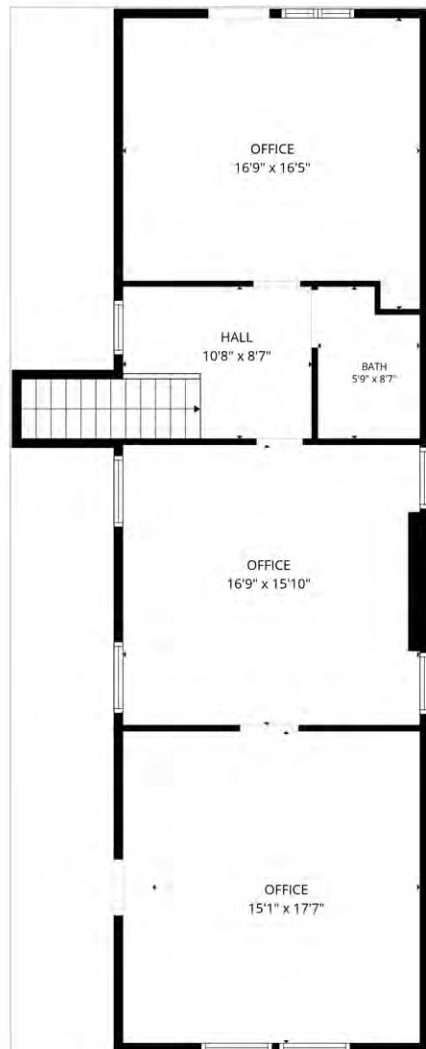
2,015 SF



FLOOR PLANS

3RD FLOOR

958 SF



ALL FLOORS OVERVIEW

