



# Regions Bank Office Space

OFFICE BUILDING FOR LEASE

25 Beal Pkwy Fort Walton Beach, FL 32548

Phil Sherrill | 850.972.0360 | [psherrill@beaubox.com](mailto:psherrill@beaubox.com)



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### PROPERTY SUMMARY



### Property Description

Fort Walton Beach class A office space sublease available; Located less than a mile from the coast of the Gulf of Mexico.

### Property Highlights

- Expansive corporate board room available immediate to suite
- Ample parking around periphery of building
- Invites use of second floor kitchenette
- Abundant natural light into corner suites
- Immediate to elevator

### Offering Summary

Lease Rate:	\$13.50 SF/yr (NNN)
Number Of Units:	5
Available SF:	2,530 SF
Building Size:	21,589 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,384	19,851	30,189
Total Population	7,798	46,149	71,357
Average HH Income	\$55,748	\$60,723	\$64,390

### Phil Sherrill

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## LOCATION MAP

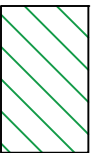


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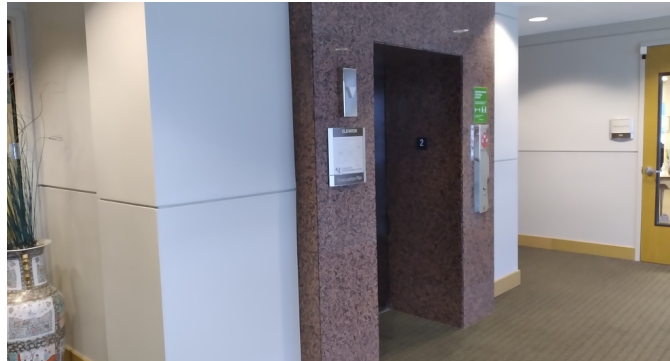


2,530 Rentable Sq Ft

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## ADDITIONAL PHOTOS



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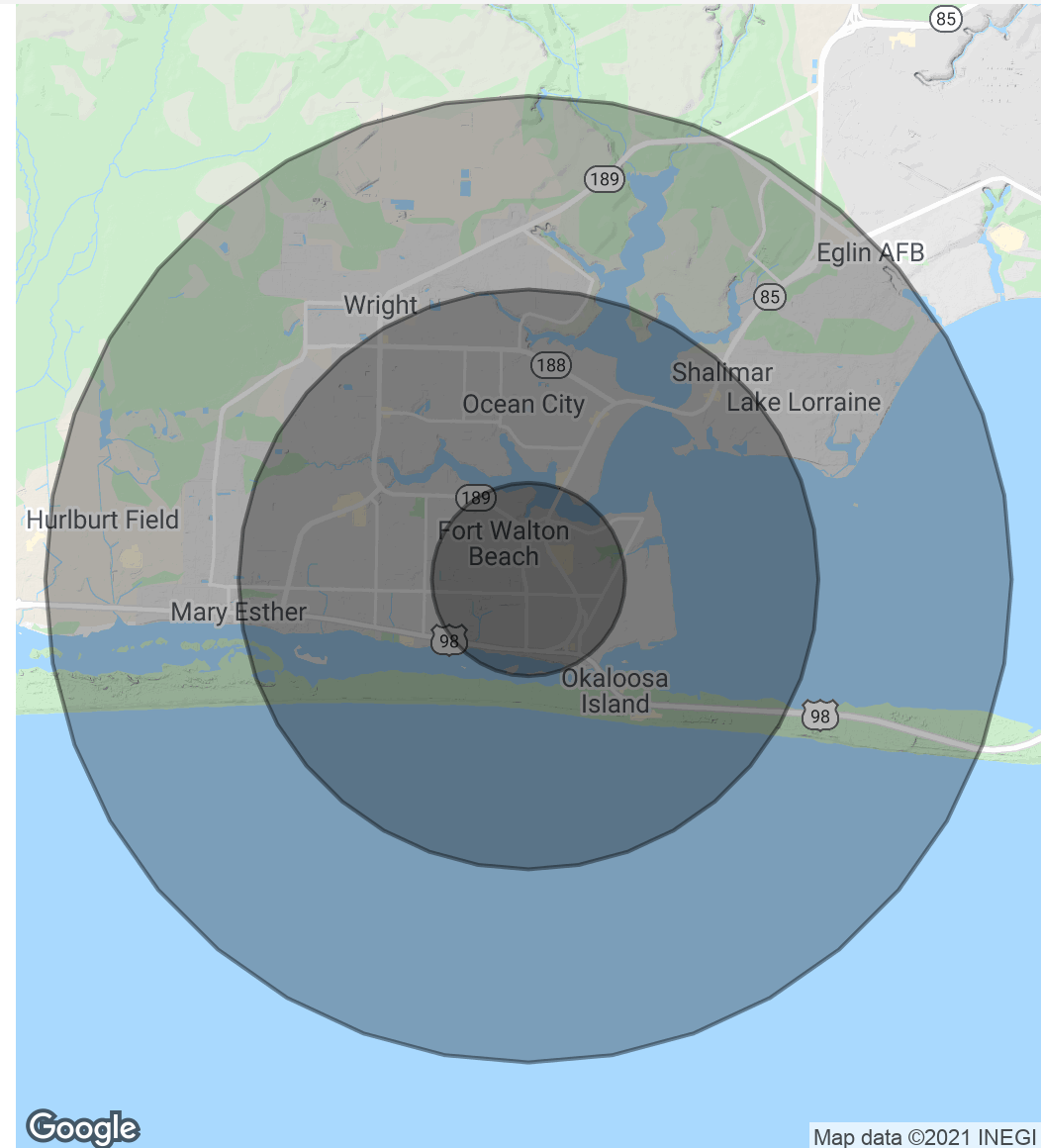
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,798	46,149	71,357
Average Age	39.2	37.8	38.3
Average Age (Male)	39.0	36.6	36.7
Average Age (Female)	39.6	39.6	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,384	19,851	30,189
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$55,748	\$60,723	\$64,390
Average House Value	\$236,870	\$236,806	\$256,340

\* Demographic data derived from 2010 US Census



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**Phil Sherrill**

Agent

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**Professional Background**

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

**Beau Box Commercial Real Estate**

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