

LEASE

Executive Suites in Downtown Pensacola

201 E GOVERNMENT ST

Pensacola, FL 32502

PRESENTED BY:

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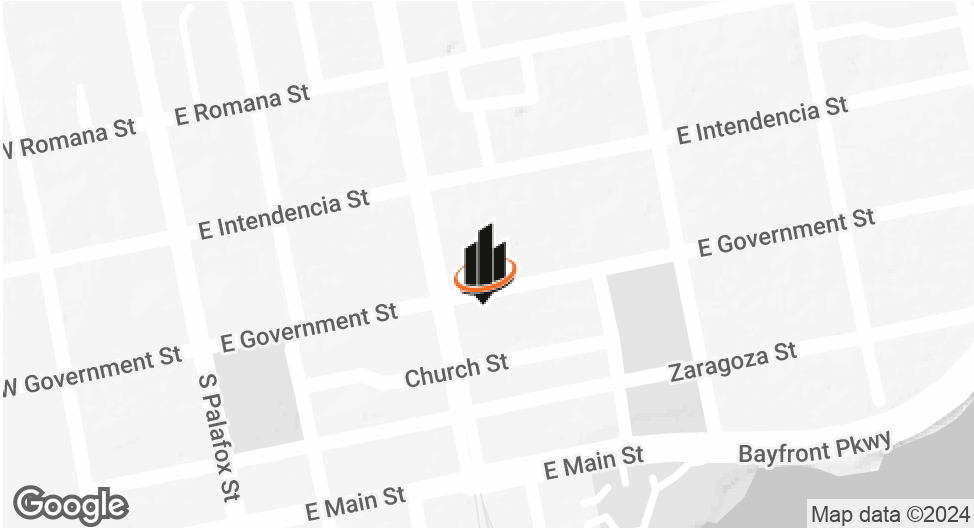
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$600.00 - 900.00/mo (Full Service)
BUILDING SIZE:	10,236 SF
RENOVATED:	2024
ZONING:	HC-1
MARKET:	Downtown Pensacola

PROPERTY OVERVIEW

Located in the heart of Historic Downtown Pensacola, this full-service executive space includes a total of 30 suites, 2 conference rooms, reception area, full kitchen, and ample on-site parking.

PROPERTY HIGHLIGHTS

- On site parking
- Access control
- 2 conference rooms
- Newly Renovated 2024

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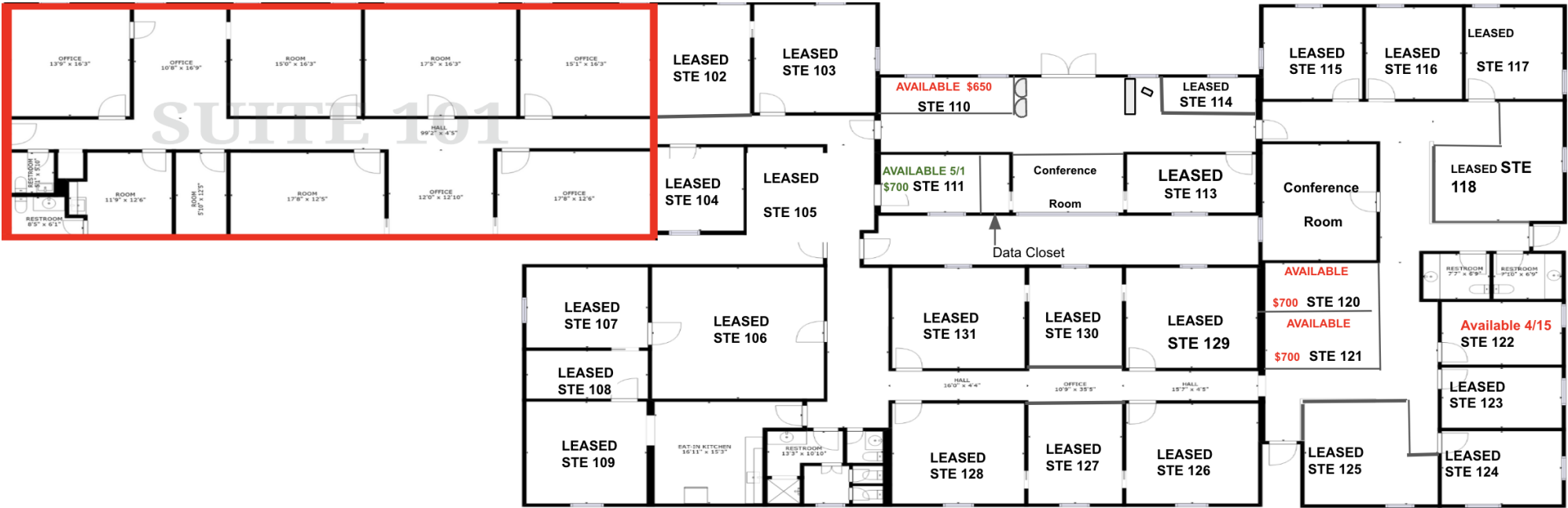
LEASE SPACES

AVAILABLE SPACES				
SUITE	STATUS	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	Full Service	\$650 per month	-
Suite 111	Available	Full Service	\$700 per month	-
Suite 120	Available	Full Service	\$700 per month	-
Suite 121	Available	Full Service	\$700 per month	-
Suite 122	Available	Full Service	\$700 per month	-
Suite 101	Available	NNN	\$21.63 SF/yr	3,278 SF Approx. NNN \$10.52/SF/YR

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FLOOR PLAN



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OFFICE PHOTO

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LOCATION MAP



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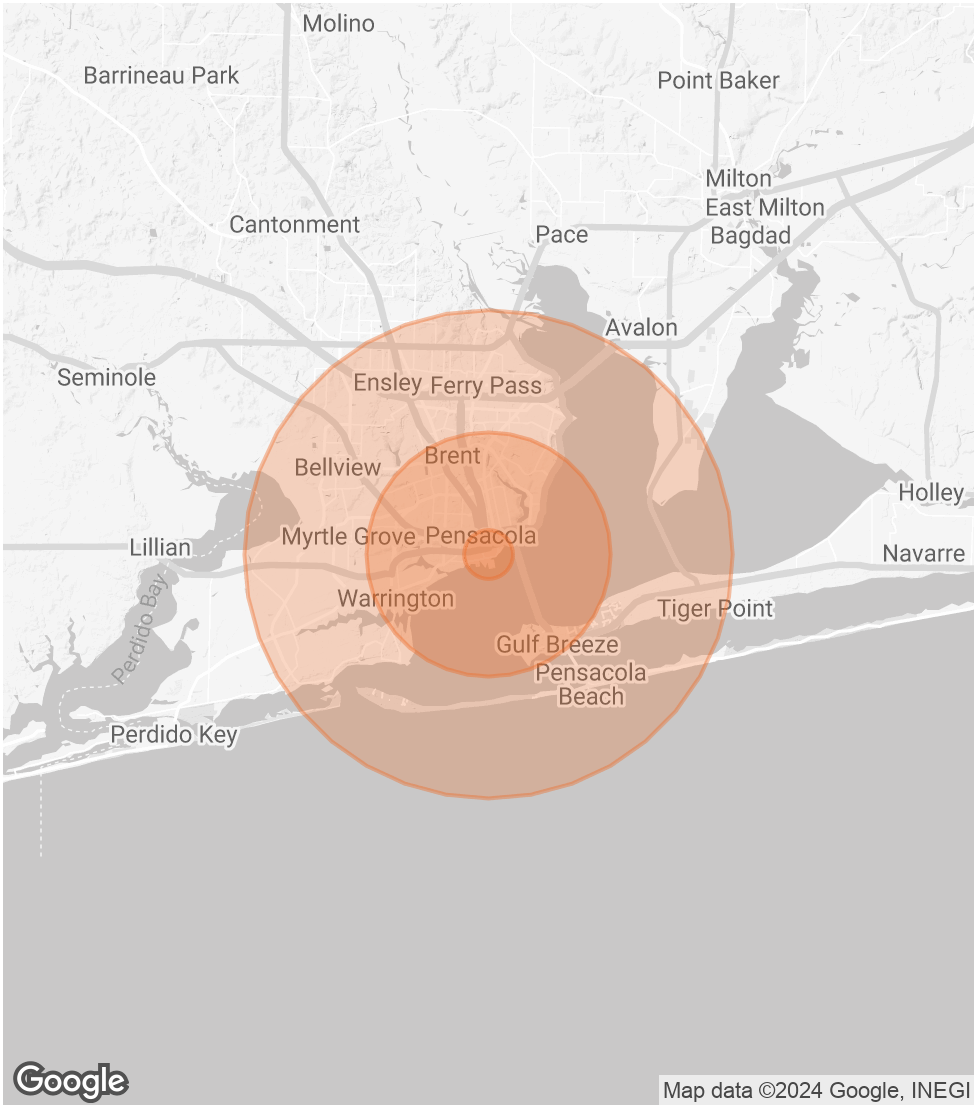
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,184	94,366	258,014
AVERAGE AGE	43.7	38.8	38.9
AVERAGE AGE (MALE)	42.6	37.2	37.0
AVERAGE AGE (FEMALE)	45.4	40.6	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,469	43,519	116,469
# OF PERSONS PER HH	1.5	2.2	2.2
AVERAGE HH INCOME	\$64,638	\$60,968	\$62,164
AVERAGE HOUSE VALUE	\$280,620	\$174,893	\$170,713

2020 American Community Survey (ACS)



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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.

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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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