



FOR LEASE

COMING SOON! 2,020 SF +/- CLASS A RENOVATED OFFICE | HISTORIC HOME

836 Jenks Avenue, Panama City, FL 32401

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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PROPERTY DESCRIPTION

Five Bridges Real Estate Services Co. is pleased to present a newly renovated professional office building at 836 Jenks Avenue in historic downtown Panama City for lease or sale. The current tenant (law firm) will vacate, and the property is estimated to be available for occupancy in June / July 2024. This historic craftsman-style home has been updated to be a modern, elegant, professional office with premium finishes. The floor plan is ideal for law, accounting, or other professional services firms. The current floor plan (including the documents) provides four (4) private offices and a large conference room. There are two large open office areas for executive assistance, paralegals, workstations, and a grand covered patio entryway. There is a large kitchen/break room with an ADA bathroom off the kitchen area and an additional private bathroom in the rear. Additional rent / Operating Expenses (OpEx) are \$8.03/ SF (Estimated 2024). For further information, contact Kevin Wattenbarger, CCIM kevin@kwa-cre.com, or 850.913.9133 (voice or text).

PROPERTY HIGHLIGHTS

- - Charming historic building with modern renovations
- - 2,020 SF Ideal for professional office
- - Zoned for mixed-use, providing flexibility for various business types

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NN)
Number of Units:	1
Available SF:	2,020 SF
Lot Size:	0.32 Acres
Building Size:	2,020 SF

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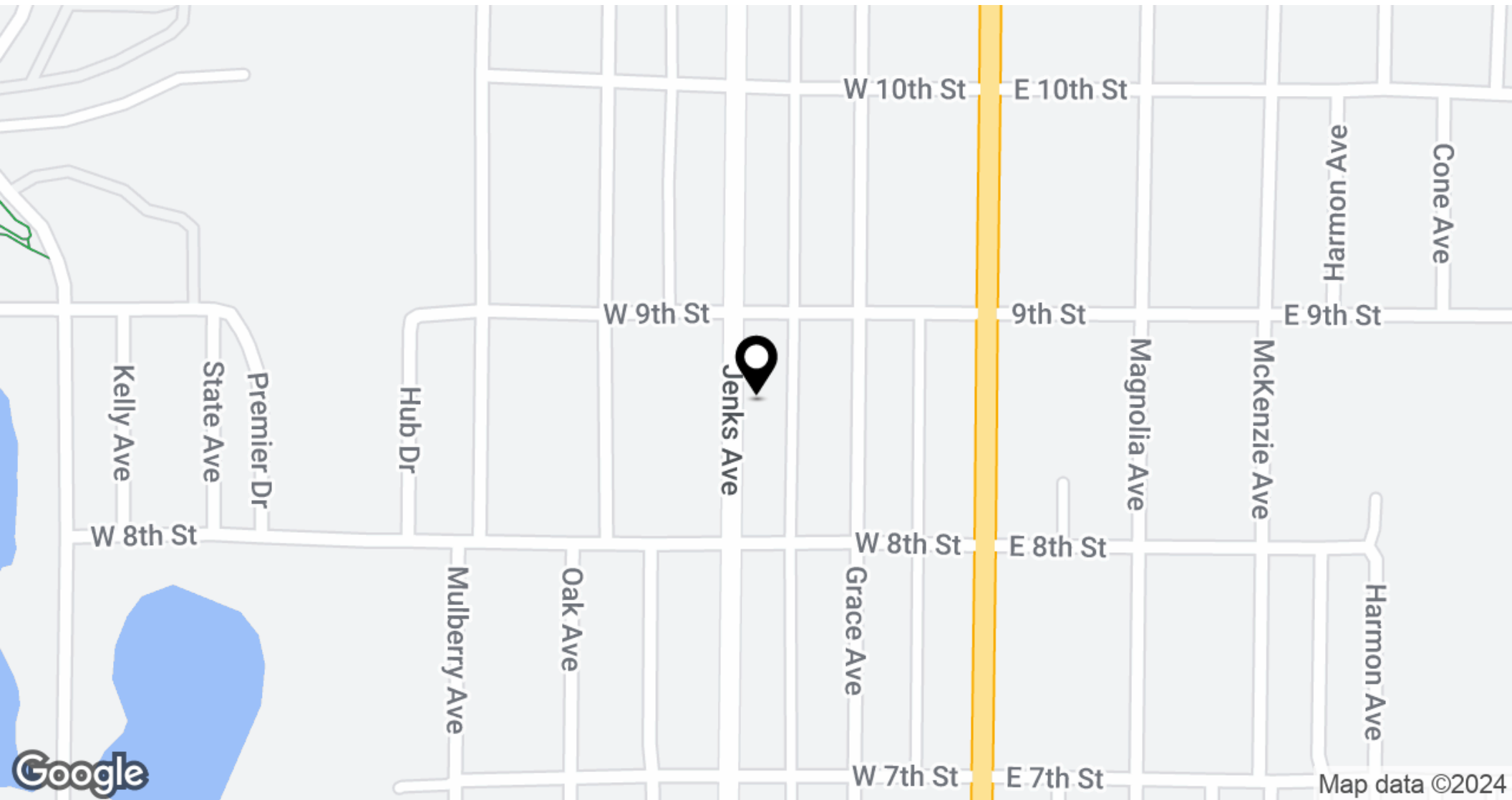


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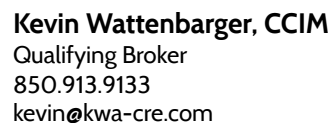
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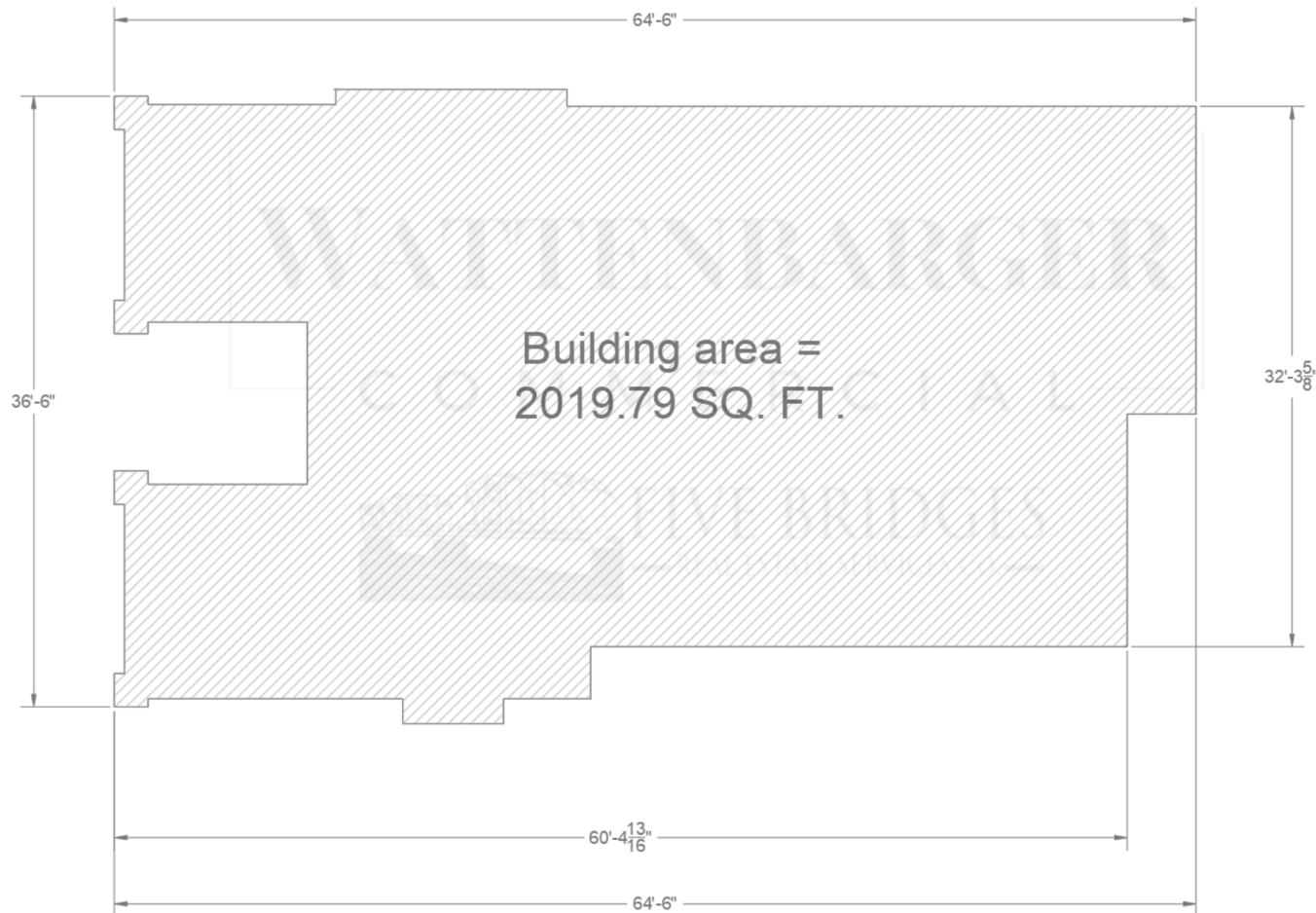
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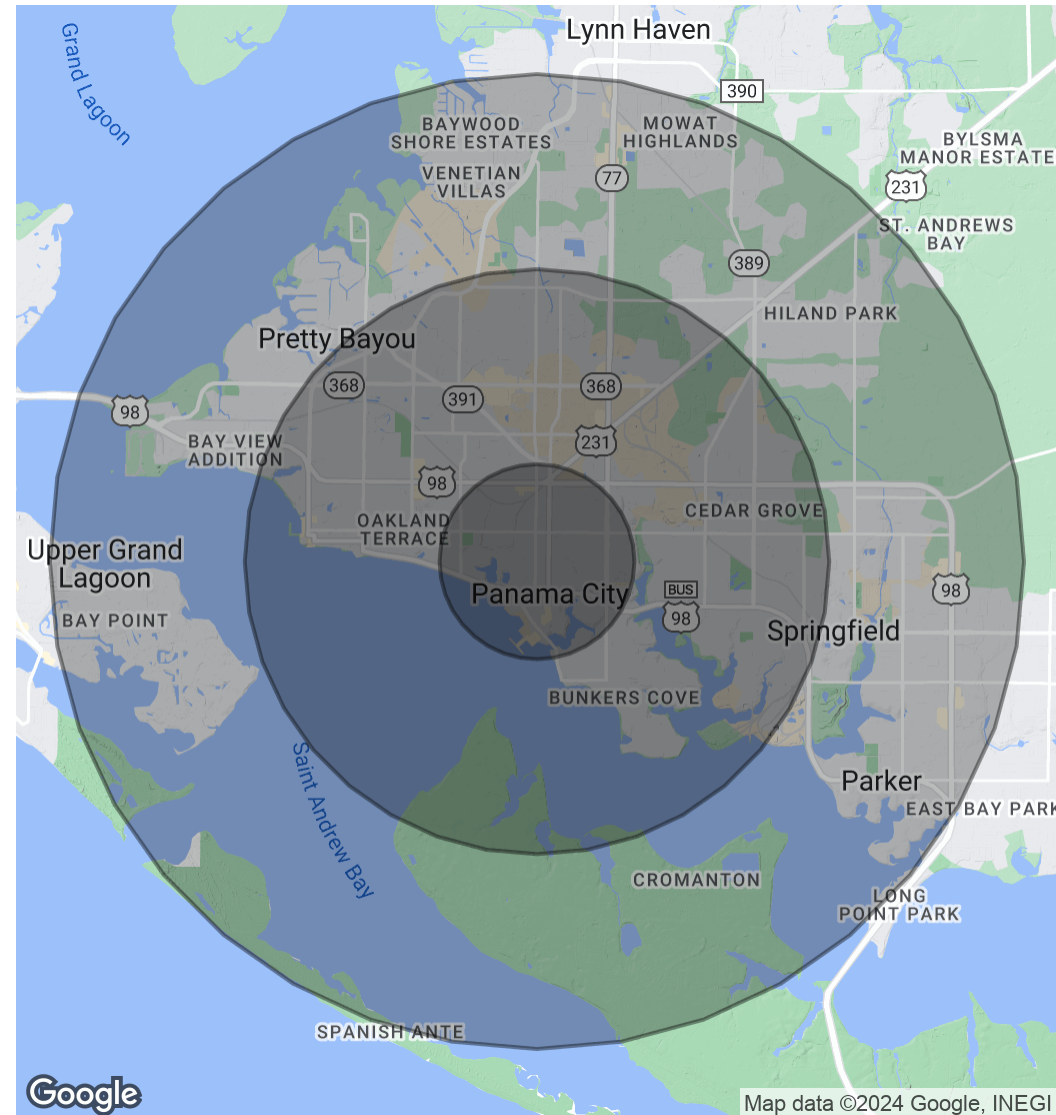
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,687	34,959	80,314
Average Age	44.6	41.8	40.1
Average Age (Male)	42.5	39.8	38.4
Average Age (Female)	49.7	44.2	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,242	17,501	39,809
# of Persons per HH	1.6	2.0	2.0
Average HH Income	\$35,778	\$53,470	\$56,752
Average House Value	\$99,788	\$147,659	\$171,225

2020 American Community Survey (ACS)



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