



**MIDTOWN
PROFESSIONAL
BUILDING**



LEASE

Midtown Professional Building

14 W JORDAN STREET, SUITE 100

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

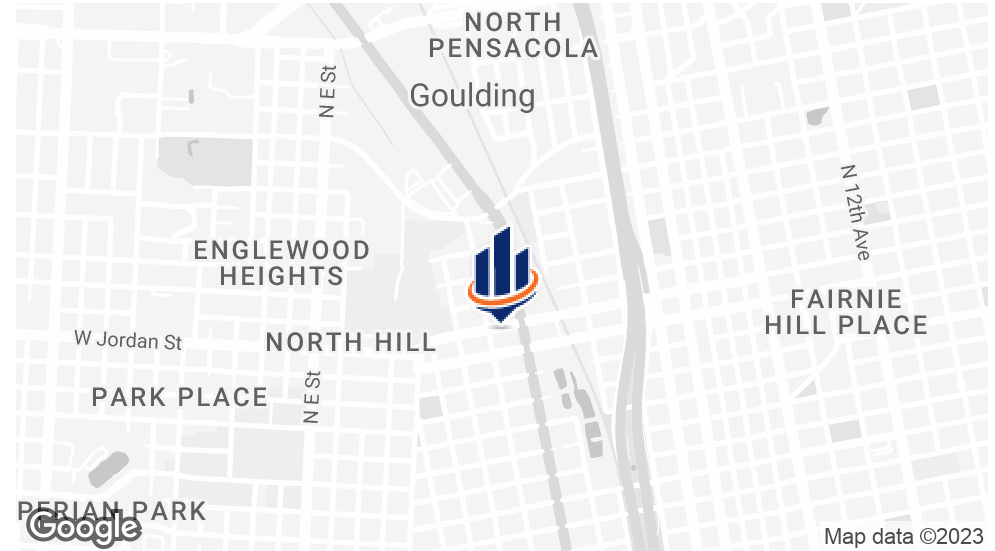
ANNA GRIFFIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,245.00/MO + NNN (\$7.44/SF)
AVAILABLE SF:	2,995 SF
LOT SIZE:	1.706 Acres
RENOVATED:	2022
ZONING:	COM
MARKET:	Downtown

PROPERTY OVERVIEW

Midtown Professional Building is a multi-tenant building home to a diverse community of Professionals. This open, first floor space has the potential for a coffee, smoothie, craft brewery shop, or even a yoga/fitness studio, and so much more. NNN and Utilities equal \$1,865/Month.

With easy access to I-10, this property is ideally located, allowing you to serve downtown and the greater Pensacola.

PROPERTY HIGHLIGHTS

- Downtown Pensacola - 1 Mile North of Cervantes
- Ample Parking with 5 Parking Lots
- Covered Patio available
- Join other Health and Wellness Tenants including Blue Meridian Acupuncture & Wellness, Inner Workings Collective, Blue Heron Healing Arts, Creative Life, Astrid Massage and others

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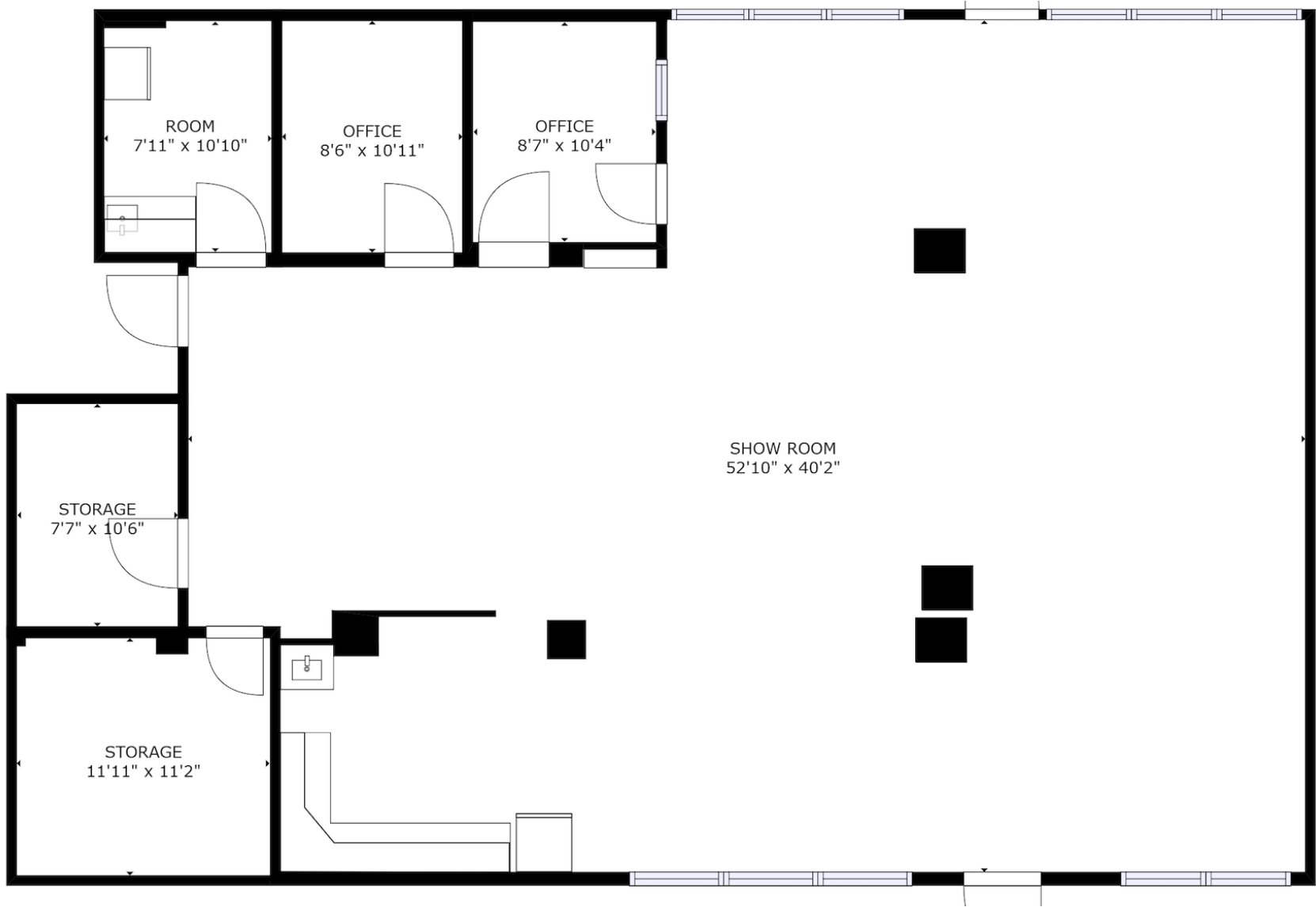
SPACE PHOTOS



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FLOOR PLAN



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POSSIBLE CAFÉ OPPORTUNITY



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PARKING MAP



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ADDITIONAL PHOTOS



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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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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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