



COLDWELL BANKER
COMMERCIAL REALTY

801 E CERVANTES ST

N/A

801 E Cervantes St
Pensacola, FL 32501

AVAILABLE SPACE

FEATURES

- Full common kitchen
- Easy access to downtown Pensacola
- Easy access to I-110

AREA

From the intersection of E Cervantes St and N 9th Ave, head west on E Cervantes St, property is the 2nd building from N 9th Ave on the south side of the street.



OFFICE

Rick Lochead, LEED AP BD+C
317 501 5087
rick.lochead@cbcnrt.com

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1520 Airport Blvd Ste B, Pensacola, FL 32504
850.432.5320

FOR LEASE

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801 E CERVANTES ST

801 E Cervantes St, Pensacola, FL 32501

LEASE



LEASE RATE	N/A
OFFERING SUMMARY	
Available SF:	
Lease Rate:	N/A
Lot Size:	0.666 Acres
Year Built:	1960
Building Size:	8,200 SF
Renovated:	2010
Zoning:	C-1

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PROPERTY OVERVIEW

Office Suites available in highly sought after part of Pensacola. 3 Different sizes available or suites may be combined. Common amenities include a full size kitchen, restrooms, shower, and lobby area. Janitorial services provided for all common areas. Building is access controlled with a keypad and an intercom system connected to each suite for easy access.

LOCATION OVERVIEW

From the intersection of E Cervantes St and N 9th Ave, head west on E Cervantes St, property is the 2nd building from N 9th Ave on the south side of the street.

PROPERTY HIGHLIGHTS

- Full common kitchen
- Easy access to downtown Pensacola
- Easy access to I-110



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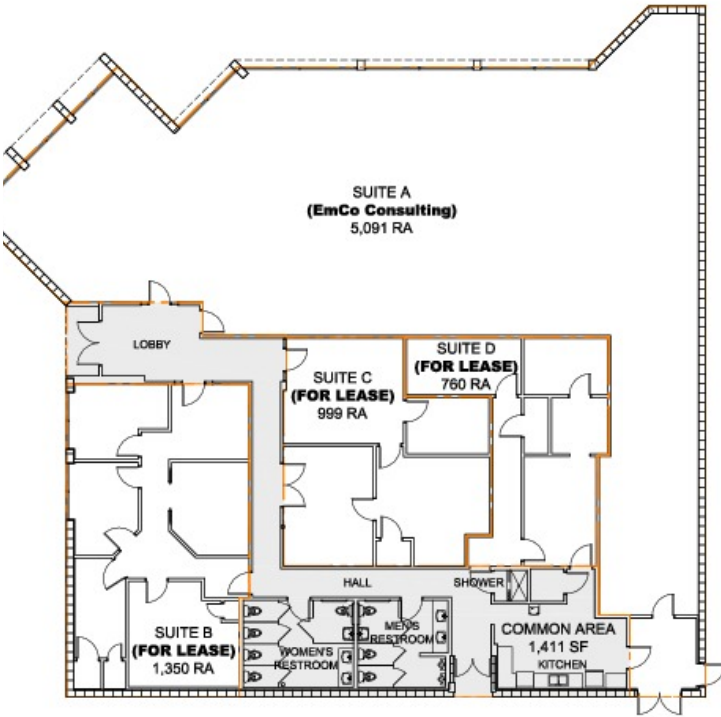
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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

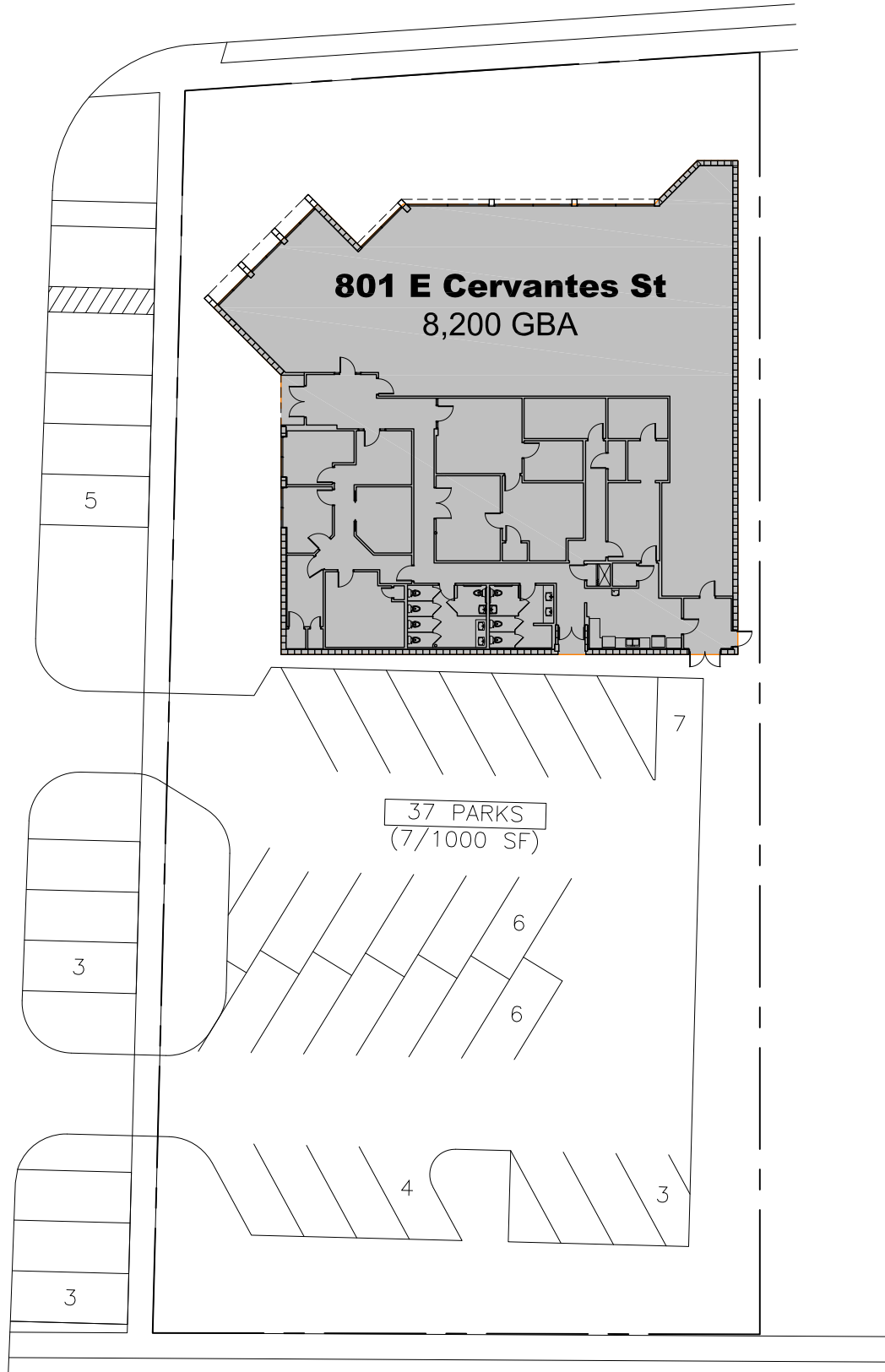
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	-	1,350 SF	NNN	\$17.00 SF/yr	-
Suite C	-	999 SF	NNN	\$17.00 SF/yr	-
Suite D	-	760 SF	NNN	\$19.00 SF/yr	-

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N 8TH AVE

E CERVANTES ST



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LEASE SITE PLAN

Description:		801 E CERVANTES ST PENSACOLA, FL 32501	
Project no.:	---	Date:	12-22-2020
Scale:	1/32" = 1'-0"	Drawn by:	LSP-1.00

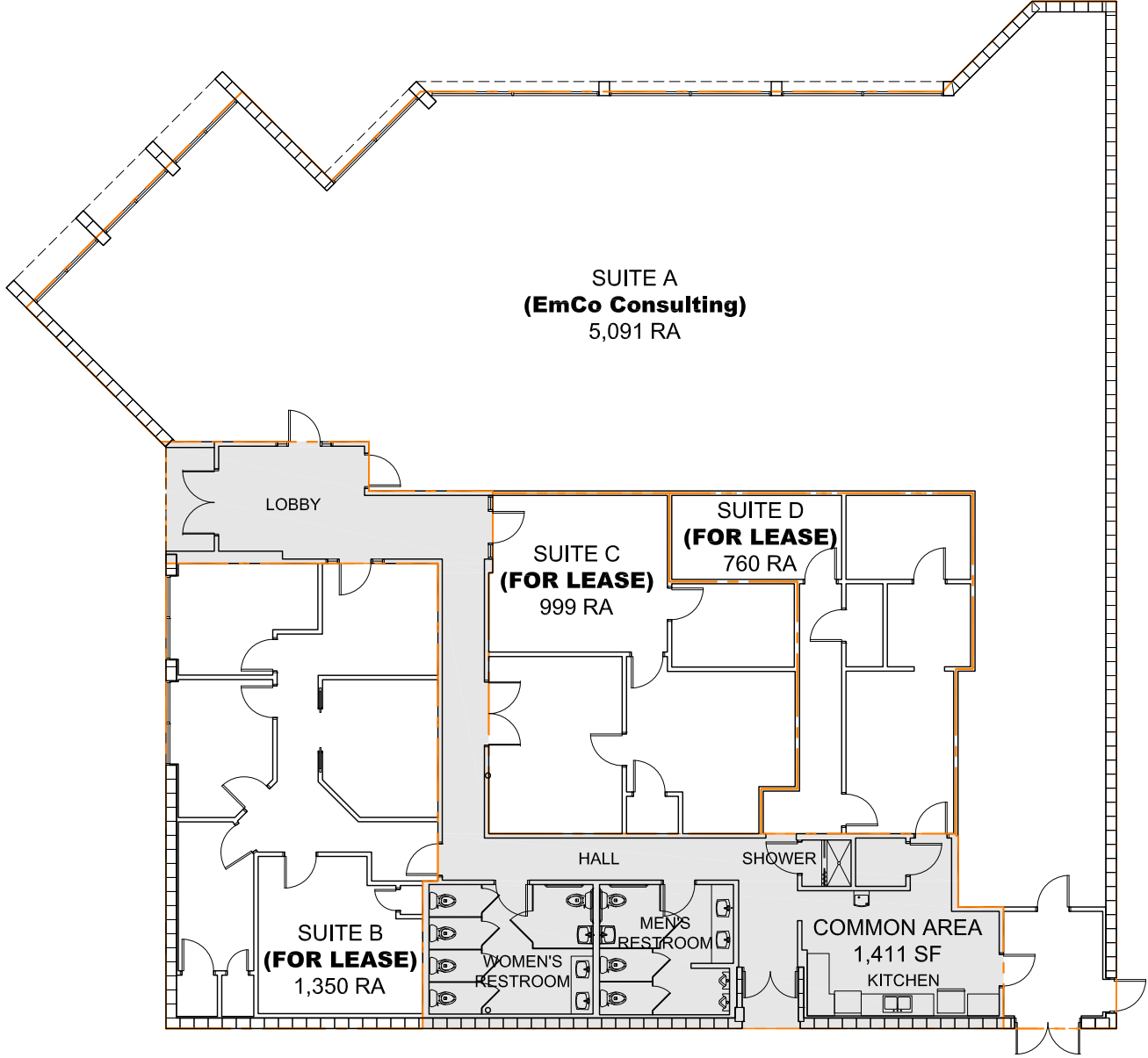


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NRT
4475 Bayou Blvd
Pensacola, FL 32503
317.501.5087



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LEASE PLAN

description:		801 E CERVANTES ST PENSACOLA, FL 32501	
project no.:	12-22-2020	drawn by:	
scale:	1/16" = 1'-0"	plan no.:	LP-1.00

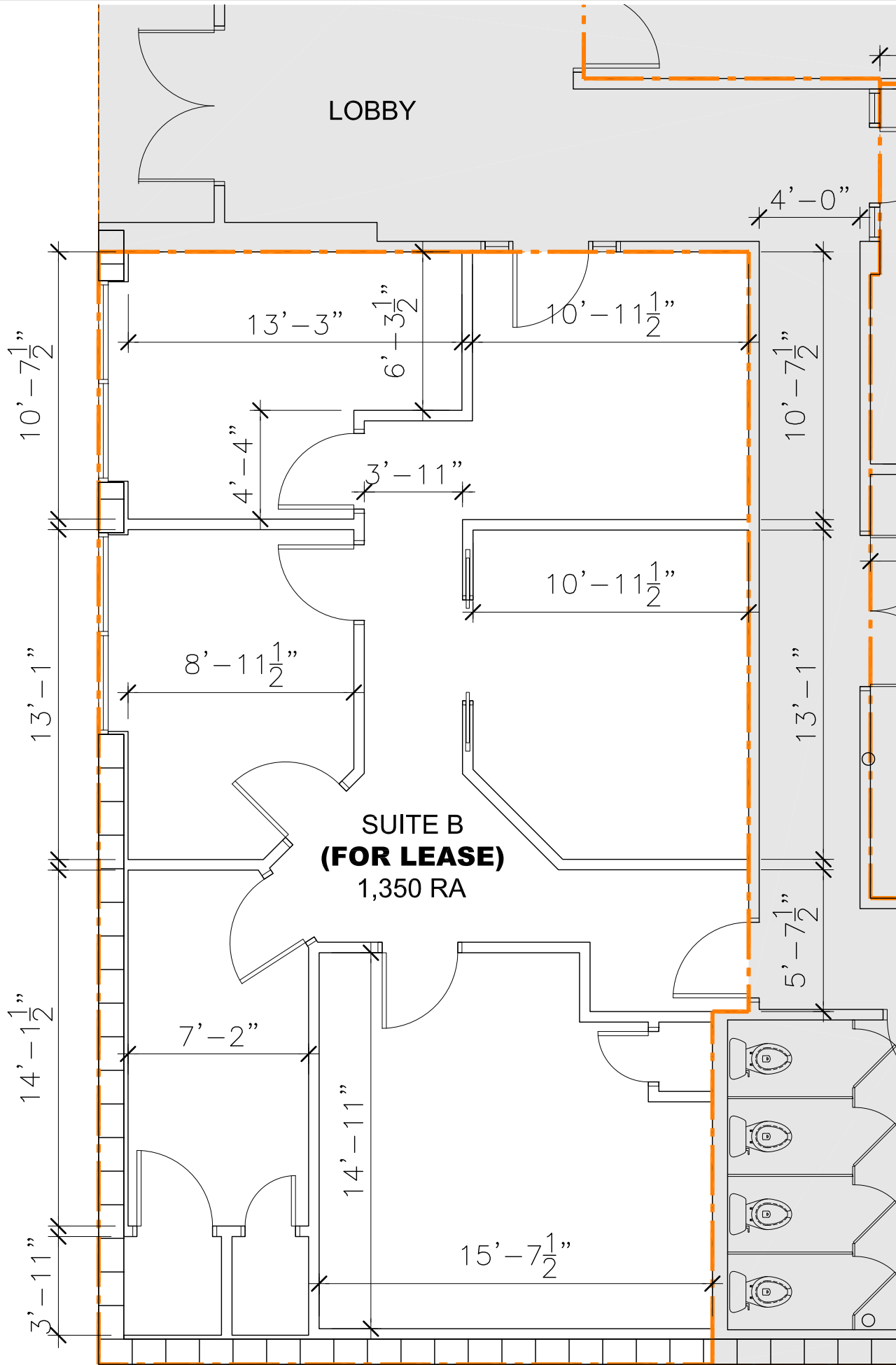


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LOD - SUITE B

Project info:	
Project name:	801 E CERVANTES ST PENSACOLA, FL 32501
Project no.:	---
Scale:	3/16" = 1'-0"
Date:	12-22-2020
Drawn by:	---
Plan no.:	LOD-B-00

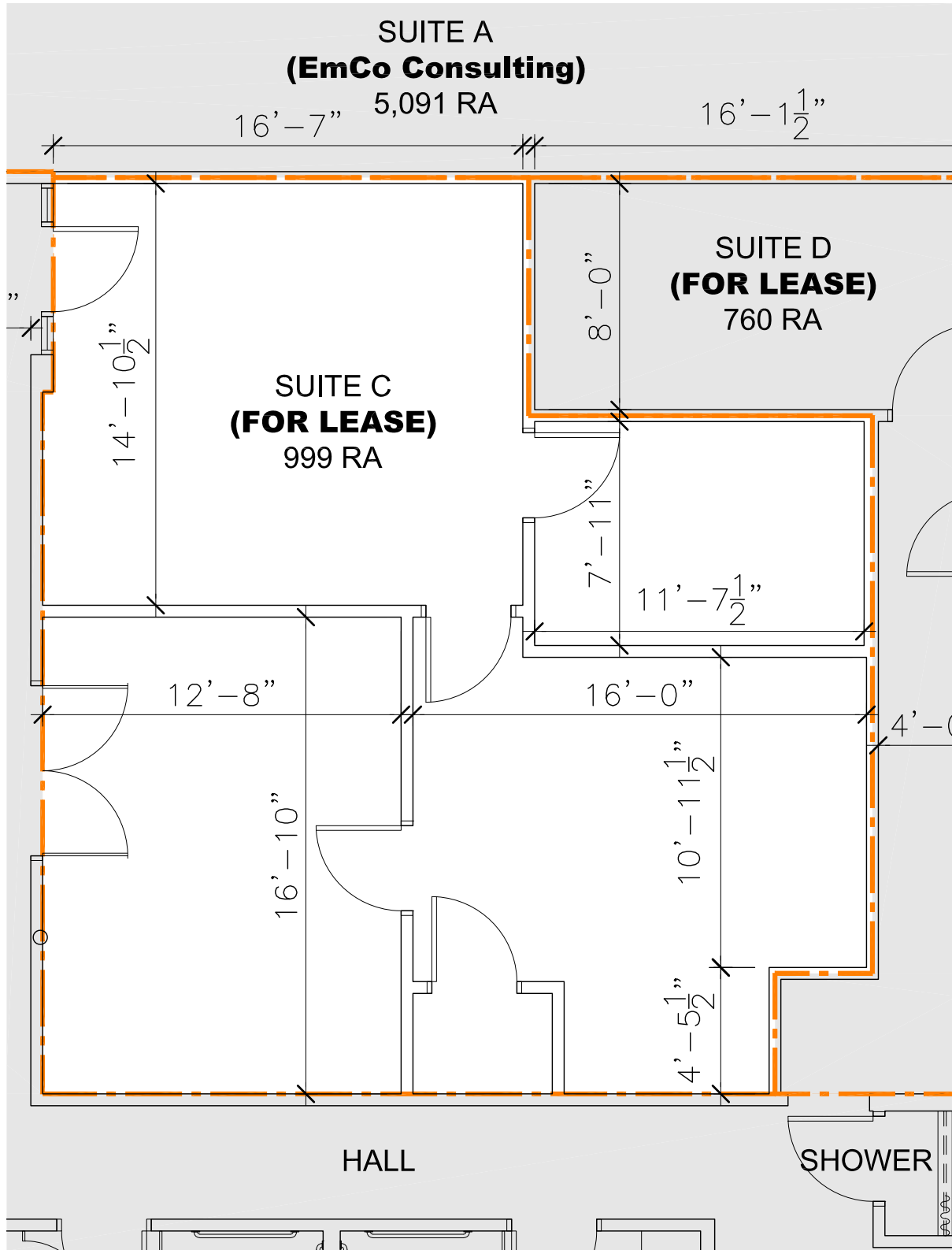


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LOD - SUITE C

Description:		801 E CERVANTES ST PENSACOLA, FL 32501	
Project info:		Date:	12-22-2020
Project no.:		Drawn by:	
Scale:	3/16" = 1'-0"	Plan no.:	LOD-C-00

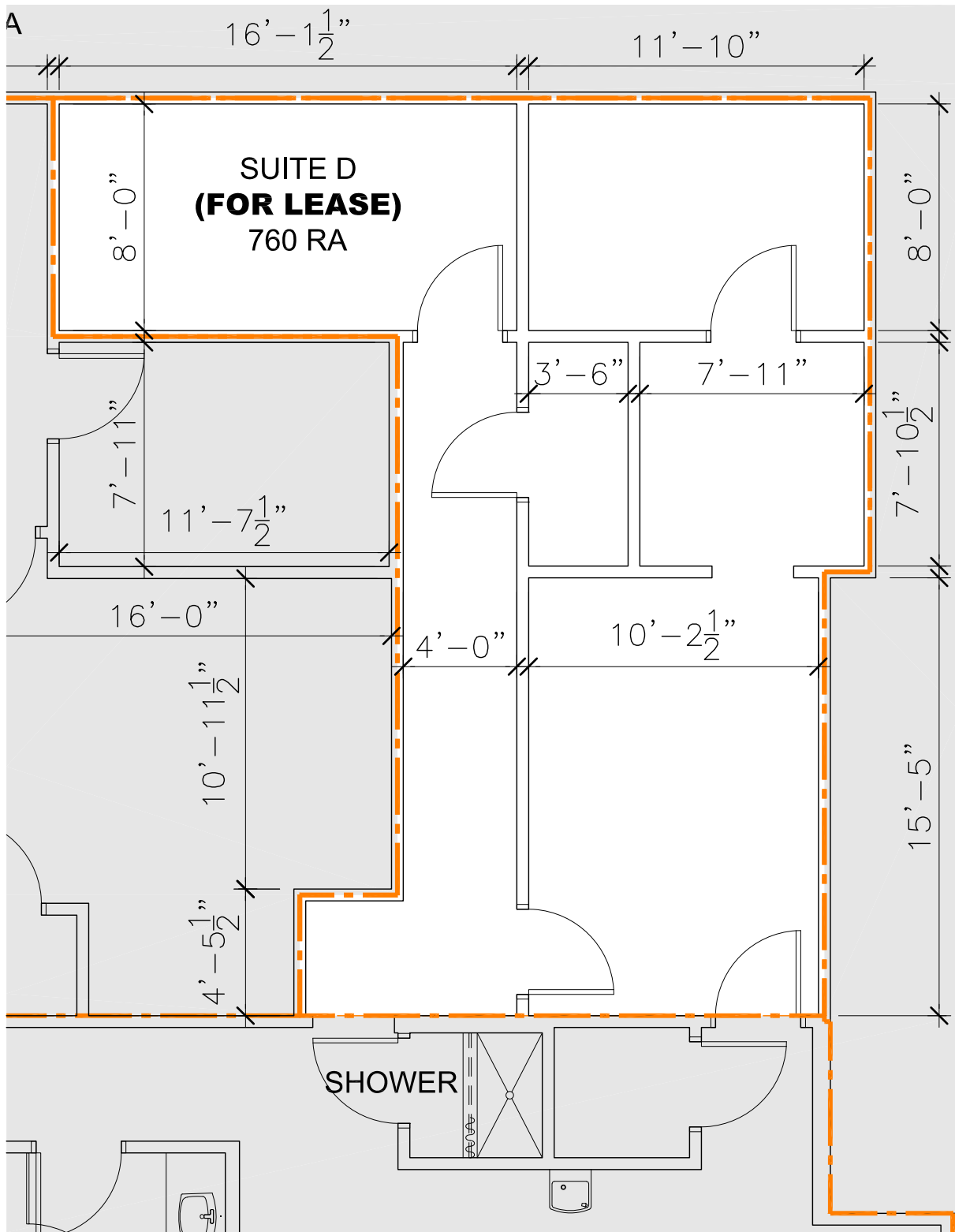


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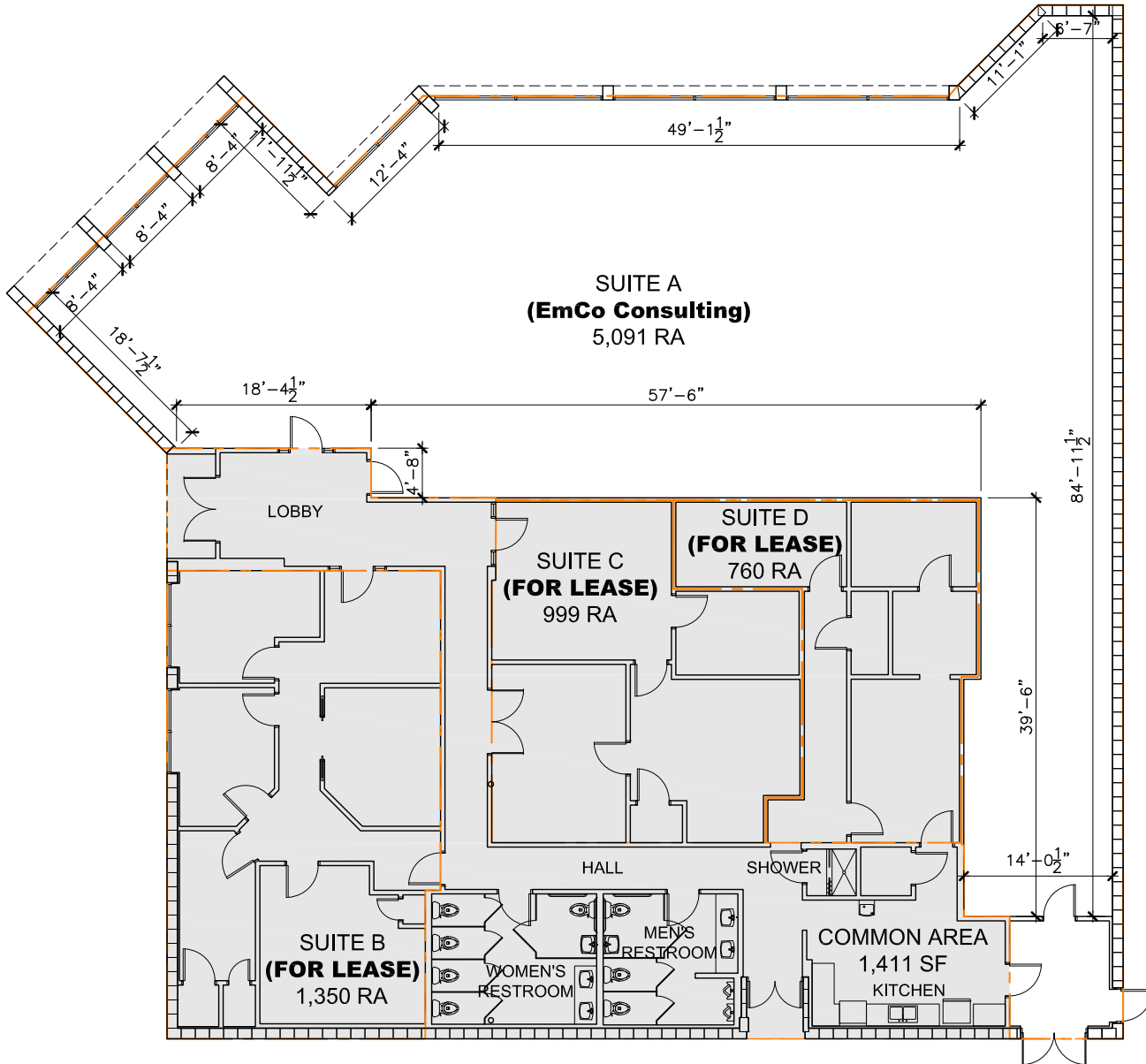
LOD - SUITE D

Description:		801 E CERVANTES ST PENSACOLA, FL 32501	
Project no.:	12-22-2020	Drawn by:	LOD-D-0.00
Scale:	3/16" = 1'-0"	Plan no.:	



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LOD - SUITE A

description:		801 E CERVANTES ST PENSACOLA, FL 32501	
project no.:	12-22-2020	drawn by:	LOD-A.00
scale:	1/16" = 1'-0"	plan no.:	



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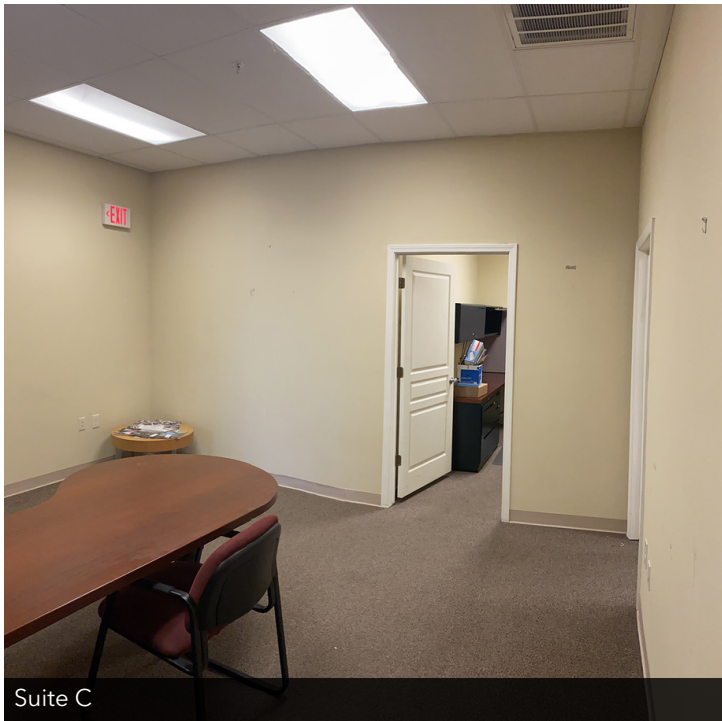
Suite B - Entry



Suite B



Suite C - Entry



Suite C

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Suite D

Suite D

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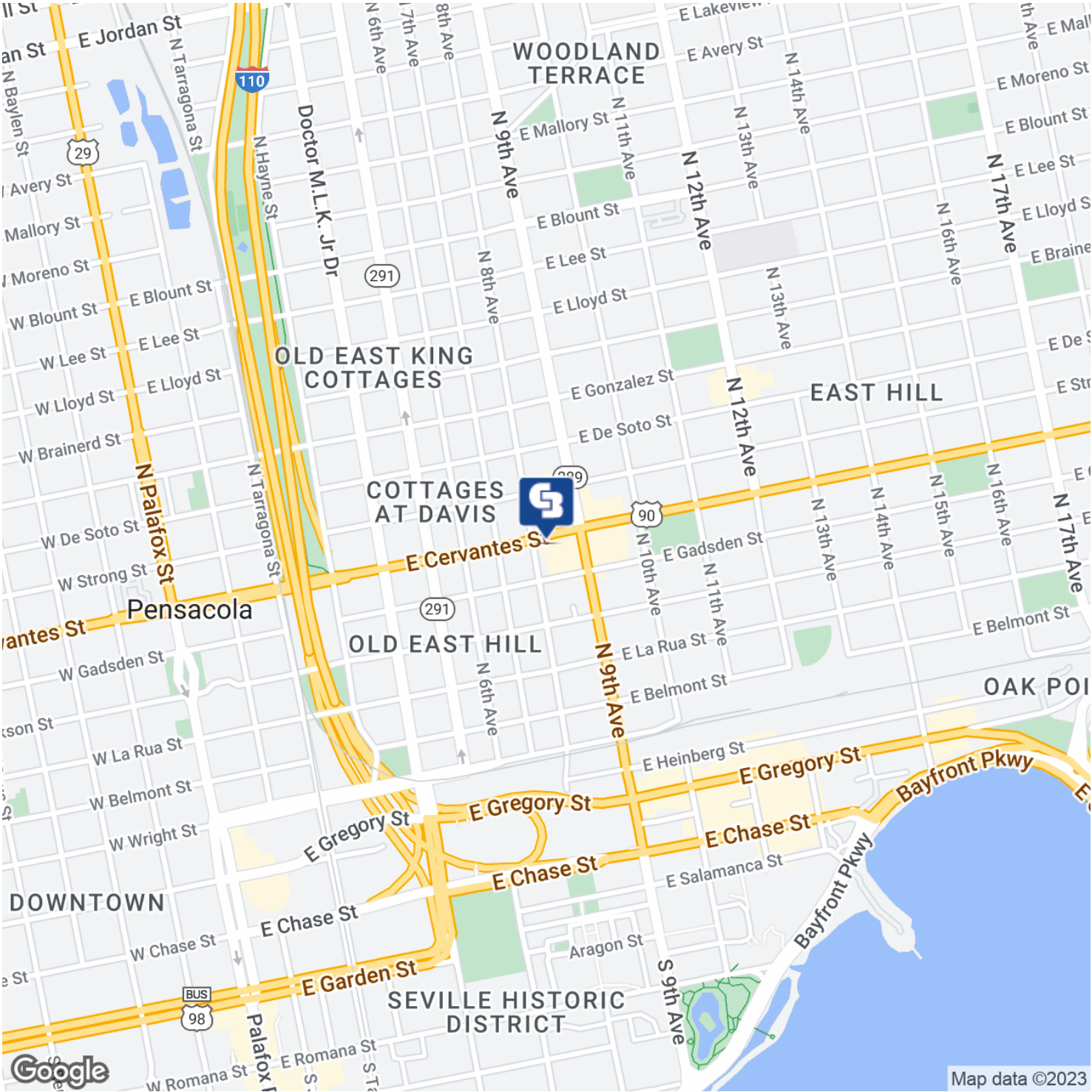
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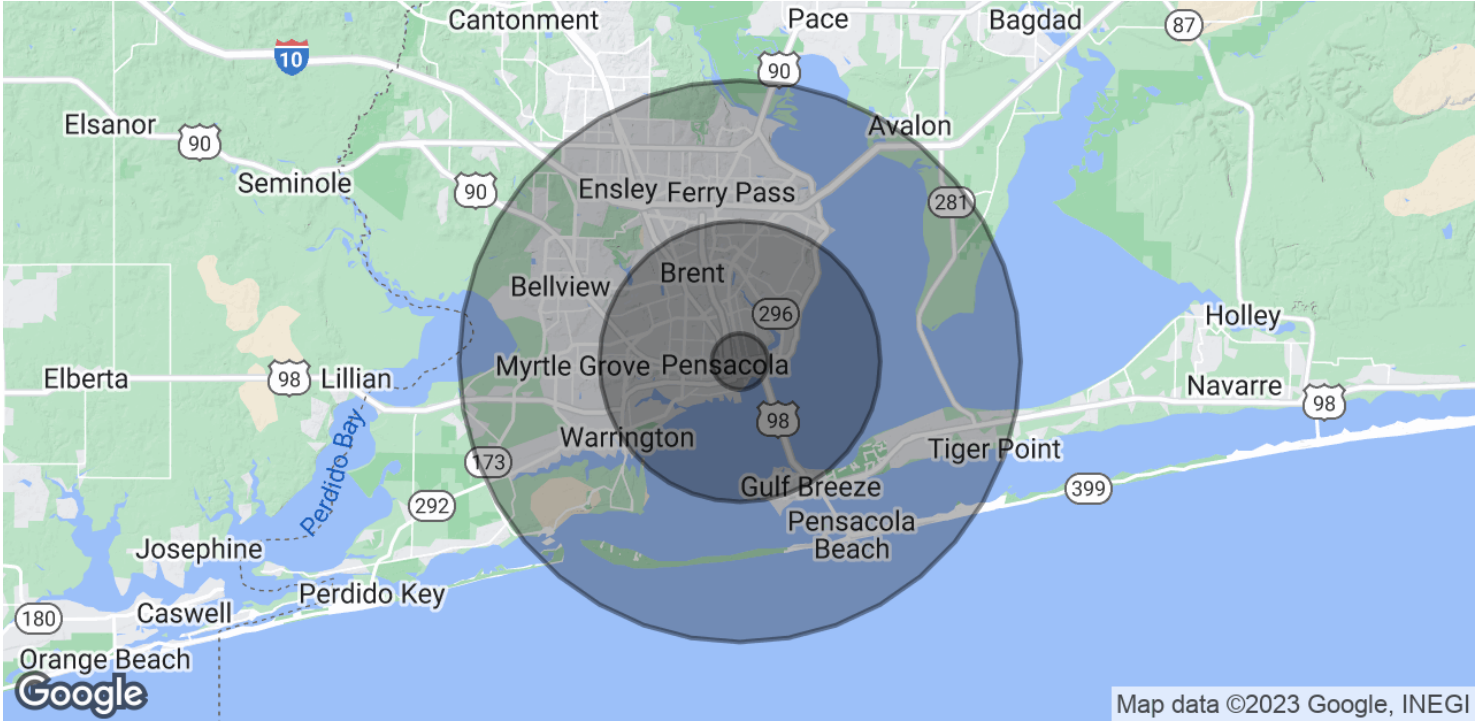
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,871	104,284	280,109
Average age	41.2	37.8	37.6
Average age (Male)	41.5	35.9	36.1
Average age (Female)	40.5	39.4	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,236	40,296	107,948
# of persons per HH	2.2	2.6	2.6
Average HH income	\$57,955	\$55,560	\$57,518
Average house value	\$234,647	\$241,412	\$220,066

* Demographic data derived from 2020 ACS - US Census

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