



Professional Building

1851 St. Mary Avenue
Pensacola, FL. 32501

Lease Rate	\$14.00 SF/yr (NNN)
2,940 SF Unit	\$3,430 per mo, NNN
NNN	\$2.32 PSF

plus sales tax

Property Information | SUITE 2

Located in the heart of Pensacola's mid-city corridor, Suite 2 at 1851 St. Mary Avenue offers 2,940 SF of well-designed professional office space within a 7,140 SF professional building.

The remaining suite is ideally suited for a variety of professional or medical office users seeking a prime location with excellent accessibility and amenities

- 8 private offices with functional layouts
- 2 spacious conference / training rooms
- LVP flooring and recessed lighting throughout
- Private parking lot with over 50 striped spaces
- Secured rear yard for added privacy and utility
- Abundant storage and operational support areas
- Built-in 2003 with updated finishes and infrastructure
- 2 restrooms, multiple storage closet

Current Occupancy: Suite 1 (4,200 SF) is fully leased to a leading medical services provider. Suite 2 presents the final leasing opportunity in this fully updated, professional setting.

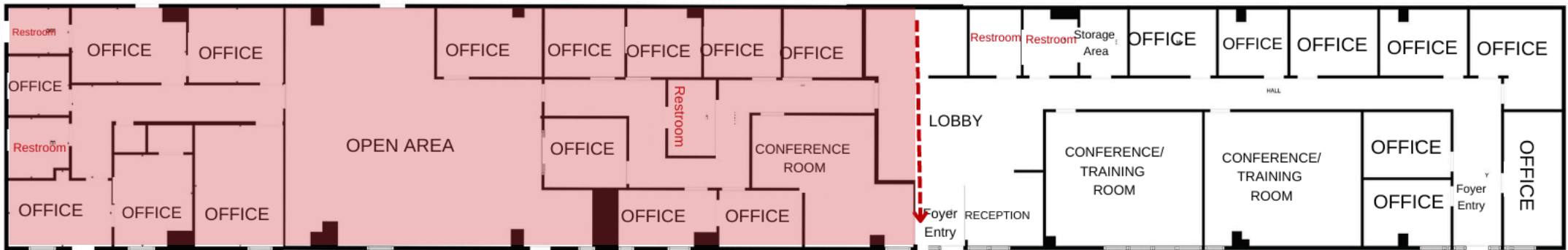
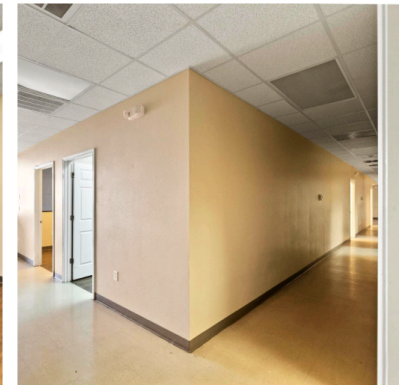
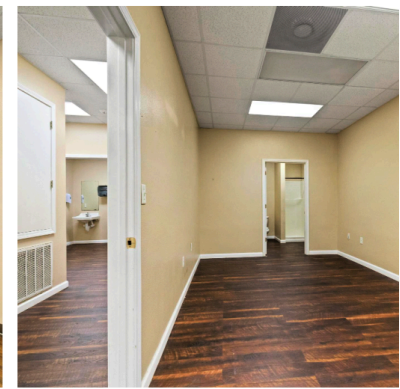
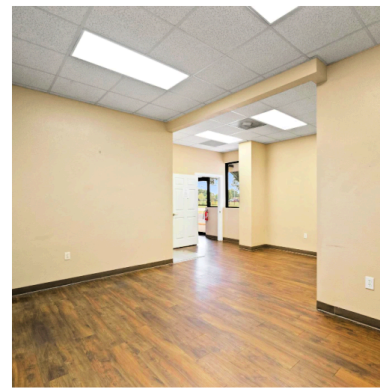


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Location Advantages

Positioned immediately adjacent to the Escambia County One Stop Shop and the Escambia County Sheriff's Department, which employs more than 400 deputies, this site is central to essential services and government operations. The surrounding area features a strong mix of retailers, service providers, and civic institutions. Quick connectivity to I-10 and I-110 ensures seamless access to downtown Pensacola, area hospitals, and regional corridors—ideal for both staff and client convenience.



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Property Features

- Premium mid-city location with convenient access across Pensacola
- Distinctive stucco exterior with red-tiled roof
- Covered walkway for weather-protected entry
- Mature oak trees and professional landscaping
- Over 50 striped parking spaces with bumpers
- Dual entry from St. Mary Avenue's deceleration lane
- Fenced rear yard for secure storage



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