
55,200 +/- SF | 8 + ACRES | PANAMA CITY BEACH

200 RICHARD JACKSON BLVD., PANAMA CITY BEACH, FL 32407



**FOR SALE
& LEASE**

Five Bridges Real Estate
Services Co.
850.913.9133

Kevin Wattenbarger, CCIM
Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Patricia Womack, RPA
Director of Property Management
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VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

****Class A Commercial Office Building in Panama City Beach****

Welcome to 200 Richard Jackson Blvd, a 55,200-square-foot, Class A commercial office building built on 8 acres with over 450 parking spaces in Panama City Beach's premiere professional business district.

****Strategic Location:**** Situated in Central Panama City Beach, 200 Richard Jackson, near major businesses and landmarks, including The St. Joe Company's headquarters and popular retail outlets like Publix and Chick-fil-A, the property offers excellent visibility and accessibility to Panama City Beach Parkway (Hwy 98) and Middle Beach Road.

****Abundant Parking:**** With over 450 parking spaces available, the property provides ample parking for tenants and visitors, making it ideal for businesses with high parking needs or room for additional development.

****Versatile Potential:**** Featuring tilt wall construction and a spacious layout, the property offers flexibility for various uses, such as corporate headquarters, medical offices, schools, or professional establishments.

OFFERING SUMMARY

Sale Price:	\$10,250,000
Lease Rate:	\$16.00 - 17.00 SF/yr (NNN)
Available SF:	12,974 - 55,200 SF
Lot Size:	8.297 Acres
Building Size:	55,200 SF

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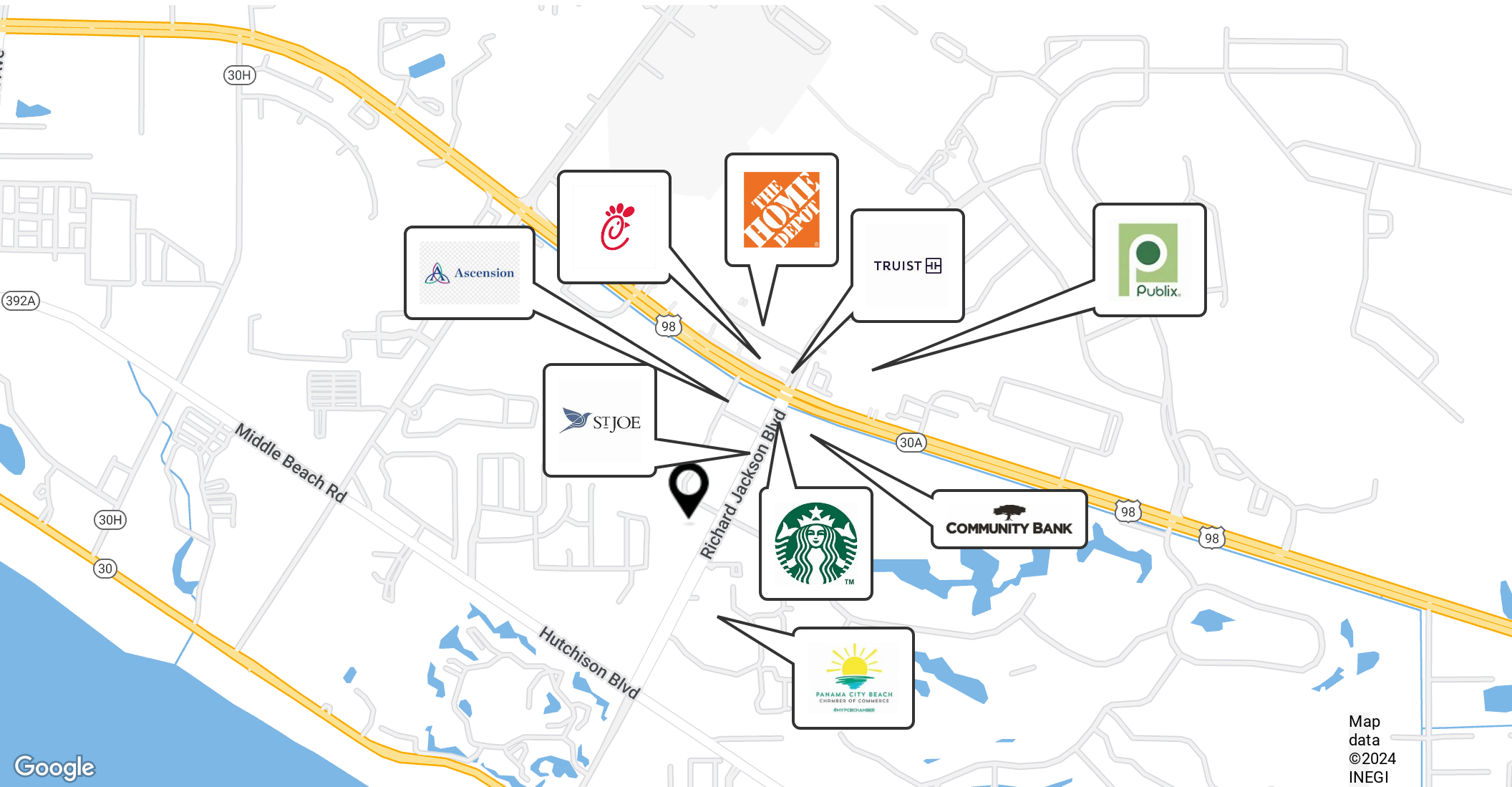
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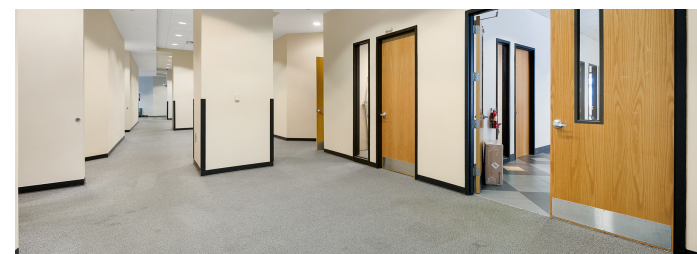
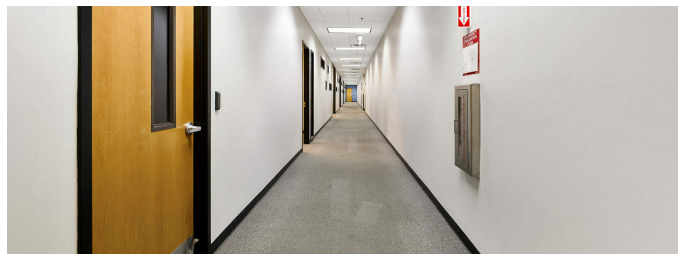
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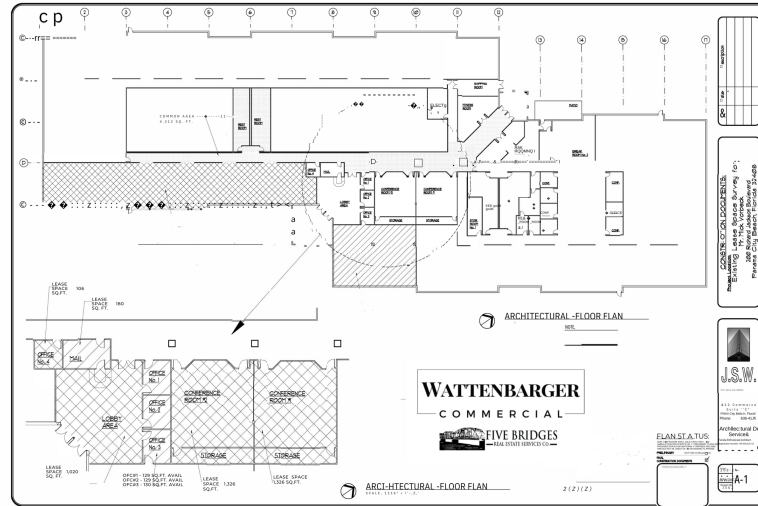
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	12,974 - 55,200 SF	Lease Rate:	\$16.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200 Richard Jackson	Available	12,974 - 55,200 SF	NNN	\$17.00 SF/yr	This 13,000+/- SF Class A office space includes a reception/lobby area, 2 conference rooms, ample storage space, a mailroom, (4) four private offices, 6,000+/-SF space perfect for custom buildout, Late-night key card entry, ample parking, and signage with high visibility.
200 Richard Jackson	Available	26,217 - 55,200 SF	NNN	\$16.00 SF/yr	Former Call Center.
200 Richard Jackson	Available	13,000 - 55,200 SF	NNN	\$17.00 SF/yr	-

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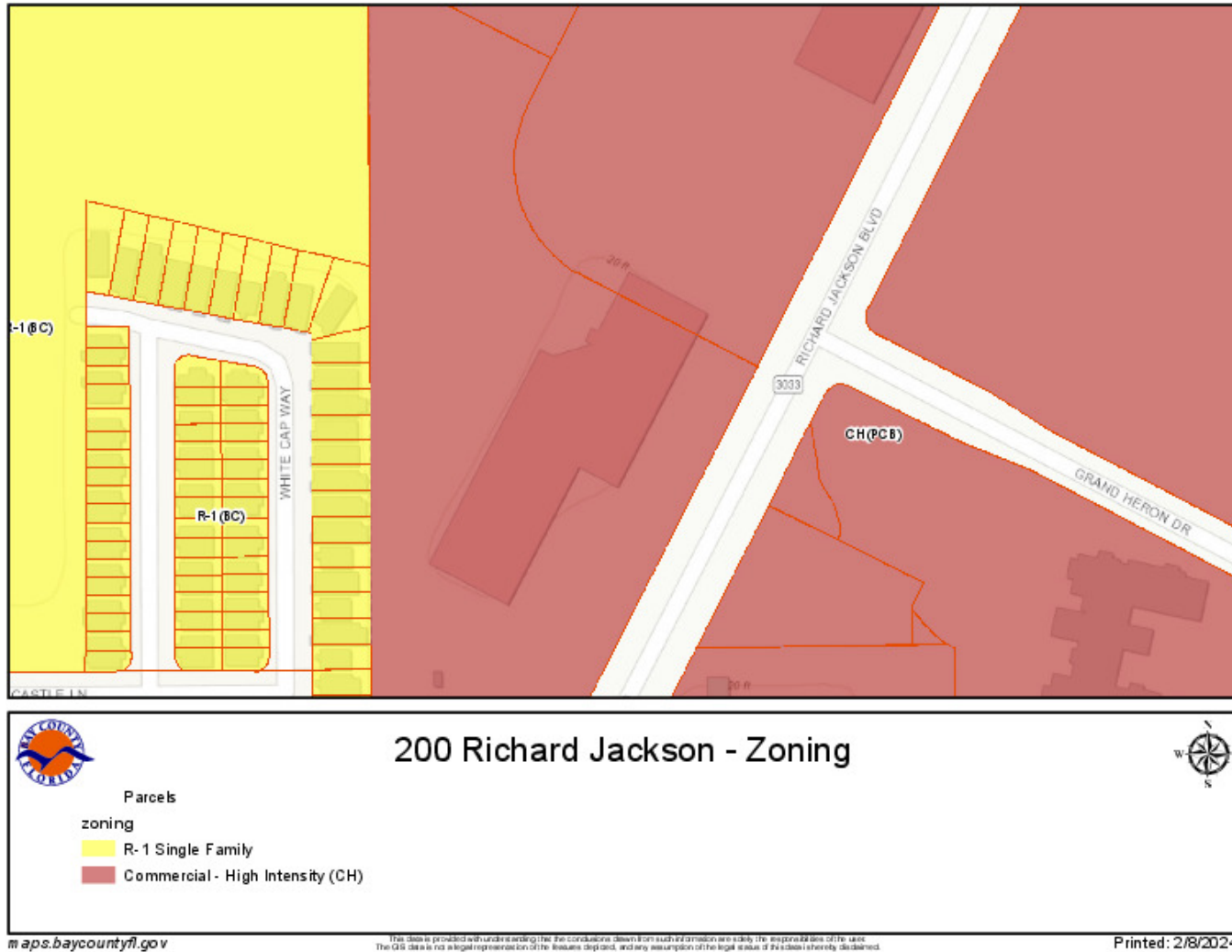
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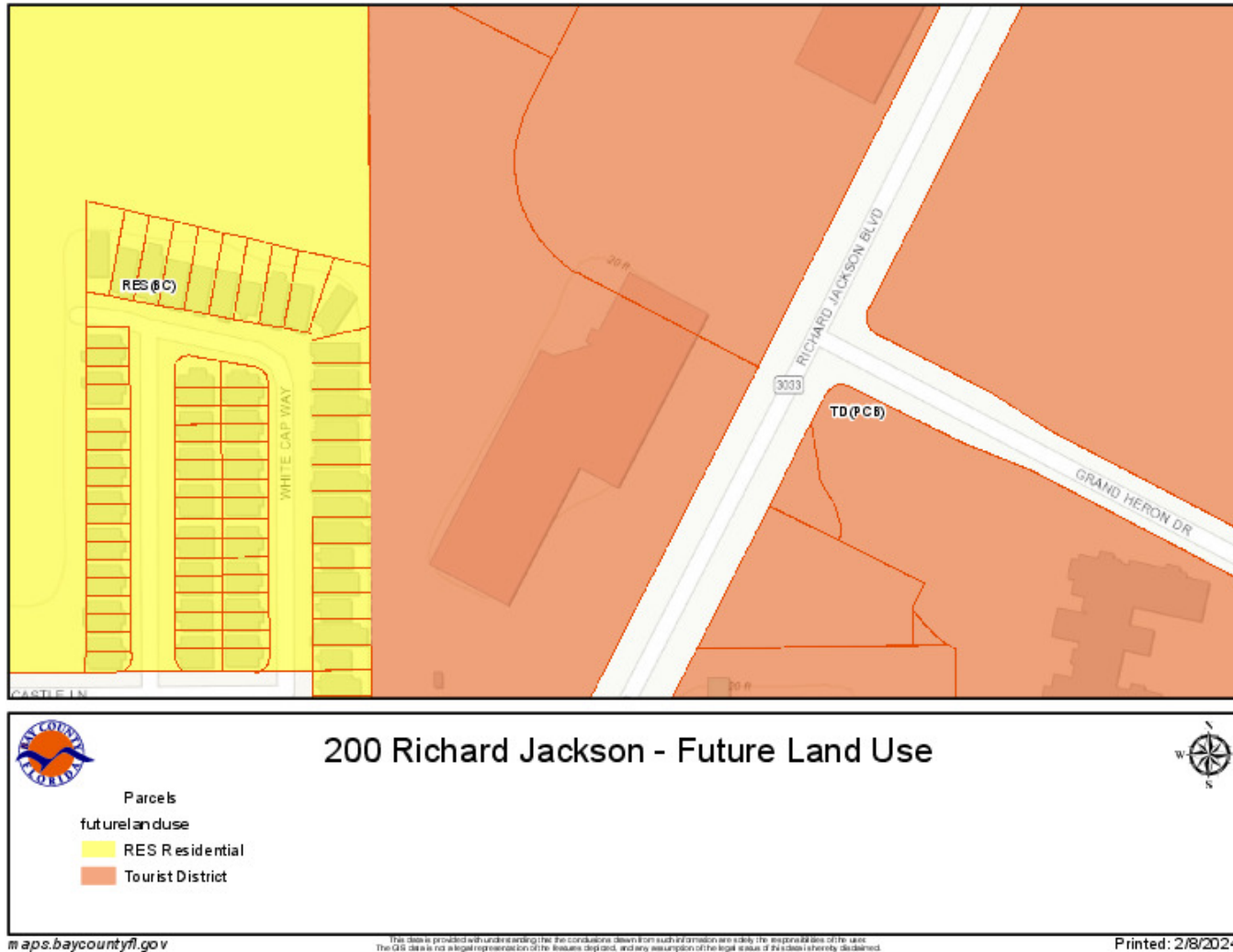
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PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as Market Director and Qualifying Broker. With over two decades of experience, Kevin specializes in retail, office, industrial, investment properties, and commercial land.

His extensive background includes brokerage, ownership, development, construction, project and asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in site selection, development, leasing, valuation, and investment analysis.

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