



Building
6

LEASE

Quietwater Office Park Building 1 - Floor 3

1101 GULF BREEZE PKWY

Gulf Breeze, FL 32561

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

Building
1

Building
2

Building
3

Building
4

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$650-\$8,600/MO + NNN (\$11.20 SF)
AVAILABLE SF:	192 - 14,832 SF
FLOOR:	3rd Floor
LOT SIZE:	5.281 Acres
MARKET:	Pensacola
SUBMARKET:	Gulf Breeze Proper

PROPERTY OVERVIEW

Situated in Gulf Breeze, Florida, this exceptional Class A, 3rd Floor office space spans an impressive 14,832 square feet, encompassing an entire floor of a prestigious building. Boasting panoramic views that extend across the tranquil waters, this workspace offers an unparalleled setting that seamlessly blends nature's beauty with a professional environment. The expansive windows invite abundant natural light, creating an uplifting and inspiring atmosphere for productivity and collaboration. With its generous size, this office space provides ample room for various departments, flexible workstations, and dedicated meeting areas, ensuring a seamless workflow for any organization. Whether enjoying the stunning vistas during breaks or hosting clients in a truly awe-inspiring location, this Gulf Breeze office space exemplifies elegance, sophistication, and a harmonious integration of work and nature. * Furniture is NOT included*

PROPERTY HIGHLIGHTS

- 5 Acre Campus
- 6 Office Buildings
- Located in Gulf Breeze Proper
- Home of AppRiver Tech Campus
- Elevators in All Buildings

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OFFICE SPACE



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OFFICE SPACE



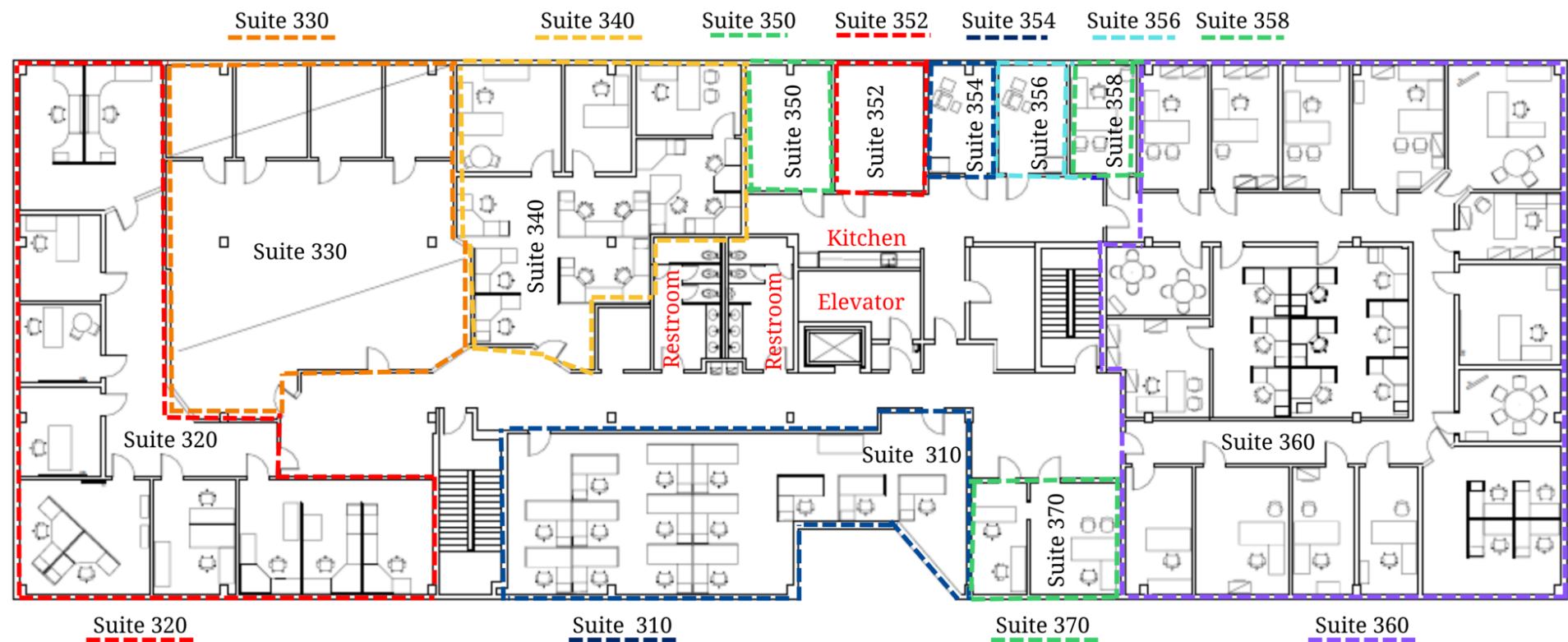
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FLOOR PLAN



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LEASE SPACES

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 310	1,821 SF	NNN	\$2,500 per month	Large Open Area
Suite 350	261 SF	Full Service	\$750 per month	Executive Office with windows
Suite 356	192 SF	Full Service	\$650 per month	Executive Office with windows
Suite 358	192 SF	Full Service	\$650 per month	Executive Office with windows
Suite 360	5,185 SF	NNN	\$8,600 per month	Large suite with 2 Corner offices, with multiple windows
Suite 370	421 SF	NNN	\$1,300 per month	Double Executive Office with windows

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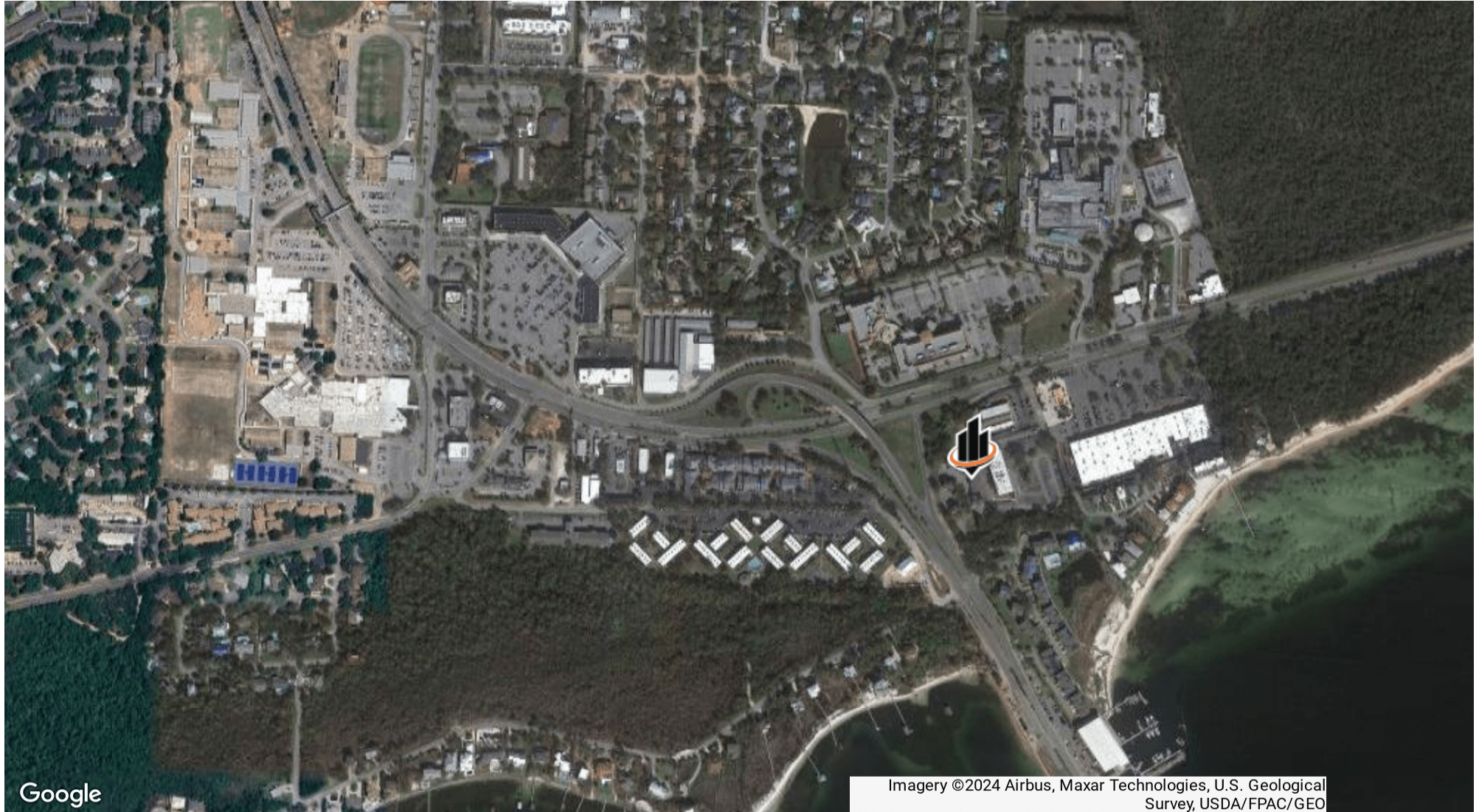
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BUILDING PHOTOS



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LOCATION MAP



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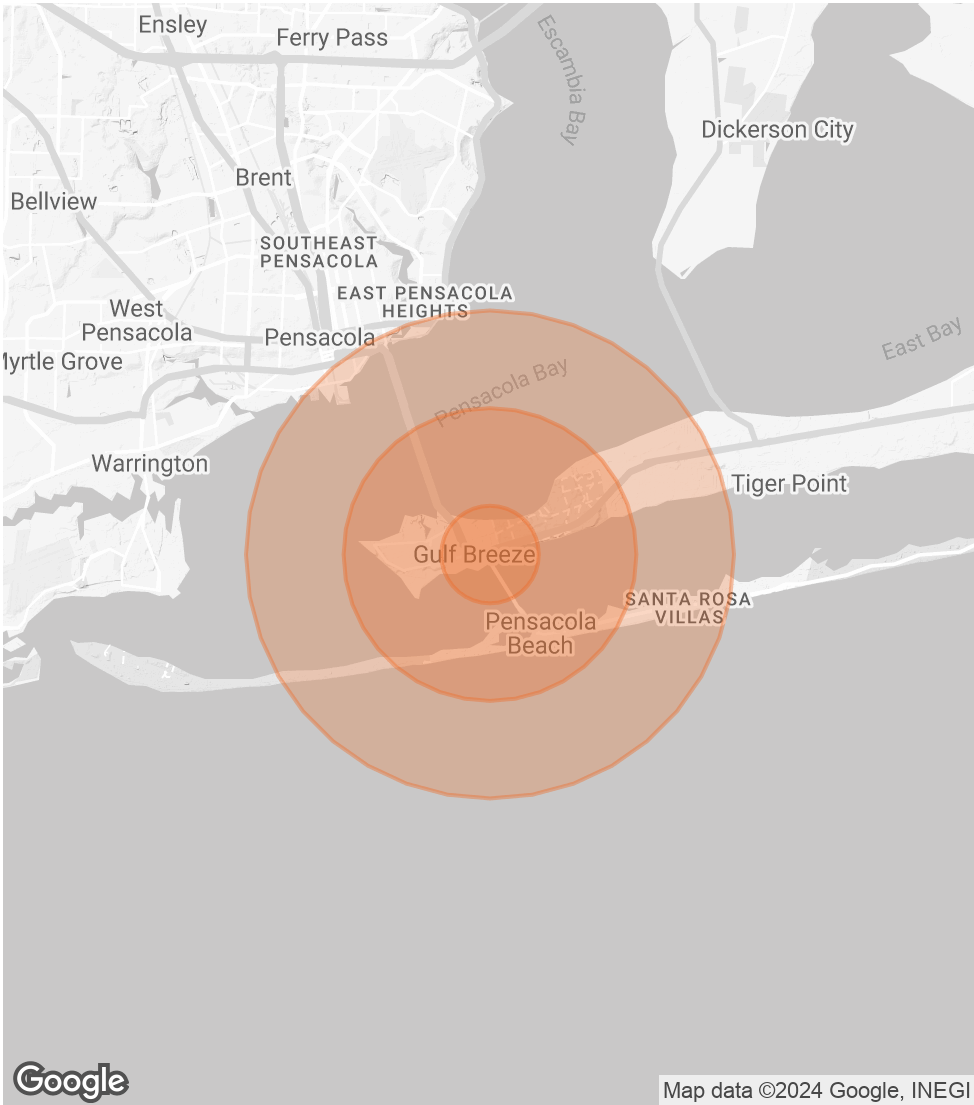
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,178	9,547	23,333
AVERAGE AGE	41.0	49.2	45.7
AVERAGE AGE (MALE)	44.3	48.3	43.8
AVERAGE AGE (FEMALE)	40.6	49.5	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	529	4,749	11,604
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$129,494	\$120,745	\$101,747
AVERAGE HOUSE VALUE	\$450,895	\$452,045	\$378,222

2020 American Community Survey (ACS)



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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.

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