FOR SALE & LEASE

16,000 SF FORMER GOVERNMENT OFFICE BUILDING - TYNDALL PARKWAY

210 North Tyndall Parkway, Panama City, FL 32404

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FIVE BRIDGES
REAL ESTATE SERVICES CO.

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210 North Tyndall Parkway, Panama City, FL 32404

PROPERTY DESCRIPTION

210 N Tyndall Parkway is a 16,000 SF, steel-frame office building constructed in 2008 on a 0.99-acre site with prominent Parkway frontage. Formerly leased by the State of Florida. The efficient rectangular floorplate accommodates open-plan workstations or private-suite configurations and is equipped with network-ready infrastructure, central HVAC with zoned controls, and commercial-grade finishes. Surface parking (25 +/- parking spaces) , and FEMA Flood Zone X designation plus COM-1 zoning ensure minimal risk and maximum flexibility. Offered for sale or lease, this asset appeals to owner-users, investors, or those seeking adaptive-reuse potential.

OFFERING SUMMARY

Sale Price:	$1,920,000
Lease Rate:	$12.00 SF/yr (NNN)
Available SF:	16,000 SF
Lot Size:	0.989 Acres
Building Size:	16,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,284	15,257	25,799
Total Population	7,025	33,127	53,682
Average HH Income	$45,862	$51,130	$53,049

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PROPERTY HIGHLIGHTS

- 16,000 SF steel-frame office asset (2008 construction)
- 0.99-Acre site with direct Tyndall Parkway frontage
- Flexible Floorplate: Rectangular, column-free design
- Turnkey Infrastructure: Network-ready network, central HVAC (zoned), and commercial-grade finishes
- Parking & Access: 25 dedicated surface stalls with direct Tyndall Pkwy frontage and ingress/egress (full access- median cut)
- Low Risk: FEMA Flood Zone X; COM-1 zoning
- Sale or Lease: Competitive pricing below replacement cost and/or flexible lease structuring
- Campus Upside: Adjacent 20,000 SF building at 230 Tyndall Parkway also available– totaling 36,000
-

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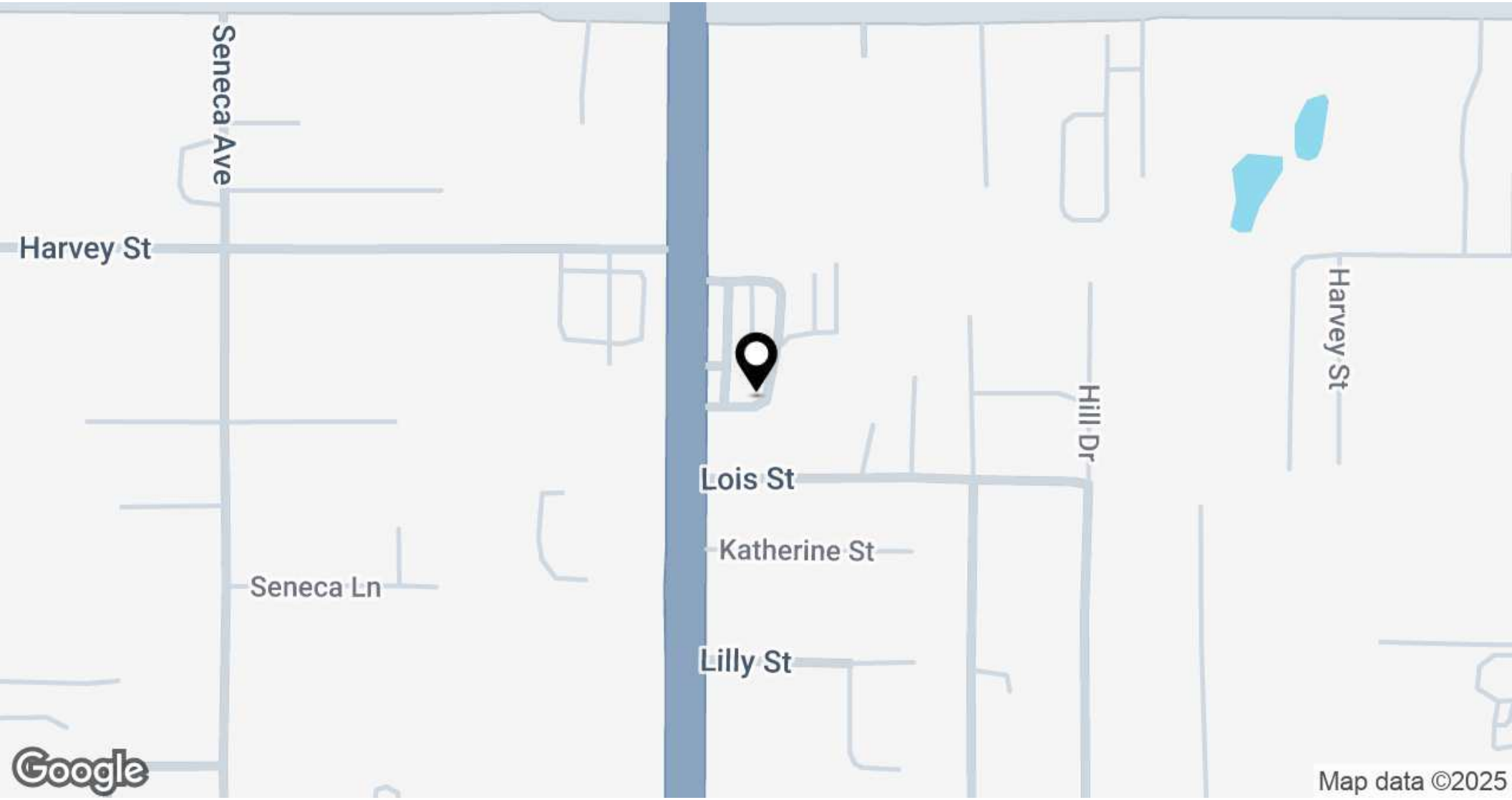

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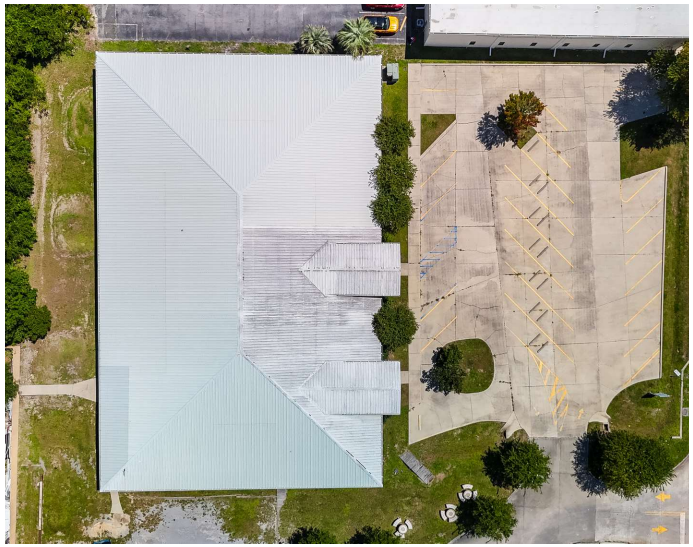

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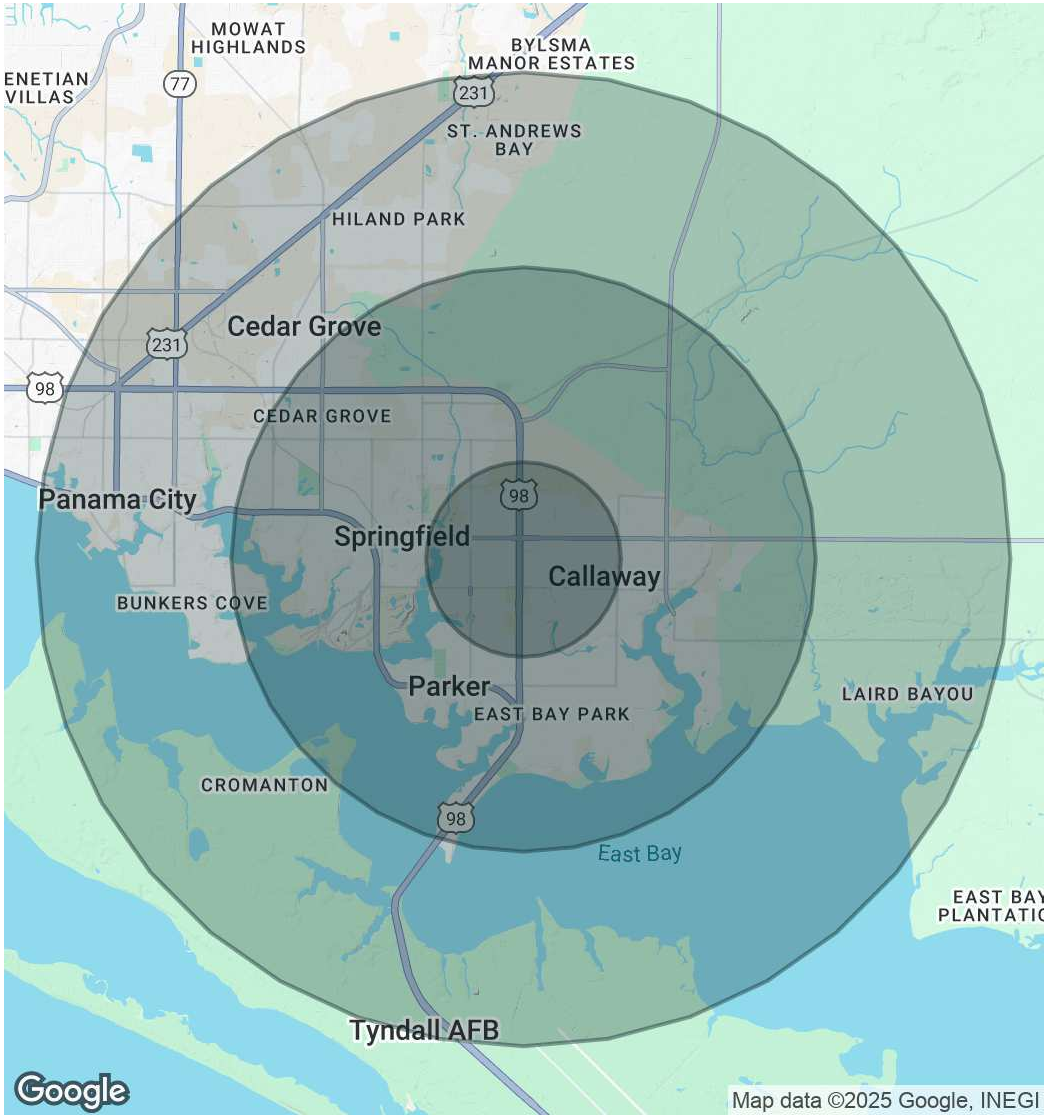
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,025	33,127	53,682
Average Age	37.9	39.1	40.6
Average Age (Male)	35.7	36.7	39.1
Average Age (Female)	40.5	41.5	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,284	15,257	25,799
# of Persons per HH	2.1	2.2	2.1
Average HH Income	$45,862	$51,130	$53,049
Average House Value	$137,477	$142,744	$150,833

2020 American Community Survey (ACS)



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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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