

## Flexible Leasing Options

Leasing 2,970 SF - 7,140 SF



## Professional Building

1851 St. Mary Avenue  
Pensacola, FL. 32501

### Property Information

Versatile Mid-City Office/Medical Building –  
Now Leasing

Now offered at \$14.00 PSF NNN, this well-positioned commercial building offers 7,140 SF of adaptable office or medical space. Built in 2003, the property provides flexible leasing configurations, with options to lease the entire building or subdivided suites of 4,200 SF or 2,940 SF, accommodating a wide range of user needs.

- 20 private offices with functional layouts
- Built-in reception desk with secure check-in window
- Open areas ideal for cubicle workstations, training facilities, or conference 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



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# Flexible Leasing Options

Availabilities 2,970 SF - 7,140 SF



## Information

This premium commercial property is conveniently positioned mid-city for easy access throughout town. Flexible leasing options to suit different needs. The building boasts spacious, open areas that can be easily adapted for cubicle workstations, training facilities, or large conference rooms.

## Offering Summary

<b>Lease Rate</b>	\$14.00 SF/yr (NNN)
<b>2,940 SF Unit</b>	\$3,430 per mo, NNN
<b>4,200 SF Unit</b>	\$4,900 per mo, NNN
<b>7,140 SF Unit</b>	\$8,330 per mo, NNN

plus sales tax



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**NAI**Pensacola

Baptist Hospital



Ascension Sacred Heart Hospital



Escambia County One Stop Administration Building



Escambia County Transit

Florida Dept. Health

Fairfield Drive

Escambia County Jail

Escambia County Sheriff's Office

Escambia County Juvenile Detention Center

1851 ST. MARYS AVENUE

## Location Advantages

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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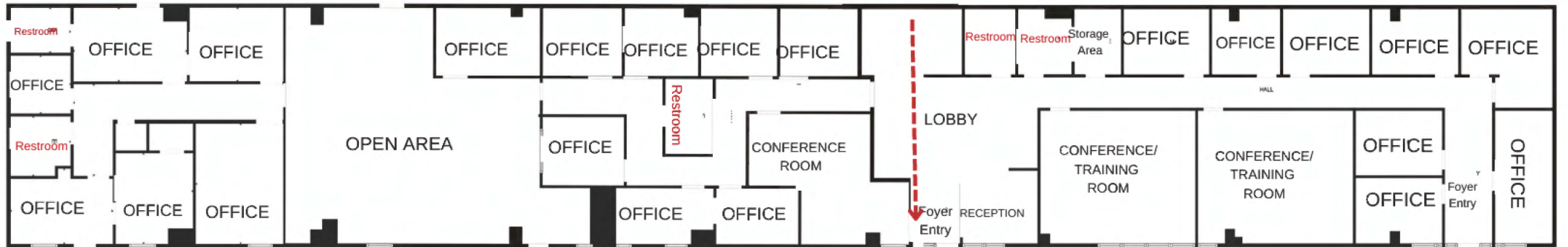
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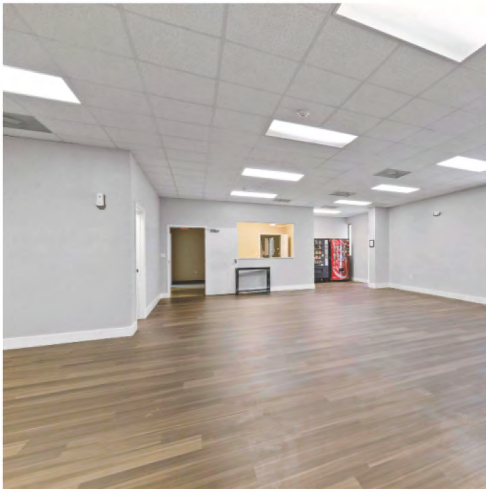
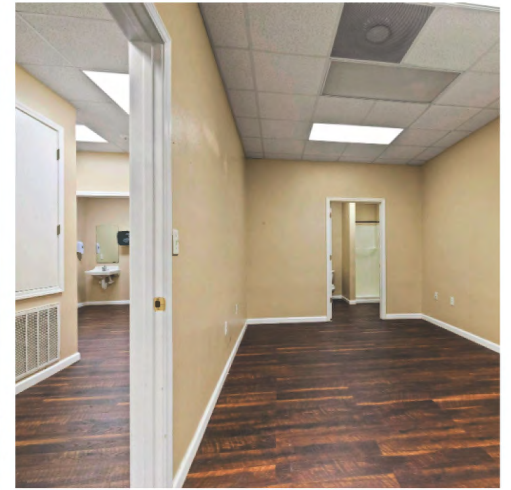


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