

Office For Lease

Professional Office Space

5784 Chumuckla Hwy, Milton, FL, 32571

Office: General For Lease

Prepared on May 06, 2026

1 of 1 Listings



Listing Details | Office For Lease

Suite	-
Sublease	-
Total Available Space	3,700 SF
Min Div/Max Contig	Present/3,700 SF
Asking Rate	\$27.00 Annual/SF
Monthly Rate	\$8,325
Lease Type	NNN
Expenses	\$6.99 (NNN)
Possession	30 Days
Lease Terms	3yr
Show Instructions	Call broker

Divisible	Present
Vacant	Yes
Available Date	6/01/2026
Days On Market	5 days
Date Listed	5/01/2026
Last Modified	5/01/2026
Listing ID	44802654
Offices	11
Restrooms	4
Parking Spaces	30

Description

This Spacious professional building was just acquired by Gulf Coast Merchant Services, but owner will only utilize half of it. That leaves approx +- 2600 sq feet of professional office space and a fully equipped gym (approx 1100 sqft). There is also a common conference room and kitchen which can be shared by all. Owner is willing to lease all to one tenant or divide into two spaces, A with 5 offices and B with 6 offices, and gym separately. This is perfect for attorneys, accountants, counselors, and many other professional uses The building is currently getting new roof, new landscaping, and interior improvements. It will be like new, with state of the art security system and cameras, creating a safe environment for all. This is a NNN lease, and base rent and NNN fee includes everything. (electric, water, garbage, internet, CAM, etc.) No out of pocket expenses for tenants other than monthly rent. 30 plus parking spaces, and room in back for tenants to park if desired.

Photo shows breakdown of available space. A, and B outlined in red, gym adjacent to these two spaces.

NOTE: Photos show cubicles and dividers in building. These are before photos, once everything is cleaned out and we will post new photos of modern open space.

Property Features

Location Details

Address	5784 Chumuckla Hwy, Milton, FL, 32571
Zoning	HCD
County	Santa Rosa

Parcels	32-2N-29-0000-01425-0000
Name	5784 Chumuckla Hwy

Building Details

Sub Type	General
Building Status	Existing
Building Size	6,232 SF
Land Size	1.4 Acres / 60,984 SF
Number of Buildings	1
Number of Floors	1

Year Built/Renovated	2007, 2012
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Building Class	C
Parking Spaces	-
Parking Ratio	-

Property Listings

1 Listing | 3,700 SF | \$27.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office	-	3,700 SF	\$27.00 Annual/SF NNN	6/01/2026

Additional Photos

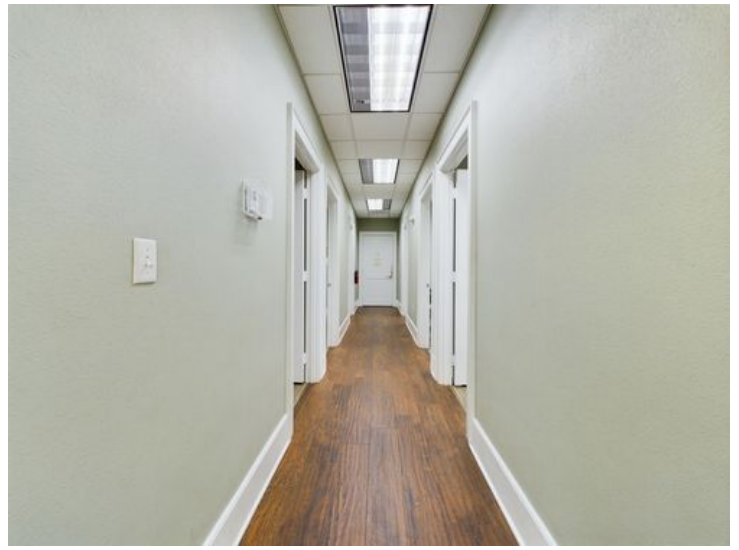














ROOM FINISH SCHEDULE						
AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
	CERAMIC TILE	CARPET	CONCRETE	WOOD	5/8" GYP. BOARD, PAINTED	5/8" GYP. BOARD, TEXTURED
					2X2 SUSPENDED ACOUST. TILE	
					8'-0" AFF	8'-4" AFF
					10'-0" AFF	12'-0" AFF
OPEN OFFICE AREA	●	●	●	●	●	●
OFFICES	●	●	●	●	●	●
EXECUTIVE OFFICE	●	●	●	●	●	●
WORKOUT ROOM	●	●	●	●	●	●
UNISEX TOILET	●	●	●	●	●	●
UNISEX SHOWER	●	●	●	●	●	●
EXEC. TOILET	●	●	●	●	●	●
MECHANICAL	●	●	●	●	●	●

CODE CONFORMANCE DATA:

TYPE OF OCCUPANCY: PRIMARY: BUSINESS

OCCUPANT LOAD:

OFFICE	832/ 100 =	84
TOTAL OCCUPANT LOAD		84

EXITING PROVIDED:

ALLOWABLE TRAVEL DISTANCE IS MET AND MINIMUM OF TWO EXITS ARE PROVIDED
EMERGENCY LIGHTING IS PROVIDED

TYPE OF CONSTRUCTION: FBCE - TYPE VI, UNSPRINKLERED, UNPROTECTED
NFPA-101 - V (1000)

WIND ZONE REQUIREMENTS: CATEGORY II OCCUPANCY, EXPOSURE B
15 MPH (3 SEC. GUST) INTERPOLATED

ALLOWABLE BUILDING AREA: NOTE: THIS PROJECT IS AN ADDITION
TO AN EXISTING OFFICE BUILDING
BUSINESS: 1,000 SQ. FT.
BUILDING AREA IS 832 SQ. FT.

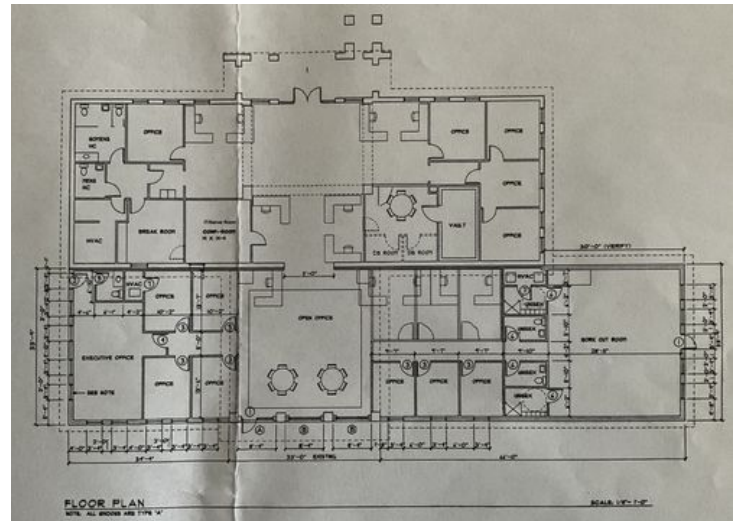
PLUMBING REQUIREMENTS:

OCCUPANT LOAD = 83
2 MALE AND 2 FEMALE REQUIRED; 2 MALE AND 2 FEMALE PROVIDED
(HANDICAPPED ACCESSIBLE 1 MALE / 1 FEMALE, EXISTING)
1 DRINKING FOUNTAIN REQUIRED; 1 PROVIDED (H-101)
4 LAVATORIES REQUIRED; 4 PROVIDED
1 SERVICE SINK REQUIRED; 1 PROVIDED

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
A1	FLOOR PLAN, SCHEDULES AND NOTES
A2	EXTERIOR ELEVATIONS
A3	FOUNDATION AND FRAMING PLANS
A4	WALL SECTIONS
A5	WALL SECTIONS
B	HVAC PLAN, DETAILS AND SCHEDULE; WASTE RISER
E1	ELECTRICAL POWER AND LIGHTING PLANS
E2	PANEL SCHEDULES AND POWER RISER DIAGRAM

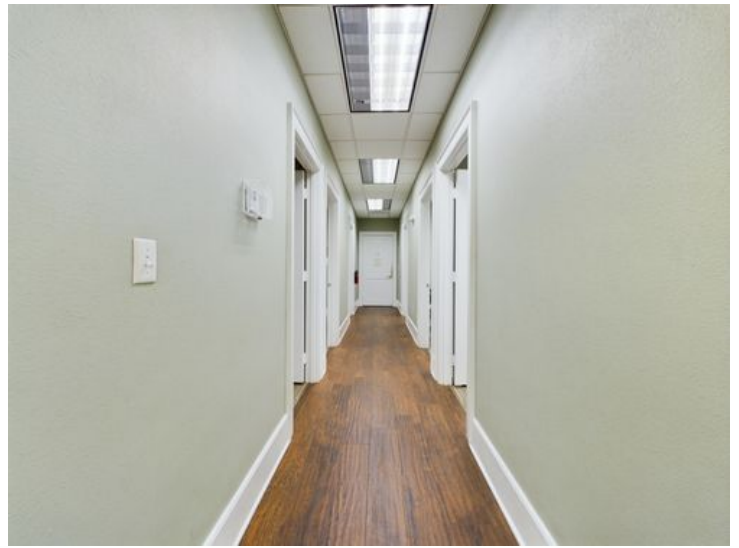
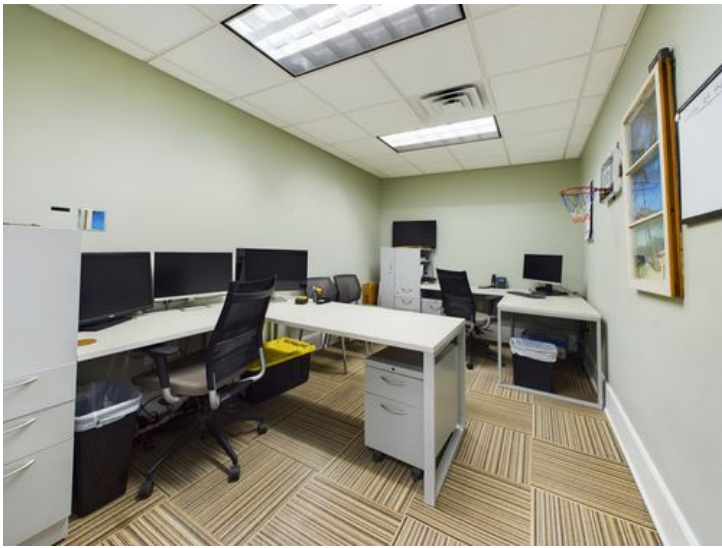
OWNER:
BLACKROCK CAPITAL PARTNERS, LLC
5784 CHURUCKLA HWY
PACE, FLORIDA 32578











Contact



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Salter
Company

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