OFFICE BUILDING FOR LEASE APRIL 2024

BAYOU CORPORATE CENTER, SUITE 100 - 2,524 USF AVAILABLE

4900 BAYOU BLVD

# stirling

#### BAYOU CORPORATE CENTER, SUITE 100 - 2,524 USF AVAILABLE 4900 BAYOU BLVD PENSACOLA, FL 32503

Office Building For Lease



#### **OFFERING SUMMARY**

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Lease Rate:	\$15.00 per year (NNN)		
Building Size:	52,049 SF		
Available SF:	2,524 SF		
Lot Size:	4.5 Acres		
Number of Units:	12		
Renovated:	2024		
Zoning:	C-1		
Market:	Cordova		

#### **PROPERTY OVERVIEW**

Suite 100, (2,525 RSF) in Bayou Corporate Center will be available soon. Space is currently occupied but tenant needs a reasonable time to vacate. Complex is located in close proximity to Cordova Mall, Target as well as the airport and I-10. Operating expenses are \$6.69 PRSF which includes janitorial services, pro-rata share of real estate taxes, property insurance and common area maintenance fees. Restrooms are considered common area and are maintained by the Landlord with ample parking on site. Tenant is responsible for electric. This space includes a private reception area, conference room (assessable from the reception area), one private office, storage and IT room, designed for 11 cubicles (may or may not stay with unit), a with a nice open kitchen area to the rear of the space. Since space is occupied, please call Debbie Anglin at 850-501-1075 to schedule an appointment.

#### **PROPERTY HIGHLIGHTS**

- Newly Remodeled Exterior and Interior
- Close to Cordova Mall, Target as well as Airport and I-10
- Interior Courtyard perfect for tenants to enjoy lunch
- NNN Estimated at \$6.69 Per RSF

#### **DEBBIE ANGLIN, SIOR**

850.477.7044 x4384 danglin@stirlingprop.com

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#### LEASE INFORMATION

Lease Type:		NNN	Lease Term:	36 months
Total Space:		2,524 SF	Lease Rate:	\$15.00 per year
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CLUTE	TENANT			

SUITE	IENANI	SIZE (SF)	LEASE ITPE	LEASE RATE
Suite 100	Available	2,524 SF	NNN	\$15 per year



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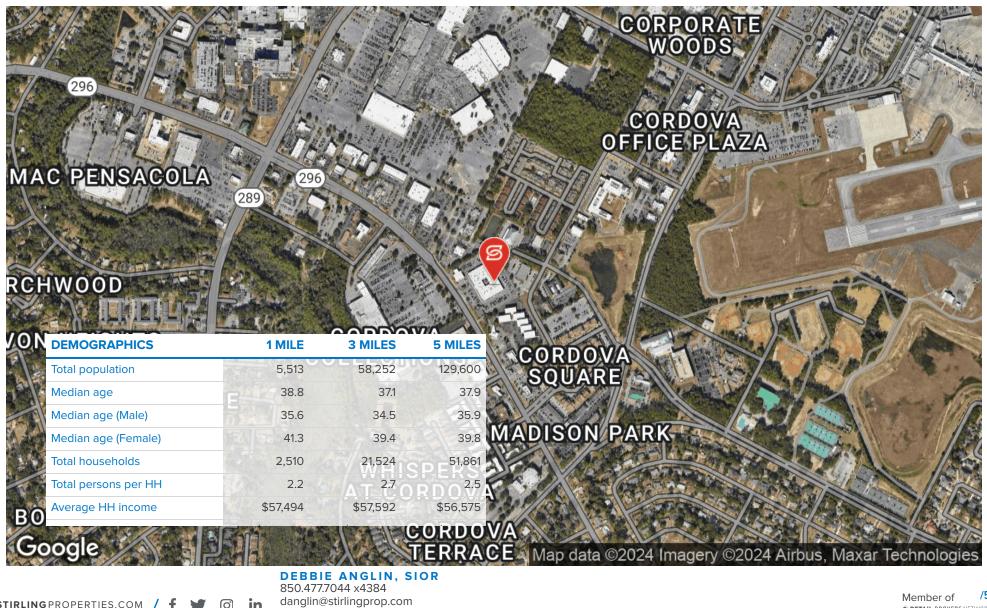
### DEBBIE ANGLIN, SIOR 850.477.7044 x4384 STIRLING PROPERTIES.COM / f J (in the second s

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