

Building
6

LEASE

Quietwater Office Bldg 1
Floor 1

1101 GULF BREEZE PARKWAY

Gulf Breeze, FL 32561

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

Building
2

Building
1

Building
3

Building
4

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
ENTIRE 1ST FLOOR:	14,832 SF
AVAILABLE:	July 1, 2024
LOT SIZE:	5.281 Acres
RENOVATED:	2020
SUBMARKET:	Gulf Breeze Proper

PROPERTY OVERVIEW

Situated in Gulf Breeze, Florida, this exceptional Class A 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.

PROPERTY HIGHLIGHTS

- 5 Acre Campus
- 6 Office Buildings

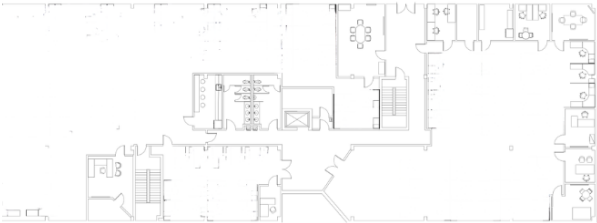
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ADDITIONAL PHOTOS



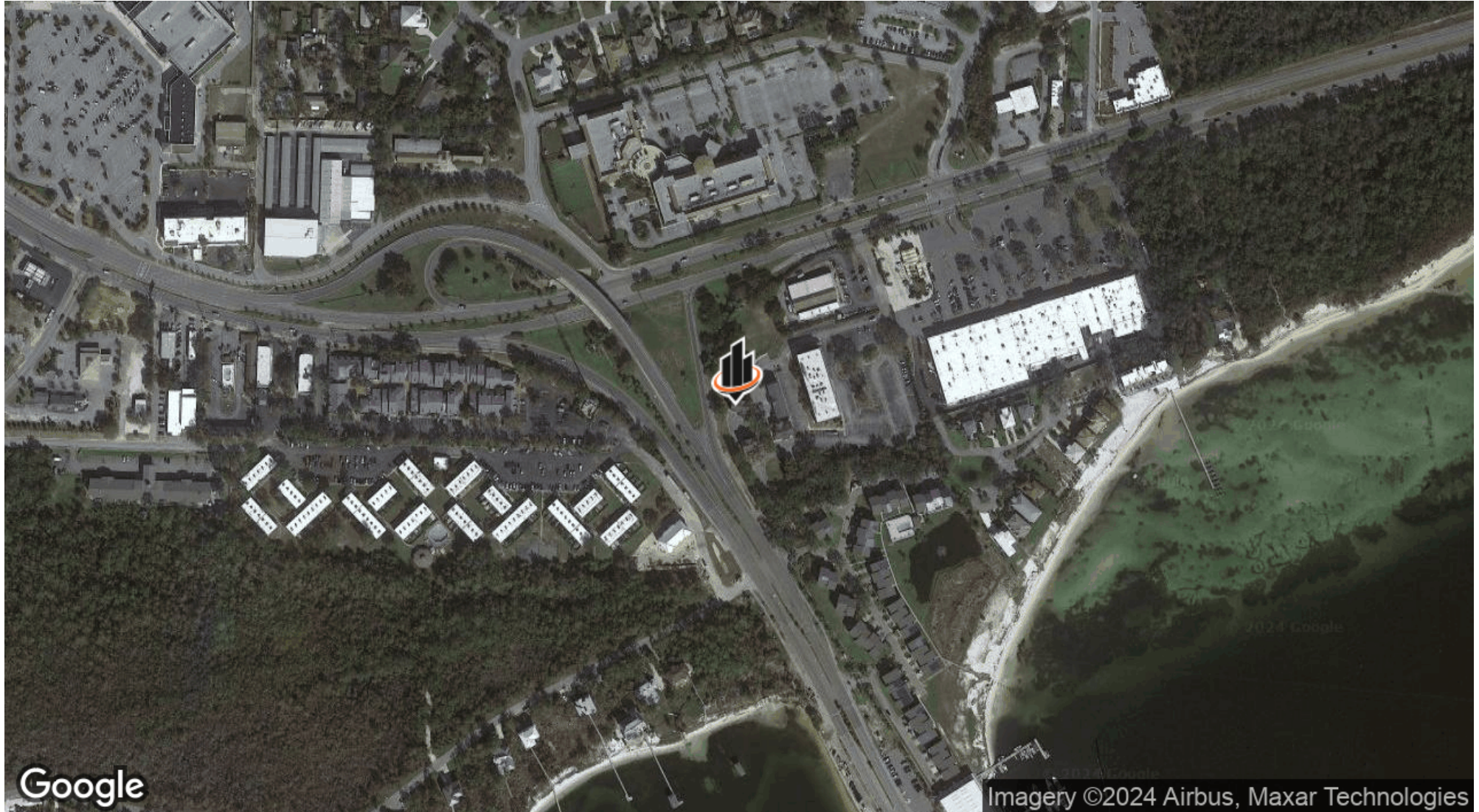
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LOCATION MAP



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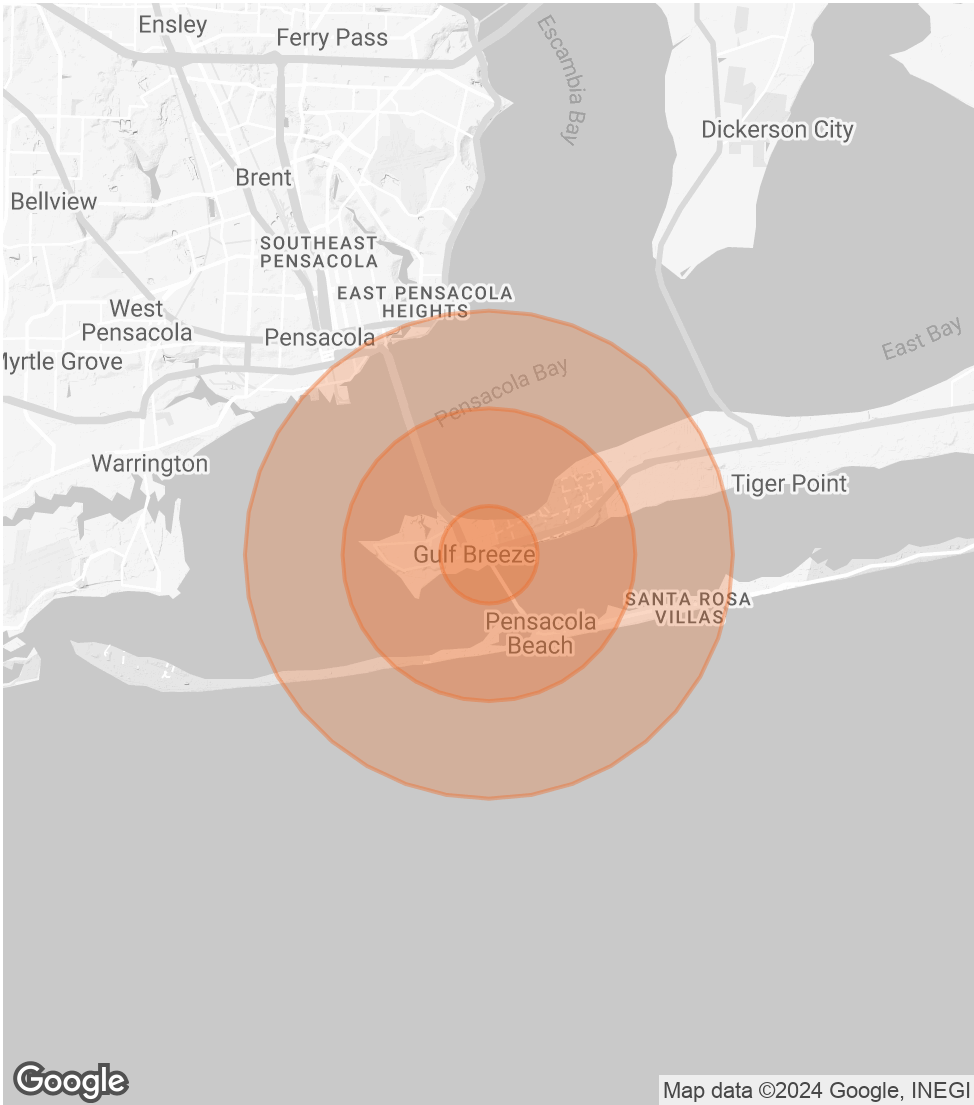
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DEMOGRAPHICS MAP & REPORT

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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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

- 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

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