



913 GULF BREEZE PARKWAY | SUITE 21A

GULF BREEZE, FL. | 32561

NOW LEASING – Renovated Office Space in Gulf Breeze!

913 Gulf Breeze Parkway | 1,256 SF | NNN Lease
\$1,570/month + sales tax + NNN | 3-Year Term
Renovated in 2024 | Zoned C-1 | Office Use

- ◆ HWY 98 Frontage | Prominent Business Park
- ◆ Negotiable Build-Out (may affect rate)
- ◆ Ample Parking | Great Visibility

This second-floor suite features 4 private offices (or 3 + conference), full break room, His/Her restrooms, private balcony access, and stylish finishes including tile & luxury vinyl plank. Surrounded by live oaks, professionals, and just minutes from Pensacola Beach—this is a premier location for legal, real estate, or professional service firm

FOR LEASE

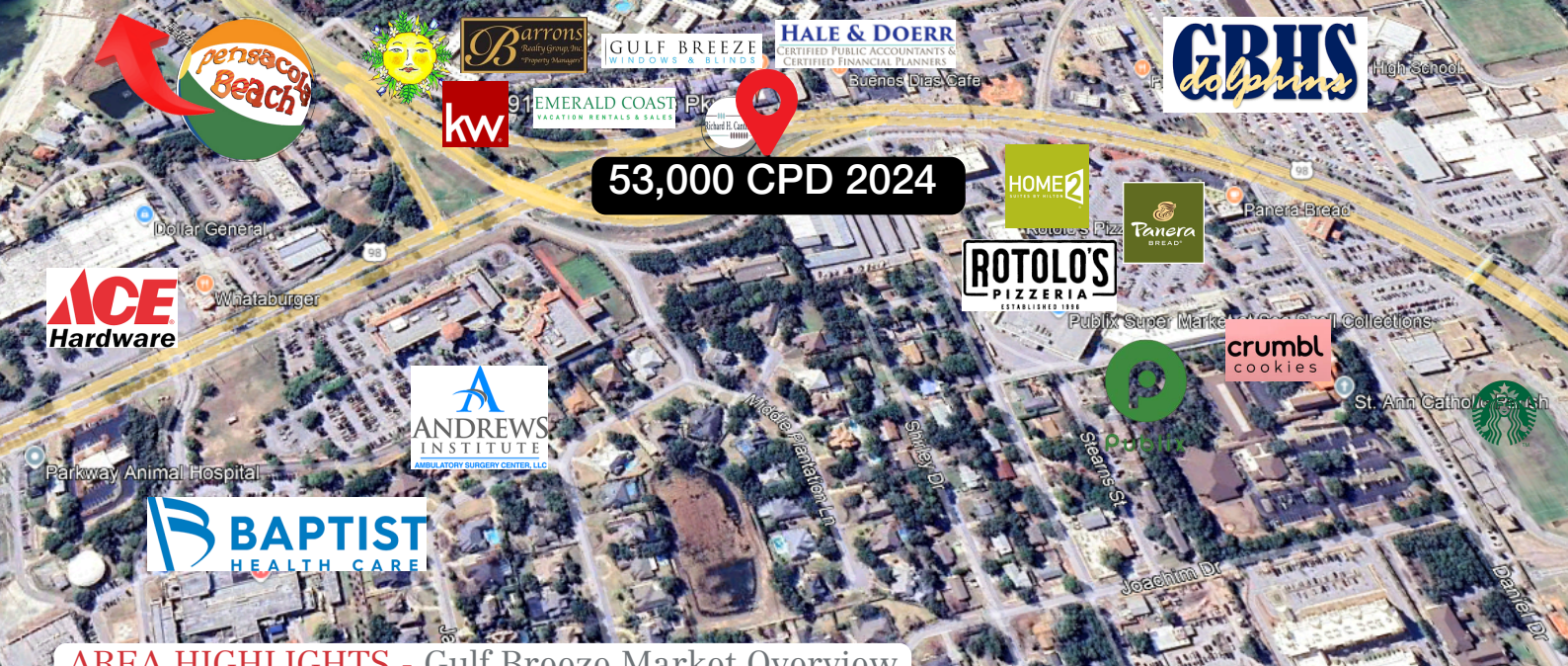
\$1,570 per mo, plus sales tax, NNN

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AREA HIGHLIGHTS - Gulf Breeze Market Overview

Gulf Breeze, Florida is a thriving, high-demand waterfront community recognized for its strong residential values, A+ schools, and exceptional quality of life. Located just across the bay from Pensacola and serving as a gateway to Pensacola Beach, Gulf Breeze Proper is an ideal location for professionals, families, and businesses alike.

- Cost of Living Index: 95.7% of the U.S. national average
- National Ranking: Ranked #115 out of 273 U.S. cities for cost of living
- Median Listing Price: \$486,500 (up 10.7% YoY)
- Median Sold Price: \$462,500
- Median Price per SF: \$240
- 32561 (Beachside Area) Median Home Value: \$687,020

The area's stable residential growth and high home values reflect the strong economic foundation and demand for both residential and commercial space. Gulf Breeze is a preferred location for affluent families and business professionals seeking proximity to the beach, high-performing schools, and a safe, vibrant community.

Harbourtown Village, the location of 913 Gulf Breeze Parkway, is a well-established professional center featuring a mix of boutique retailers, wellness services, and office users. Surrounded by live oaks, HWY 98 frontage, and daily commuter traffic between Pensacola and the beach, this location offers excellent visibility and a polished professional environment.

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SUITE 21-A



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