

# TOWN CENTRE OFFICE PARK @ 5TH & GRACE

101 W 5th Street, Panama City, FL 32401



## PROPERTY DESCRIPTION

Towne Centre Office Park @ 5th & Grace is in the center of it all in downtown Panama City. The Towne Center Office complex is a multi-tenant office building and offers numerous suite options from 1,000 SF up to 4,500 SF, with assemblage options available for a larger user possible. Towne Center has been recently updated to include new flooring, interior grey paint tones with oversized trim. Many office suites possess exposed brick walls. A unique Panama City office location ideally located in the middle of the reemerging downtown the operating pass-through expenses are estimated \$5.36/ SF (2024).

## PROPERTY HIGHLIGHTS

- Professional Office Setting
- 107 Available - 1,000 +/- SF
- Central Downtown Panama City
- Multi-Tenant Office Complex

## OFFERING SUMMARY

Lease Rate:	\$1,800.00 - 6,341.25 per month (NN)
Available SF:	975 - 6,000 SF
Lot Size:	0.517 Acres
Building Size:	19,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,101	15,770	38,723
Total Population	3,576	31,096	76,881
Average HH Income	\$46,837	\$51,880	\$55,211

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



FiveBridgeRealEstate.com

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It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

## LEASE INFORMATION

Lease Type:	NN	Lease Term:	36 to 60 months
Total Space:	975 - 6,000 SF	Lease Rate:	\$1,800.00 - \$6,341.25 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
107 W 5th Street	Available	975 SF	Modified Net	\$2,000 per month	-
109 W 5th Street	Available	4,500 - 6,000 SF	Modified Net	\$16.91 SF/yr	Town Centre Suite 109 - 4,500 SF: counter reception area, lobby, two conference rooms, 15 individual offices +, two restrooms, kitchen break area, rear exit (to the alley). Floor plan and 3d virtual tour provided.
465 Grace Ave.	Available	975 SF	Modified Net	\$1,800 per month	-

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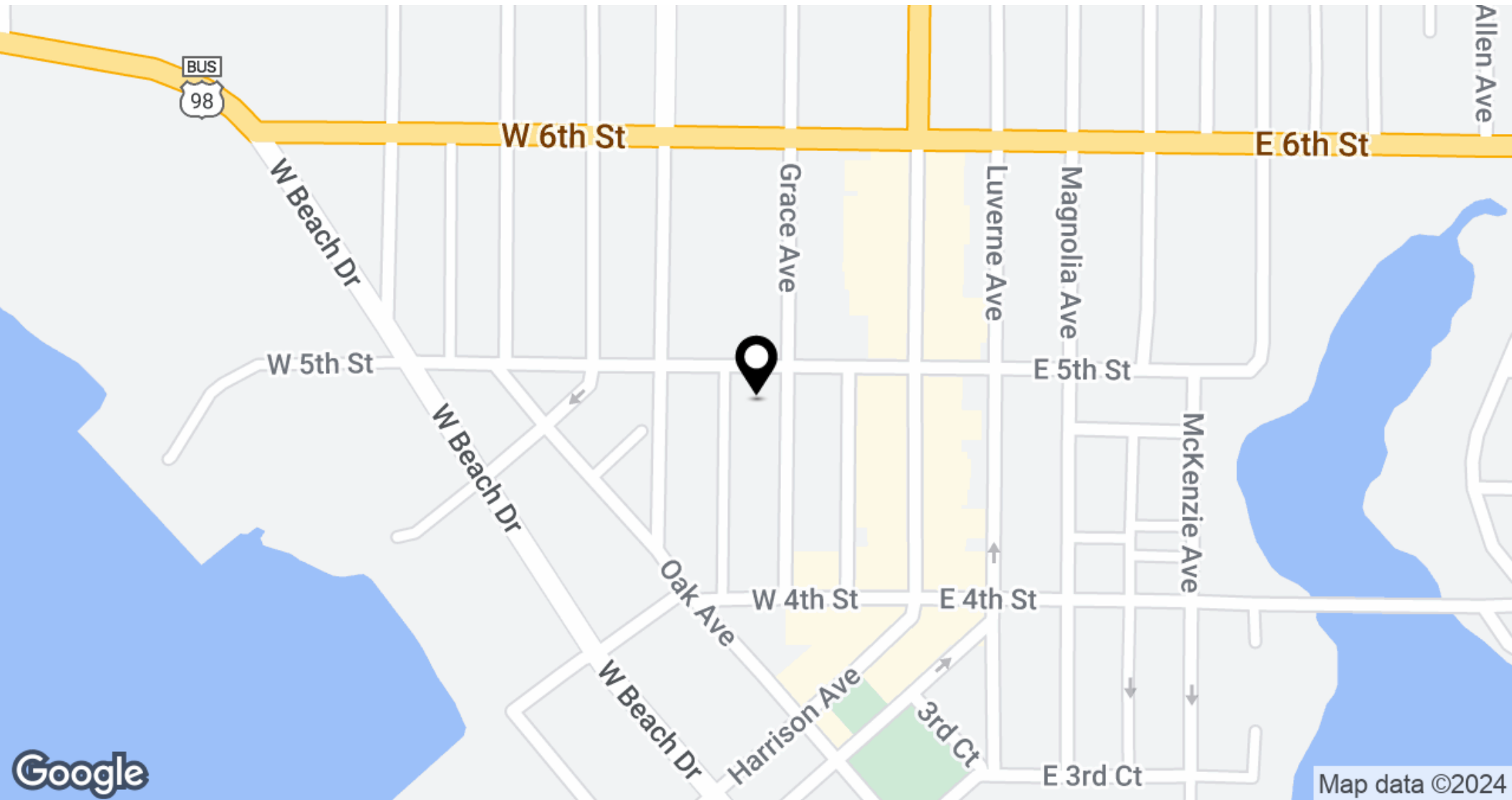


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OFFICE BUILDING FOR LEASE

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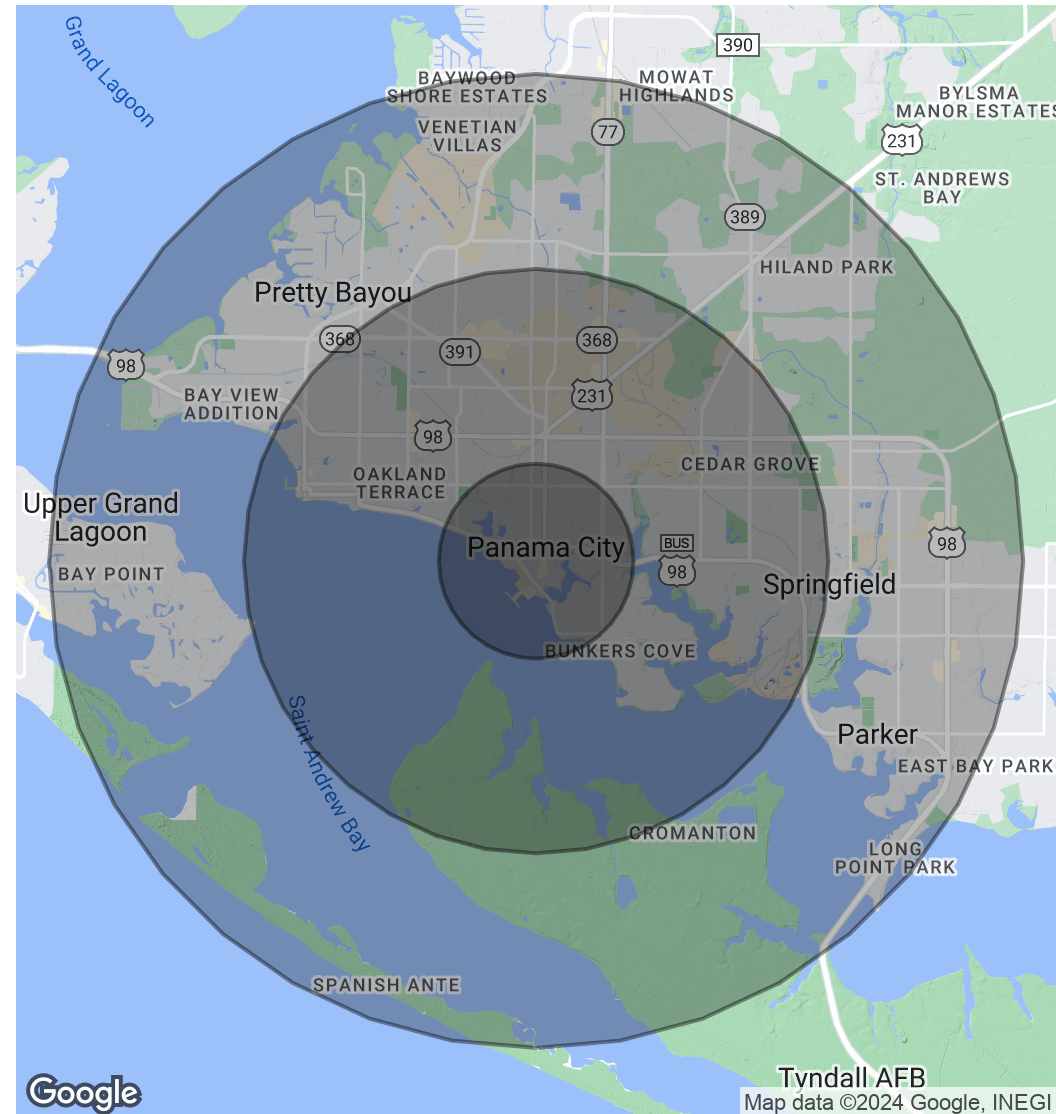
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,576	31,096	76,881
Average Age	45.4	42.3	40.1
Average Age (Male)	44.2	40.2	38.5
Average Age (Female)	50.1	44.7	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,101	15,770	38,723
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$46,837	\$51,880	\$55,211
Average House Value	\$135,298	\$143,080	\$167,955

2020 American Community Survey (ACS)



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**KEVIN WATTENBARGER, CCIM**

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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 the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, 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 commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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