

FOR LEASE

35 W MAXWELL SUITE 260

**PHOENIX PROWORK
EXECUTIVE OFFICES AT
MIDTOWN**

Pensacola, FL 32501

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498





OFFERING SUMMARY

LEASE RATE:	\$400.00 - \$750.00 per month (Full Service)
TOTAL OFFICE:	2,000 SF
PRIVATE OFFICES:	10 Offices
RENOVATED:	2022
MARKET:	Downtown
PARKING:	Included
WIFI:	Included
CONFERENCE ROOM:	Included
24/7 ACCESS:	Included

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PROPERTY OVERVIEW

Join the newest Phoenix Prowork- Professional Office Complex.
Offering Executive Office Spaces and Professional Office Space in Downtown Pensacola.
With easy access to I-10 this property is ideally located allowing you to serve downtown and greater Pensacola.
broker-owner

PROPERTY HIGHLIGHTS

- Full-Service Executive Office space with Full Kitchen, Conference Room, WiFi, and more
- Downtown Pensacola - 1 Mile North of Cervantes
- PARKING INCLUDED
- Video Surveillance and Key Fob Access



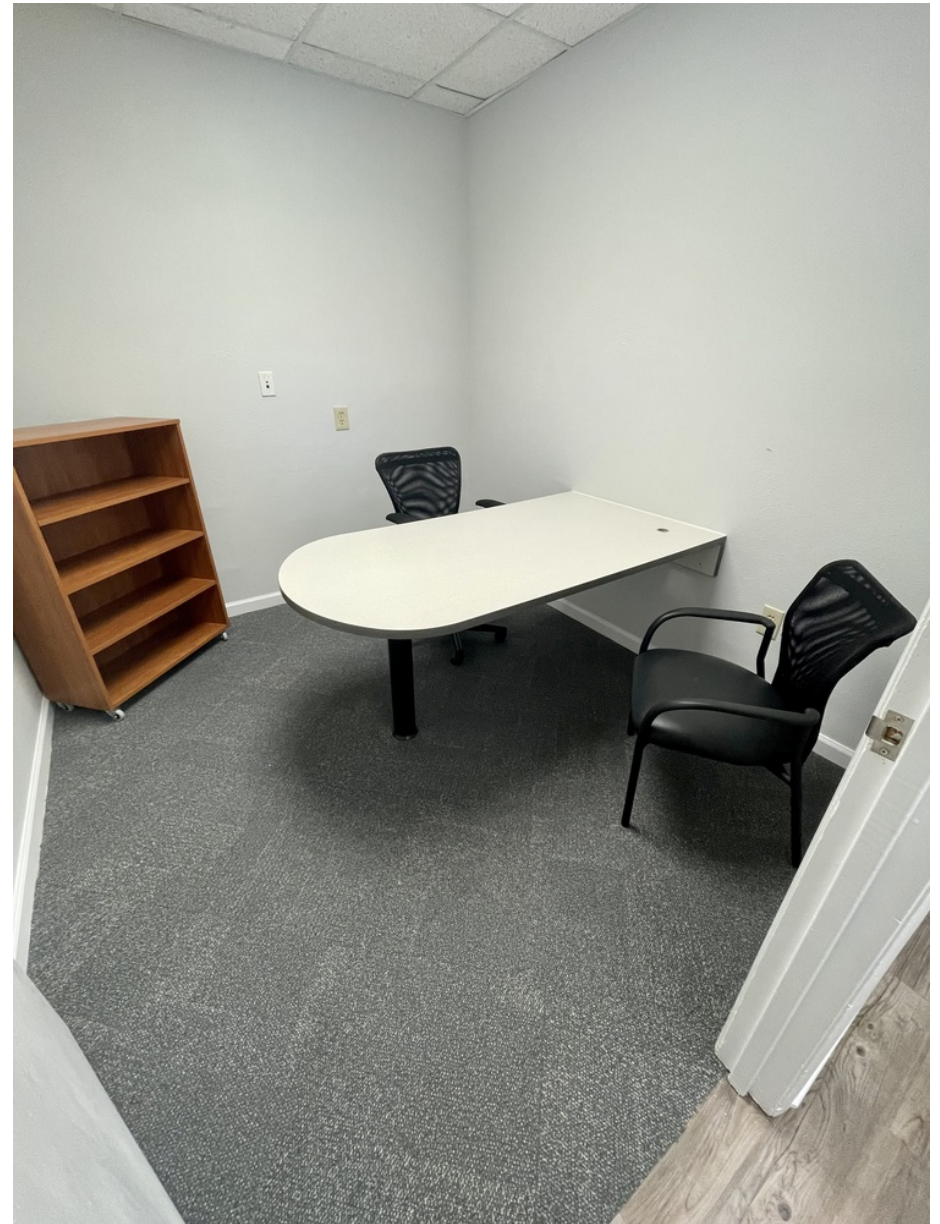
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AVAILABLE SPACES

SUITES	LEASE RATE	DESCRIPTION
Suite A	\$700 per month	6 Month Lease: \$800/mo 12 Month Lease: \$750/mo 24 Month Lease: \$700/mo New Flooring, Fresh Paint, New LED Lighting Corner office with Window
Suite I/J	\$1,400 per month	6 Month Lease: \$1600/mo 12 Month Lease: \$1500/mo 24 Month Lease: \$1400/mo Double Office with Large Windows New Flooring, Fresh Paint, New LED Lighting

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186 N PALAFOX ST
PENSACOLA, FL



EXECUTIVE OFFICE SPACE

AMENITIES

- Parking
- WiFi
- 24/7 Access
- Utilities

HIGHLIGHTS

- New Kitchen and Breakroom
- Conference Room
- Lounge
- Entrance on Palafox

PHX PROWORK AT THE FLORIDA THEATER

Previously the home of the iconic Florida Theater, 186 N Palafox has been restored to continue as a part of the bustling downtown Pensacola environment. It now houses 25 executive offices, two public conference rooms, and creates a place for local business people to network, grow, and meet the needs of their clients.

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182 N PALAFOX ST
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PHX PROWORK AT THE NOBLES BUILDING

The Nobles Building has held many local Pensacola businesses through the years. When the time to reimagine how it could continue to serve Pensacolians, it was transitioned to accommodate 11 executive office suites, conference room, and will soon hold a dedicated media room designed with local podcasters in mind.



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | **Cell:** 850.380.3344

FL #BK3179263 // AL #000093777

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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ANNA GRIFFIN

Assistant Advisor

anna.griffin@svn.com

Direct: 850.434.7500 x112 | **Cell:** 850.586.0833

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PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor's degree in Communication and Digital Media Studies at Florida State University, Anna's passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

SVN | SouthLand Commercial

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