



Office or Service-Retail Suite

**6103 TIPPIN AVENUE
PENSACOLA, FL. 32504**

Position your business in Pensacola's primary uptown commercial and professional district. Located at 6103 Tippin Avenue, this approximately 1,500-square-foot office or service-retail suite offers excellent visibility, convenient access, and close proximity to the Cordova business, medical, and retail core. The property is surrounded by established residential neighborhoods and a dense population base, creating a strong setting for businesses serving both professional and consumer clientele.

Formerly occupied by a massage therapy studio, the suite features a glass storefront, reception area with a built-in desk, spacious waiting room, and a manager or administrative office positioned directly off reception. The interior also includes four private offices with sinks, two smaller private rooms, and a large open area at the rear that could accommodate a conference room, training area, employee break room, group workspace, or additional service area.

HIGHLIGHTS

- 1,500 SF +/- Office or service-retail use
- Located within a 9,836 SF multi-tenant building
- Glass storefront with prominent business visibility
- Near the Cordova business, medical, and retail core
- Surrounded by established residential neighborhoods



- NNN Lease
- Term 3-YR (negotiable)
- Rate \$1576.25 Base I NNN \$523.75
- TOTAL Monthly \$2,100
- Services Include: Some maintenance, negotiable
Tlallowance and/or rent batement

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