



FIRST CLASS OFFICE SPACE FOR LEASE | HARBOURVIEW ON THE BAY

HARBOURVIEW PREMIER, CLASS A OFFICE - DOWNTOWN PENSACOLA

25 W CEDAR STREET, PENSACOLA, FL 32502

HARRY BELL

Broker

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**BERKSHIRE HATHAWAY
COMMERCIAL**

PenFed Realty

HARBOURVIEW PREMIER, CLASS A OFFICE BUILDING

25 W CEDAR STREET, PENSACOLA, FL 32502

DOWNTOWN PENSACOLA, FLORIDA



LEASE OVERVIEW

Lease Rate:	\$26.00 SF/yr (Gross)
Building Size:	68,994 SF
Available SF:	2,018 SF
Space Type:	Class A Office Space
Parking:	Private Parking Structure
Parking Spaces:	300 Covered Parking Spaces
Lot Size:	0.46 Acres
Year Built:	1986
Market:	Pensacola
Submarket:	Downtown Pensacola

PROPERTY OVERVIEW

Prime, Class A Office space located in the heart of Downtown Pensacola. Harbourview on the Bay is the premier waterfront office building with the best scenic views in the city overlooking the Pensacola Bay, Palafox Pier Marina, and Plaza de Luna Park. The building is comprised of +/- 69,000 SF of commercial office space on 6 floors and features a large covered garage structure, 2 elevators, and shared bathrooms throughout. The spacious top floor unit has 1,500 FF available and is move-in ready. The building is walking distance to the bustling and trendy restaurant and social scene downtown. The office is also walking distance to the Blue Wahoos Stadium, theatre and arts district, shopping, and other entertainment. This is the last space available at the most sought-after location in town.

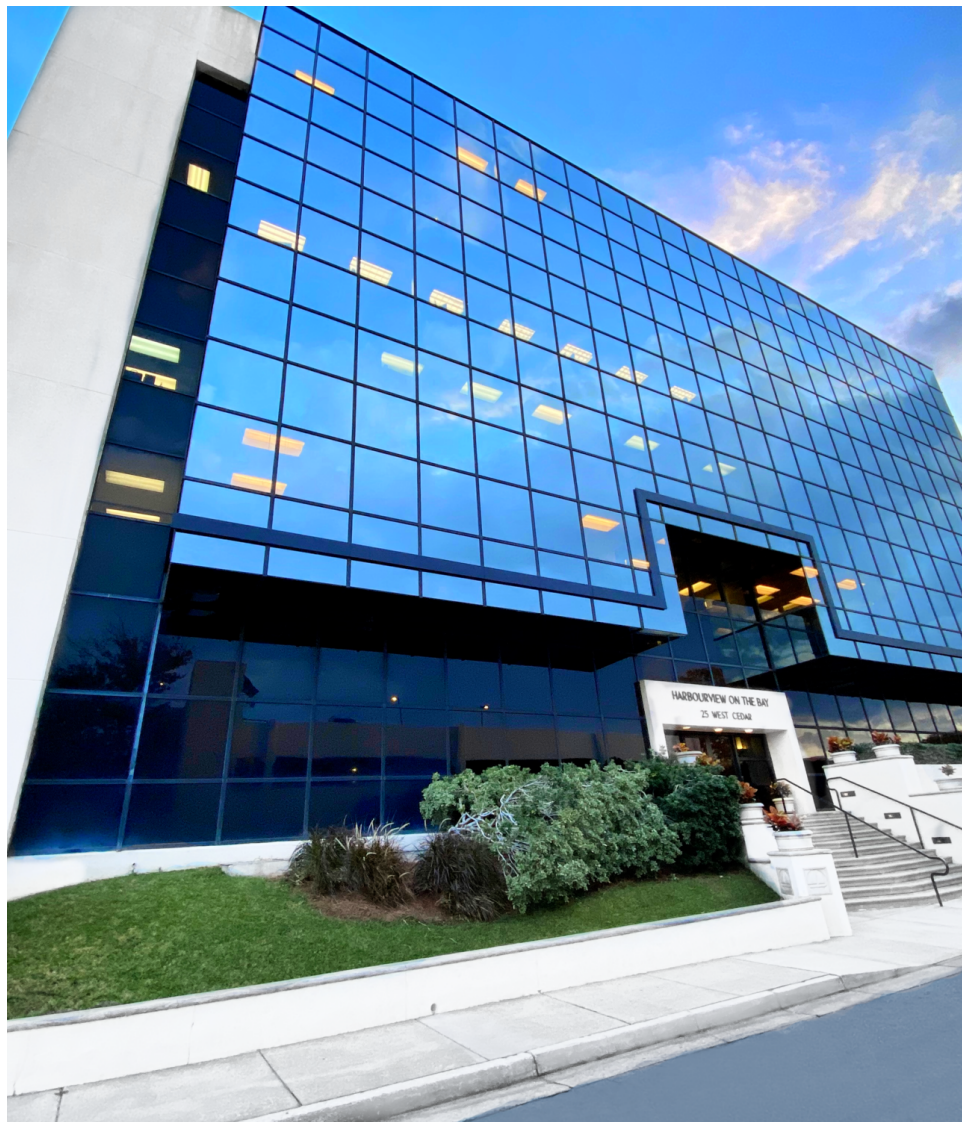
PROPERTY HIGHLIGHTS

- Premiere Class A Office Building located in the heart of Downtown Pensacola
- Ample parking with over 300 covered spaces available in the private parking structure; Ratio of 4.04/1,000 SF
- Walking distance to the best restaurants, shopping, and entertainment in all of Pensacola
- Best office location in Downtown Pensacola

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PRIME WATERFRONT DOWNTOWN LOCATION



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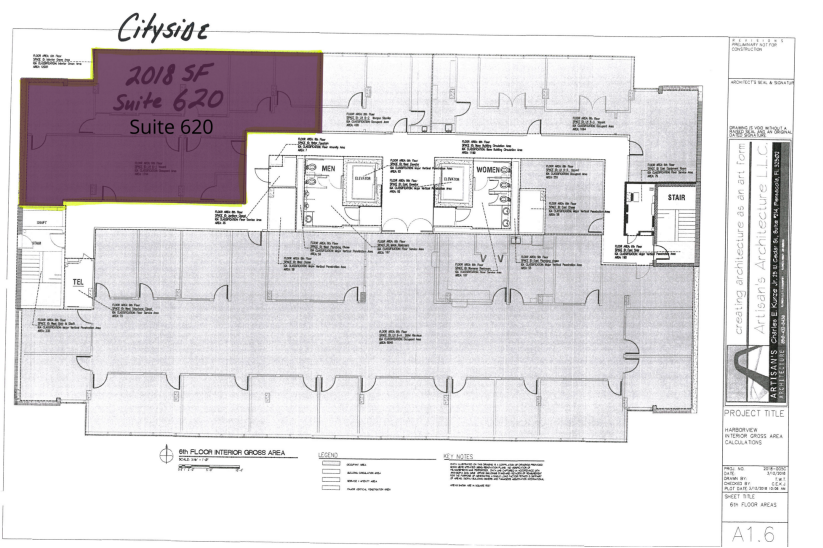
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MORE INFORMATION AVAILABLE
BHHSPENFED.COM



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PLANS



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 620	Available	2,018 SF	Full Service	\$26.00 SF/yr	Office Space

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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,303	96,885	269,983
Average age	44.9	37.2	37.6
Average age (Male)	45.1	35.4	36.0
Average age (Female)	44.3	38.8	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,624	36,776	103,534
# of persons per HH	2.0	2.6	2.6
Average HH income	\$51,998	\$54,360	\$57,345
Average house value	\$220,808	\$242,381	\$221,704
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	5.0%	4.8%	5.1%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,778	55,329	180,903
Total Population - Black	1,202	33,590	66,119
Total Population - Asian	25	2,265	8,190
Total Population - Hawaiian	118	256	566
Total Population - American Indian	40	553	1,566
Total Population - Other	8	826	2,511

** Demographic data derived from 2020 ACS - US Census*

