

For Lease
4,000 SF +/-
Office or Retail Space

NAIPensacola

**Historic Character. Modern Functionality.
Exceptional Turn-Key Opportunity.**

Now available, this ±4,000 SF office/retail suite is located within a beautifully restored circa-1902 multi-tenant historic building at the corner of W Garden Street and N Donelson Street. Positioned in a high-visibility setting with strong architectural presence, the available suite offers a rare combination of historic charm, thoughtful renovation, and immediate usability.

Offered in turn-key condition, the space showcases restored original features throughout, including 13-foot ceilings, pocket doors, mantled fireplaces, tongue-and-groove ceilings, hardwood flooring, and beautifully preserved 100-year-old heart pine floors, walls, and ceilings on the second level. The layout includes five private offices, two restrooms, and an upstairs area of approximately 900 SF that can easily function as executive office space, workstations, a lounge/break area, or meeting space.

700 W. Garden St.

Pensacola, Florida 32502

For Lease

\$6,041.67 per month

NNN Lease

Three (3) Year Term

For more information:

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Location & Market Drivers



Located on West Garden Street in downtown Pensacola, 700 W Garden Street is positioned within a rapidly strengthening urban corridor where historic character, residential growth, and commercial reinvestment continue to shape market momentum. Directly across from the newly built 240-unit Palmilla community, the property benefits from immediate access to a growing downtown residential base, while also drawing from the broader Pensacola population of more than 53,000. With continued redevelopment activity, improved walkability, and increasing mixed-use density throughout the Urban Core, this location offers strong appeal for office, boutique retail, studio, or service-based users seeking a distinctive presence in the downtown market.



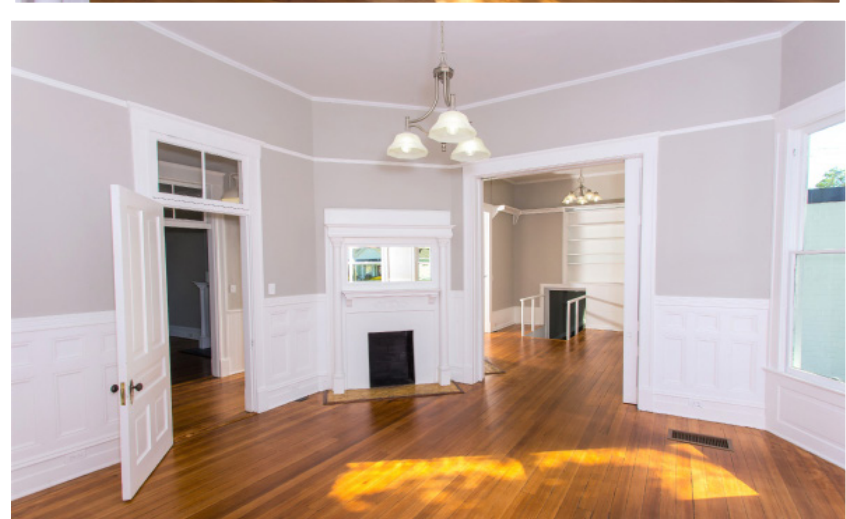
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For Lease
4,000 SF +/-
Class "A" Office or Retail Space

Restored historic features throughout-
13-foot ceilings, hand hewn pocket doors,
mantled fireplaces, 100-YR old heart pine



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For Lease

4,000 SF +/-

Class "A" Office or Retail Space

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PROPERTY RECAP

±4,000 SF office/retail suite in historic multi-tenant building

Corner location at W Garden Street & N Donelson Street

Fully renovated circa-1902 building

Turn-key condition with major improvements completed in 2022

5 private offices and 2 restrooms

±900 SF second floor for office, lounge, meeting, or workstation use

±300 SF conditioned outbuilding included in lease

Restored historic features throughout

Fenced courtyard facing Garden Street

Ramp access for improved accessibility

Neighboring street-front tenant: Ume Salon

Why This Opportunity Stands Out

This is not a typical office lease. 700 W Garden Street offers the warmth, craftsmanship, and authenticity of a true historic property with the convenience of a modern renovation already complete. For users seeking a distinctive client-facing environment, creative office setting, boutique professional headquarters, or elevated service-based location, this suite delivers a memorable impression with functional flexibility.

