



**LEASE**

# Phx Pro - Florida Theater - 186

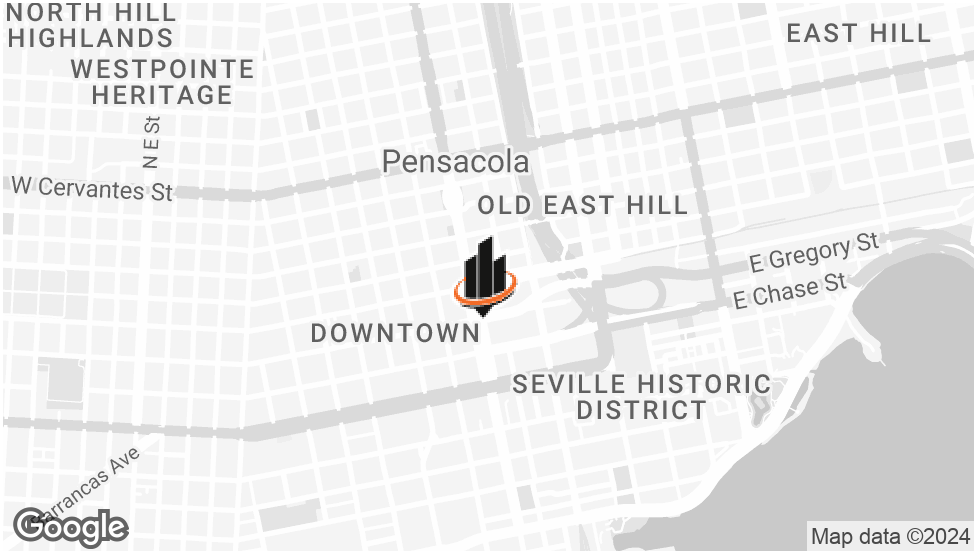
**186 N PALAFOX**  
Pensacola, FL 32502

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**  
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FL #BK3179263

**ANNA GRIFFIN**  
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PROPERTY SUMMARY



OFFERING SUMMARY

FULL SERVICE EXECUTIVE OFFICES:	\$675.00-\$775.00/MO
OFFICES:	Furnished
CONFERENCE ROOMS:	2
MAILBOXES:	Available
PHONE:	Available
WIFI/ INTERNET	Included

PROPERTY OVERVIEW

Direct access to Palafox and Complimentary Parking. This property is one of the newest Phoenix Prowork Executive Office Spaces and offers 25 Executive Suites, 2 Conference Rooms, and Luxe common areas. Located in a historic building one block away from I-110 and in the heart of downtown Pensacola. Your office could be just steps away from great local breweries, shopping, entertainment, dining, and other office buildings. \*Broker is owner\*

PROPERTY HIGHLIGHTS

- Full Service Executive Office space with Full Kitchen, 2 Conference Rooms, Kitchen and more
- Downtown Pensacola with Entrance on Palafox and Beautiful Courtyard
- HIGH SPEED INTERNET & UTILITIES INCLUDED
- Video Surveillance and Key Fob Access
- On-Site Parking

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## FRONT FACING PALAFOX



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## EXECUTIVE OFFICES & 2 CONFERENCE ROOMS



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## ENTRANCE & KITCHEN



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# LEASE SPACES

## AVAILABLE SPACES

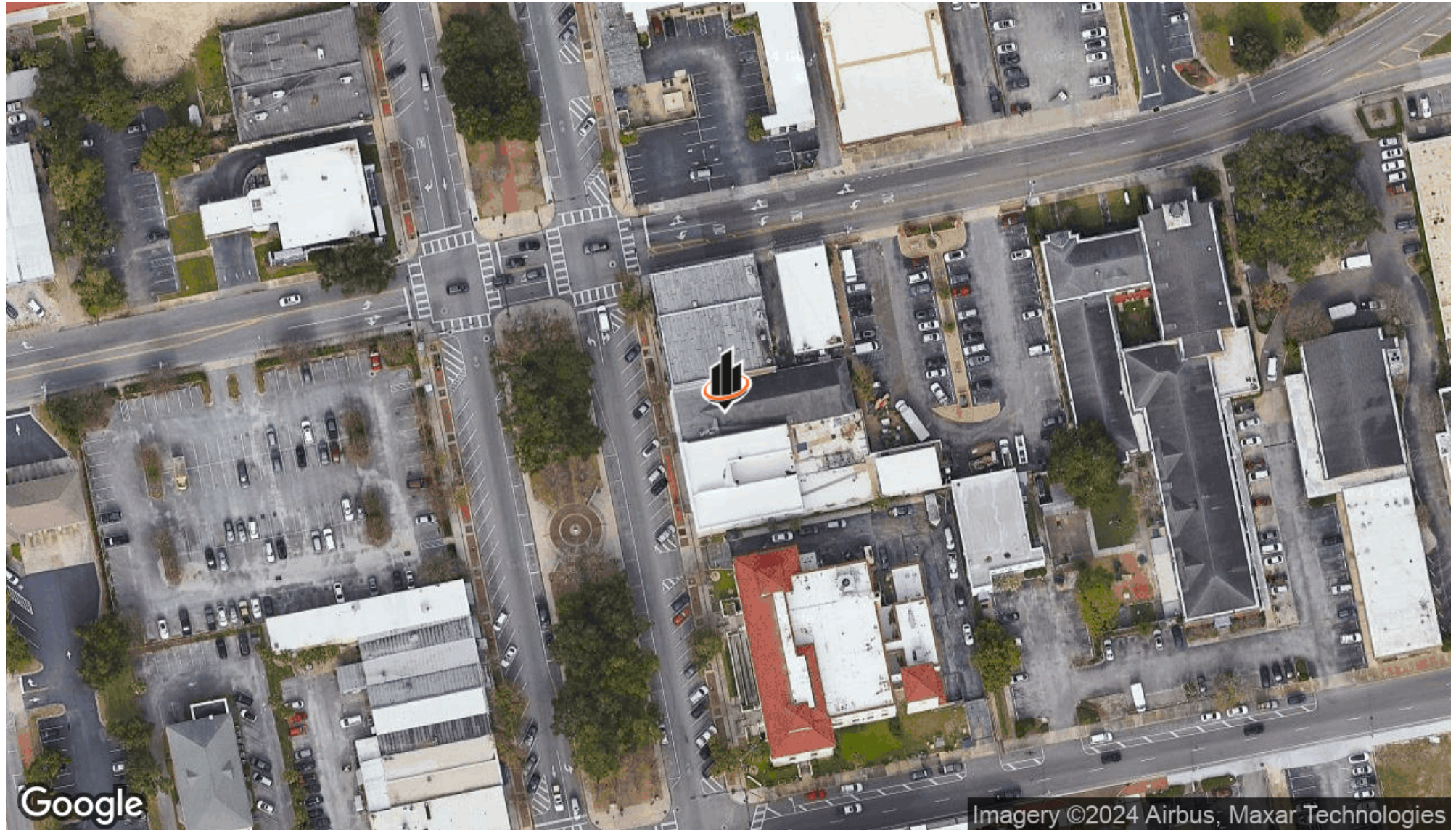
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 216	Available	200 SF	Full Service	\$775 per month	Furnished \$675 for 3 years \$725 for 2 years \$775 for 1 year
Suite 215	Available	200 SF	Full Service	\$775 per month	Furnished \$675 for 3 years \$725 for 2 years \$775 for 1 year
Suite 220	Available	200 SF	Full Service	\$775 per month	Furnished \$675 for 3 years \$725 for 2 years \$775 for 1 year
Reception Desk	Available	200 SF	Full Service	\$300 per month	Reception Desk Available for Lease *Must be a Tenant at this Office*

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## LOCATION MAP



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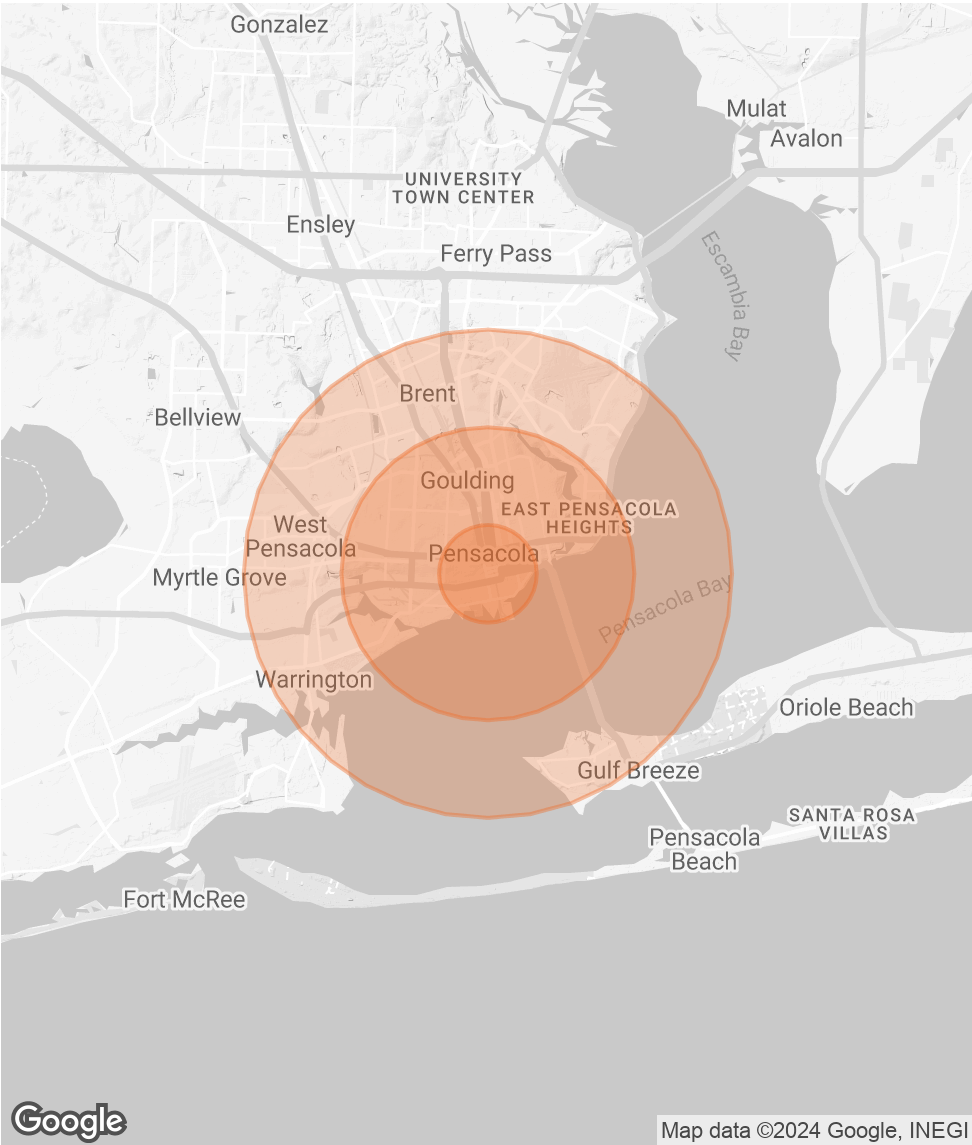


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,970	43,232	105,029
AVERAGE AGE	41.3	39.4	37.1
AVERAGE AGE (MALE)	38.8	36.8	35.4
AVERAGE AGE (FEMALE)	43.1	41.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,267	16,746	40,049
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$54,720	\$51,976	\$53,948
AVERAGE HOUSE VALUE	\$220,975	\$251,516	\$234,912

\* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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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



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Assistant Advisor

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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.

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