

OFFICE BUILDING FOR LEASE
APRIL 2024

ONE PENSACOLA PLAZA

125 W. ROMANA STREET
PENSACOLA, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Building Size:	114,000 SF
Available SF:	1,109 - 5,600 SF
Lot Size:	3.21 Acres
Year Built:	1985
Zoning:	C2, C2A

PROPERTY OVERVIEW

One Pensacola Plaza is the premier Class "A" office building within the Pensacola CBD. It is located one block away from Pensacola's busiest retail/restaurant corridor that is Palafox Street. Palafox Street was also recently named one of the Top 10 streets in America.

Recent numerous capital expenditures into the ground floor lobby, common area foyers and hallways, common restrooms as well as full building elevator replacements. The property has tremendous water views of Pensacola Bay and the surrounding historical downtown. There isn't a better value for quality space in the market.

PROPERTY HIGHLIGHTS

- Premier Office Space In Downtown Pensacola
- Tremendous Views Of Pensacola Bay And Downtown
- Close Proximity To Numerous Retail/Restaurants On Palafox
- Ample Free Parking

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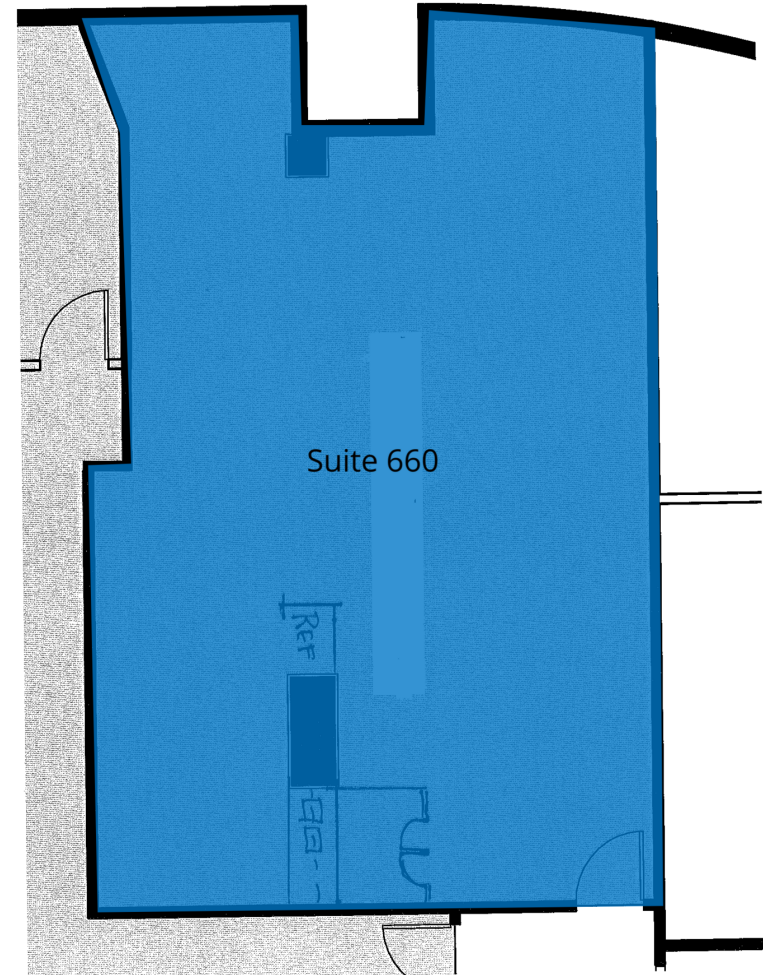
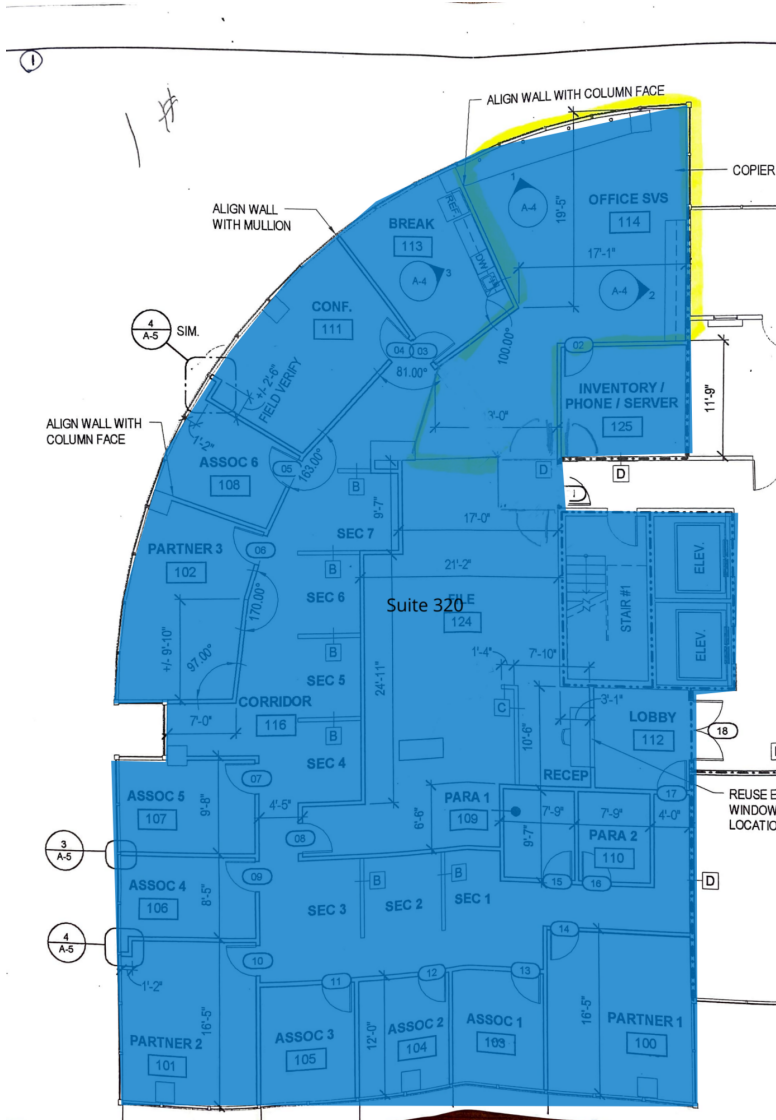


LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,109 - 5,600 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 320	Available	5,600 SF	Full Service	\$28.00 SF/yr	-
Suite 660	Available	1,109 SF	Full Service	\$28.00 SF/yr	-



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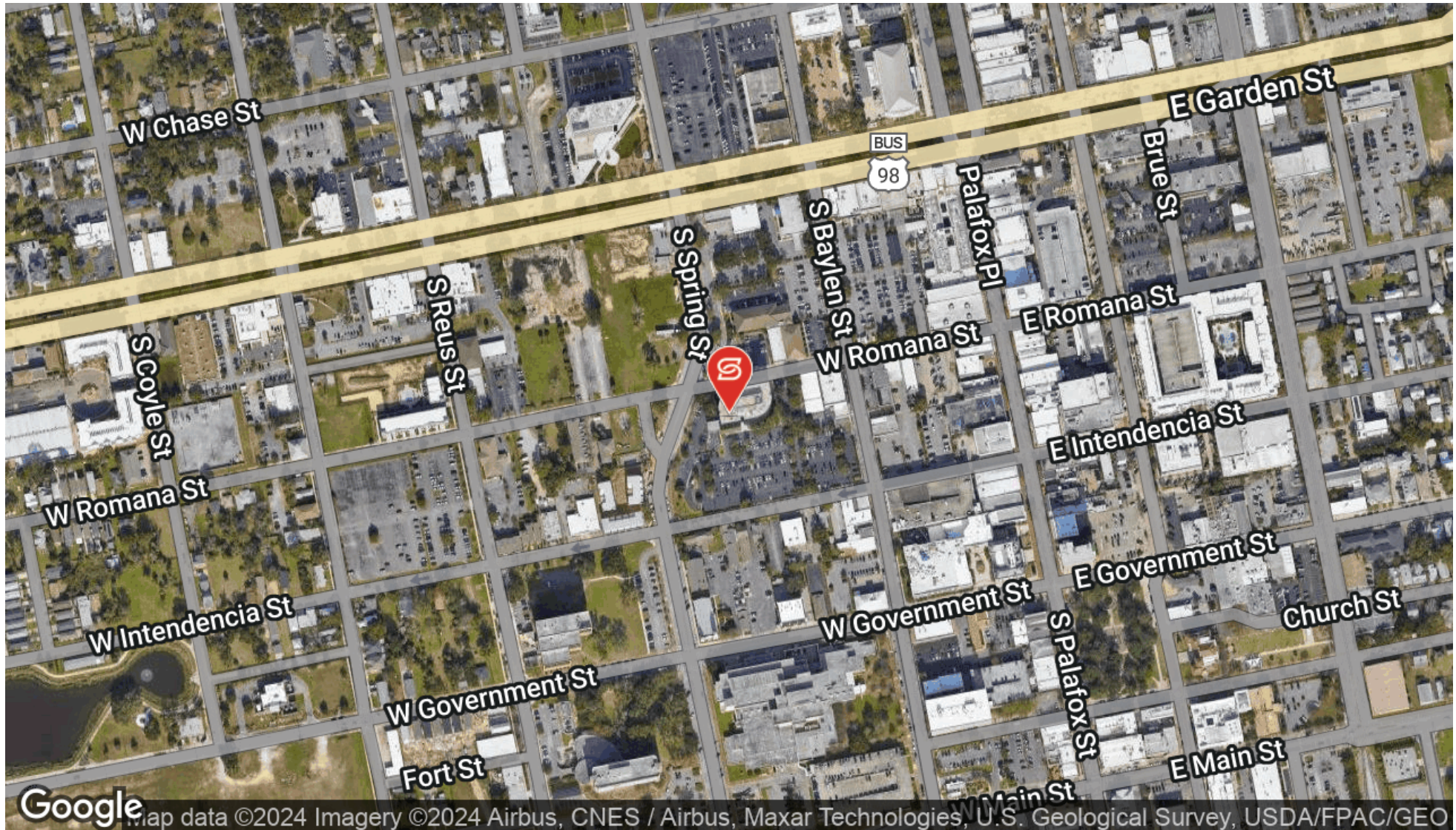
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,214	40,397	103,567
Average Age	42.5	39.8	36.8
Average Age (Male)	40.5	37.4	35.2
Average Age (Female)	43.8	42.0	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,966	15,863	39,110
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$51,842	\$51,227	\$53,525
Average House Value	\$220,841	\$247,976	\$234,983

* Demographic data derived from 2020 ACS - US Census

