

BELLCORE
COMMERCIAL



ENTIRE 2ND FLOOR OFFICE SPACE

189 EGLIN PARKWAY NE, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

This ±5,745 SF full-floor office opportunity encompasses the entire second floor, providing a spacious and highly functional layout well suited for a variety of professional office users. The existing floor plan features numerous private offices positioned throughout the space, complemented by generous open work areas that offer flexibility for collaborative workstations or additional office configurations. A dedicated reception area creates a professional point of entry, while a conference room provides convenient space for meetings and presentations. The combination of private offices and open workspace offers an efficient, adaptable layout capable of accommodating both individual and team-oriented work environments.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	5,745 SF
Lot Size:	1.35 Acres
Building Size:	13,421 SF
Zoning	C-2
Property Type	Office
Traffic Count	41,000









POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,550	8,172	55,141
Average Age	40.0	38.1	40.2
Average Age (Male)	38.3	37.4	37.9
Average Age (Female)	40.7	38.5	42.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	628	3,347	23,444
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$112,182	\$94,231	\$91,060
Average House Value	\$406,900	\$340,868	\$340,681

2023 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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