

Classic Downtown Brick Office Building with Modern Updates

111 South DeVilliers Street | Pensacola, FL 32502



For More Information:

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Downtown Pensacola Professional Office Building for Lease

Position your business in the heart of Downtown Pensacola in this well-maintained office building offering excellent visibility, convenient access, and flexible leasing options.

Built in 2006, this two-story brick office building offers a modern professional office environment in the heart of Downtown Pensacola.

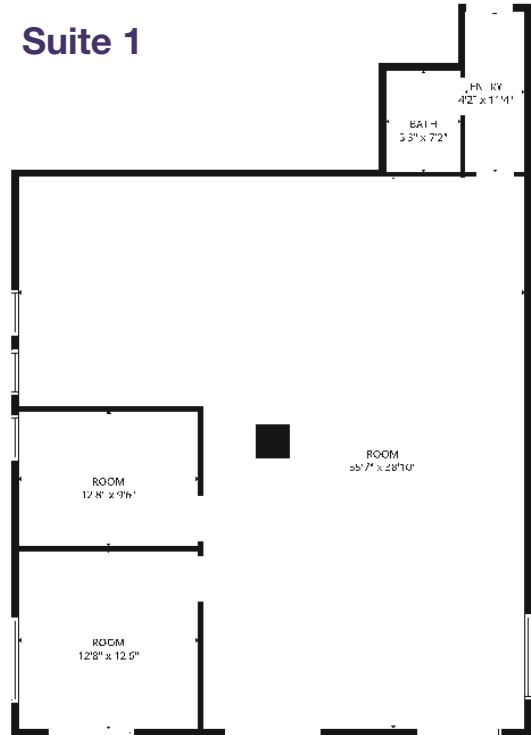
The building totals 3,952 SF and may be leased as individual suites or as a full-building opportunity. Features include an elevator to the second floor, stair access, 12 parking spaces plus 2 handicapped spaces, and C-2 zoning, supporting a wide range of professional office users.

This prime downtown location provides immediate access to Pensacola's governmental, judicial, financial, and business institutions, along with nearby restaurants, cafés, shops, and walkable downtown amenities.

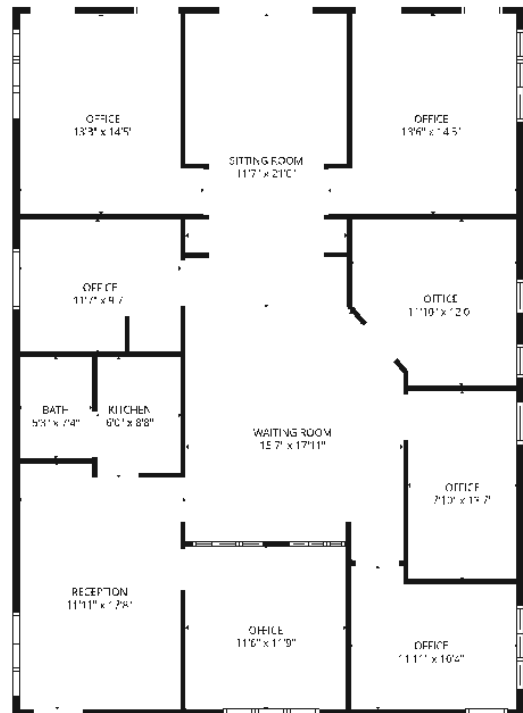
Leasing Highlights

- Suite A: 1,976 SF
- Suite B: 1,976 SF
- Full Building: 3,852 SF
- Lease Rate: \$29.27 PSF all-in
- Lease Term: 3–5 years
- Lease Structure: NNN
- Suite 1 - \$4,820.13 /month- includes NNN
- Suite 2 - \$4,820.13 /month- includes NNN
- Suite 3 -Full Building -\$9,395.67 /month- includes NNN

Suite 1



Suite 2



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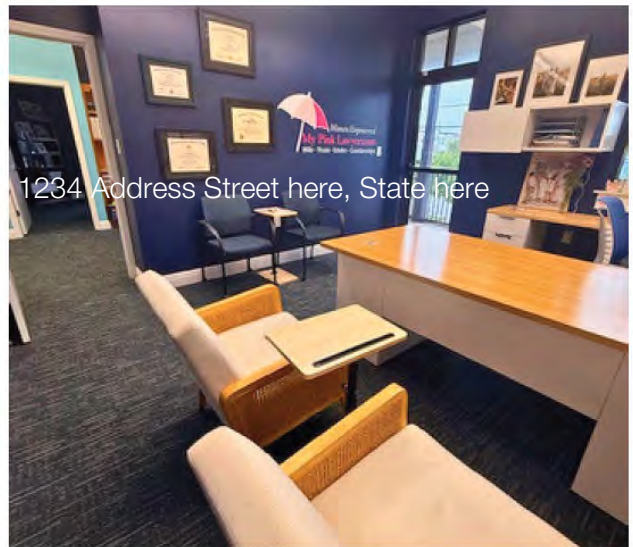
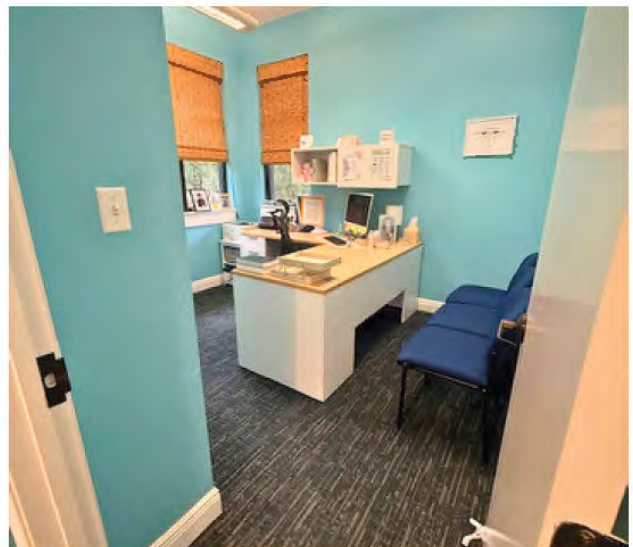
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SUITE 1- GROUND LEVEL



SUITE 2- SECOND FLOOR



1234 Address Street here, State here

Prime Downtown Pensacola Office Suites with Onsite Parking & Elevator Access

This two-story downtown office building offers a highly functional site layout rarely found in the urban core. While the building fronts S. DeVilliers Street, the L-shaped lot provides rear access from Romana Street, allowing vehicles to enter from the rear, circulate around the building, and exit onto DeVilliers. The rear parking area also includes an elevator providing direct access to the second floor, enhancing convenience and accessibility for clients, staff, and visitors.

Property Description

- .4009 AC +/-
- 66.42 Frontage DeVilliers
- 66.4 Frontage on Romana St.
- Parcel Dimensions 66'.4 x 160'67 x 100' x 66'.4
- Zoned C-2
- Parking 14 (2 ADA)
- Elevator - Yes



Key Points

- Core Downtown Location
- L-shaped lot with rear access from Romana St.
- Drive thru circulation
- Rear parking area with elevator access to 2nd floor
- Immediate proximity to governmental, judicial, financial, dining, and downtown amenities



Pensacola Market Overview



Located within easy reach of Downtown Pensacola's key civic and waterfront amenities, including walkable access to the courthouse, Bruce Beach, and Community Maritime Park.



Downtown Pensacola offers a strong, walkable commercial setting with a unique mix of historic character, business activity, dining, retail, entertainment, and cultural amenities. The area continues to benefit from steady public and private investment, including residential growth, waterfront improvements, and institutional expansion. Nearby, the Port of Pensacola adds to the district's economic relevance with a diverse tenant base that includes American Magic, Martin Marietta, CEMEX, and Port Pickleball. With year-round visitor traffic, a growing downtown population, and immediate access to Pensacola's governmental, judicial, and financial institutions, the downtown market remains a compelling location for professional office, retail, hospitality, and service-oriented users.

