

FOR LEASE

PROPERTY SUMMARY

Recently renovated 1,579 SF office suite offering a mix of private offices, a dedicated conference room, reception with transaction window, kitchenette, storage, and two restrooms — excellent natural light throughout and dedicated A/C. The property is secure, with a fenced and lighted lot providing 11 asphalt spaces plus additional parking. Signage opportunities are available. Positioned on N Palafox with excellent interstate access and a direct shot into downtown Pensacola, it's a strong fit for a small business. Available October 1.

BUILDING INFO

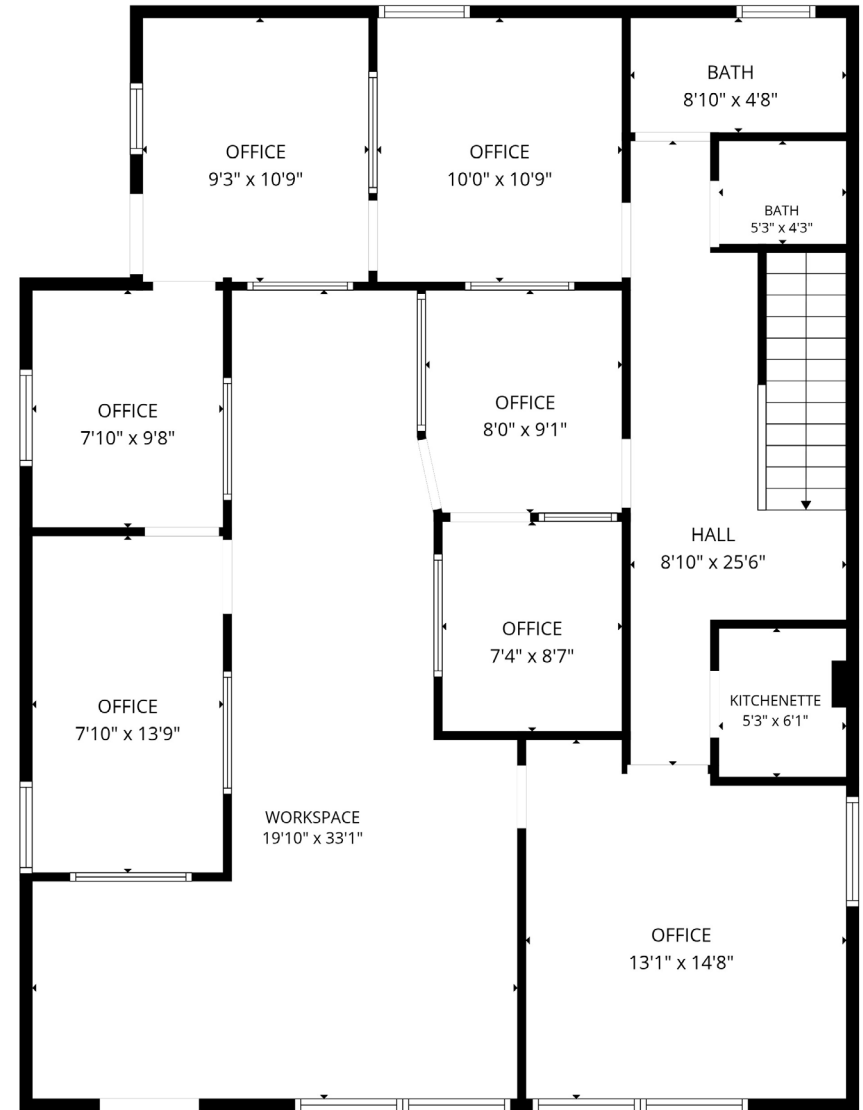
- Suite Size: 1,579 SF

MONTHLY RENT

- \$ 2,100/month Modified Gross

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,857	36,953	94,312
Avg. HH Income	\$139,724	\$103,137	\$100,481





FLOOR PLAN