

SUMMARY

FOR LEASE

AVAILABLE

- 8,132 SF

PROPERTY DESCRIPTION

The Swan Financial – Baylen Annex is a ±8,100 SF boutique office building in Downtown Pensacola currently undergoing a comprehensive renovation with significant capital investment. Delivery is anticipated in Q2 2026. The redesigned layout features a combination of private offices, conference rooms, and a large flexible collaboration area with retractable walls, allowing the space to adapt to meetings, training, and group functions.

The building offers ample on-site parking and convenient client access, along with a walkable downtown location adjacent to the Swan Financial Tower. Its central positioning provides efficient access to Pensacola's CBD, I-110, and Gulf Breeze.

PROPERTY HIGHLIGHTS

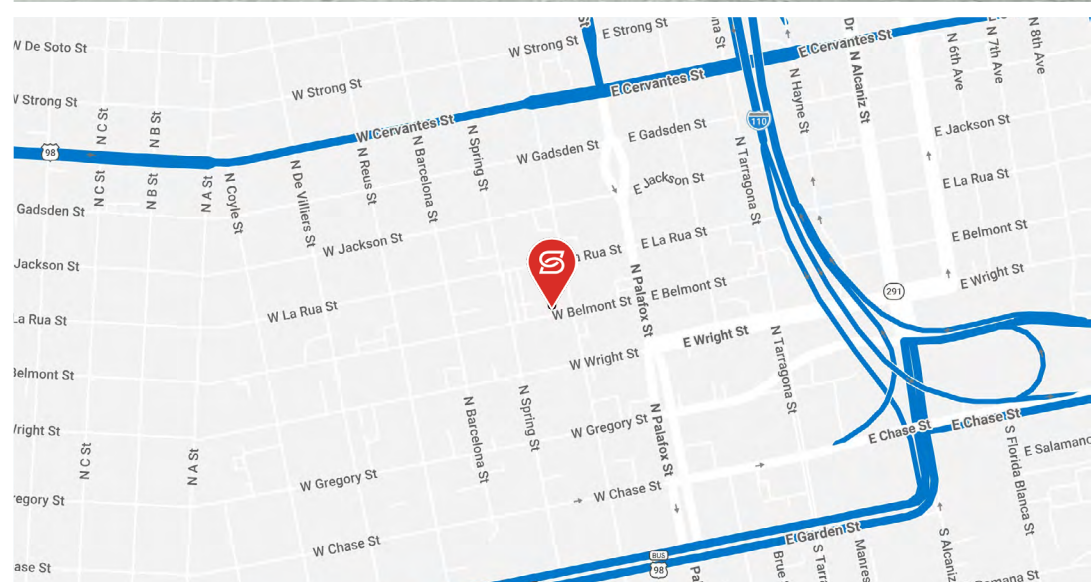
- ±8,100 SF boutique office, potentially demisable (subject to layout and lease terms)
- Major renovation underway, delivery anticipated Q2 2026
- Private offices, conference rooms, and flexible collaboration space
- Ample on-site parking with easy client access
- Downtown Pensacola location adjacent to the Swan Financial Tower

BUILDING INFO

- Lot Size: 2.3 Acres

LEASE RATE

- \$26 SF/yr (Gross)

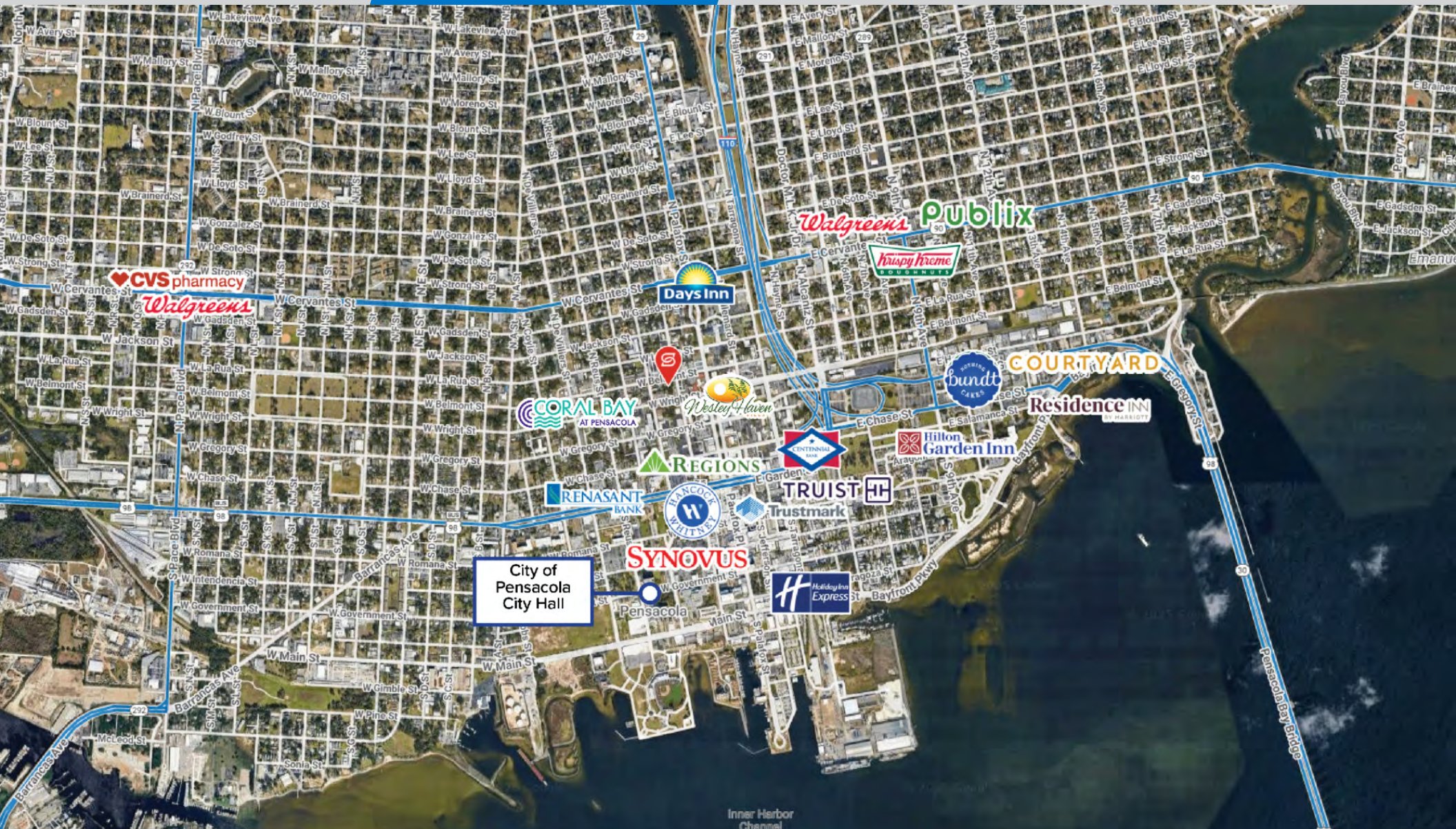


SUMMARY

RETAIL COMPETITION

FLOOR PLAN

DEMOGRAPHICS

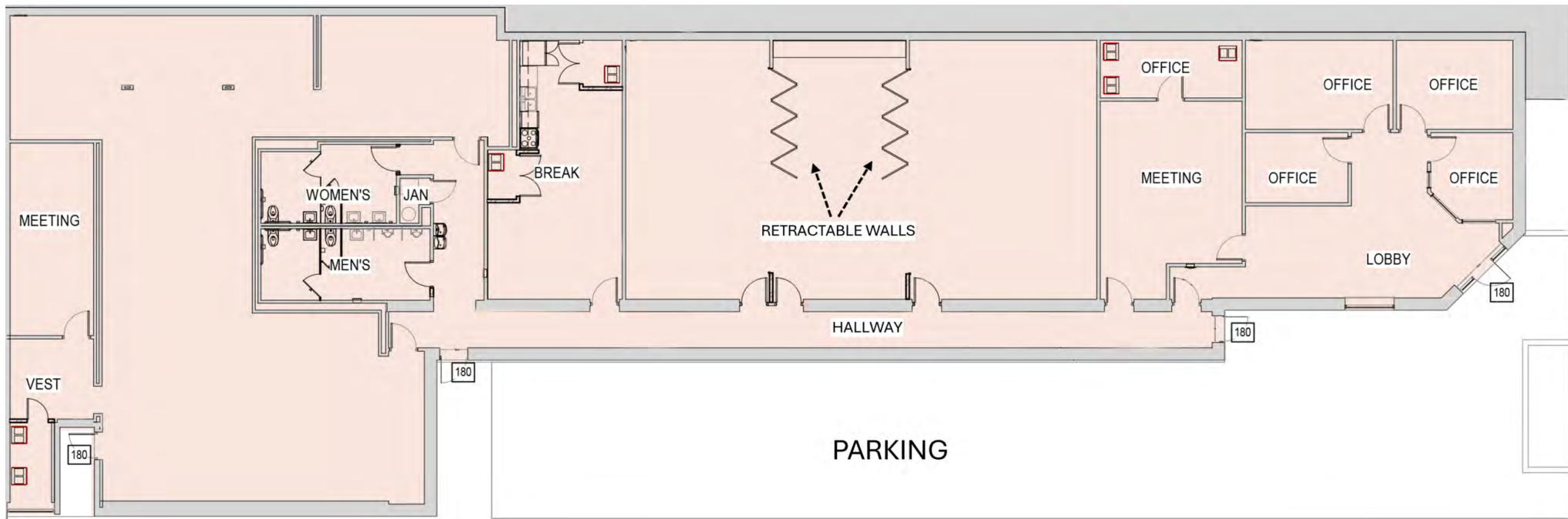


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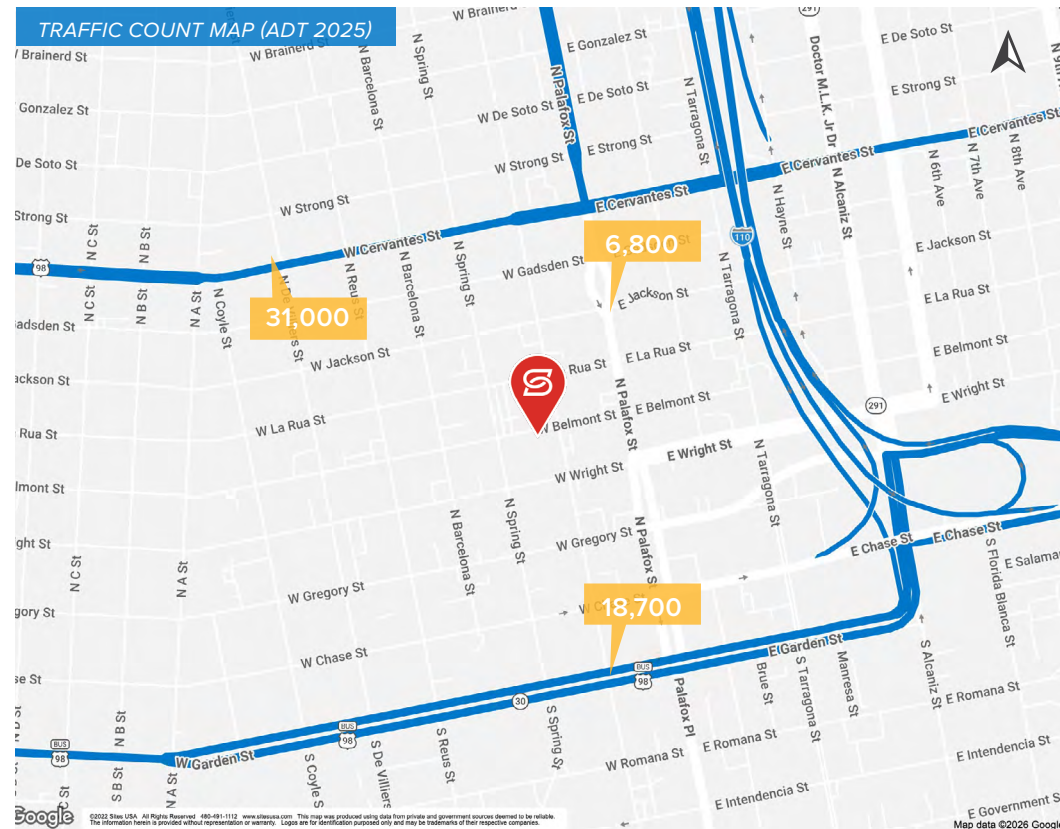
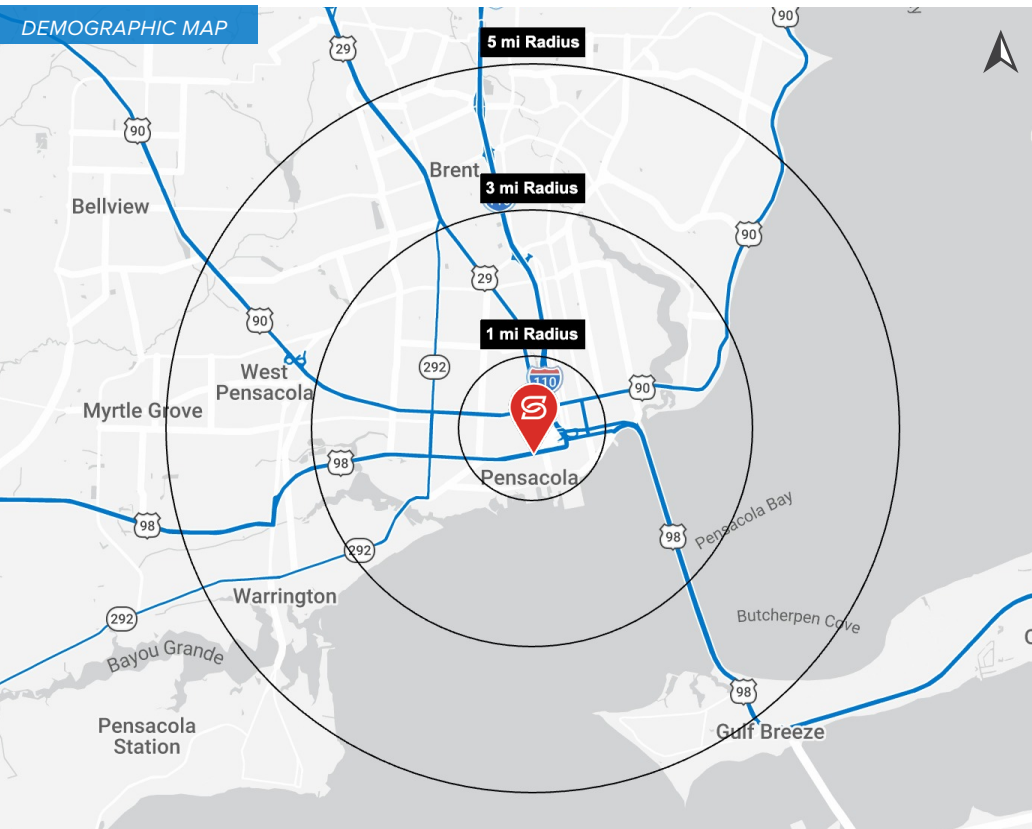


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2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
9,525	44,720	109,031



AVG. HH INCOME

1 MI	3 MI	5 MI
\$115,876	\$99,677	\$96,658



HOUSEHOLDS

1 MI	3 MI	5 MI
4,403	19,488	44,243