

DOWNTOWN PENSACOLA OFFICE FOR LEASE

1,628 SF AVAILABLE

401 EAST CHASE STREET
PENSACOLA, FL 32502

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Property Summary



OFFERING SUMMARY

Total SF Available: 1,628 SF

Lease Rate (NNN): \$16/SF

Lot Size: 1.46 Acres

Building Size: 13,534 SF

Renovated: 2014/2021

Zoning: GRD

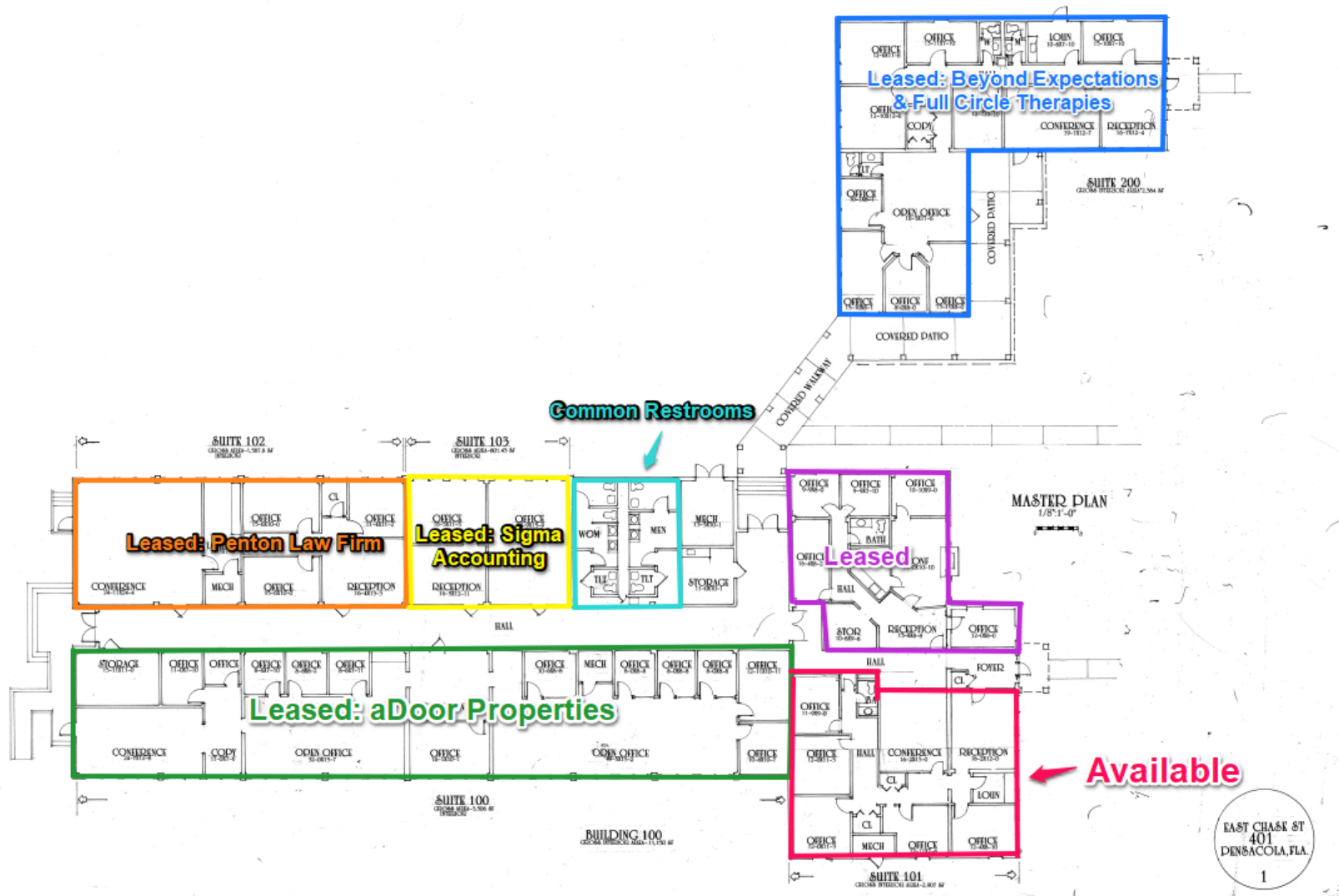
PROPERTY OVERVIEW

This 13,534 SF office building is located at the lighted corner of East Chase Street & North 9th Avenue on the eastern edge of downtown Pensacola and within walking distance of Pensacola Bay, numerous restaurants, hotels, and directly across the street from the Pensacola Bay Center. The building features outstanding visibility & access on the corner of two high-traffic roads (East Chase Street & North 9th Avenue) and features prominent signage via a standalone brick monument.

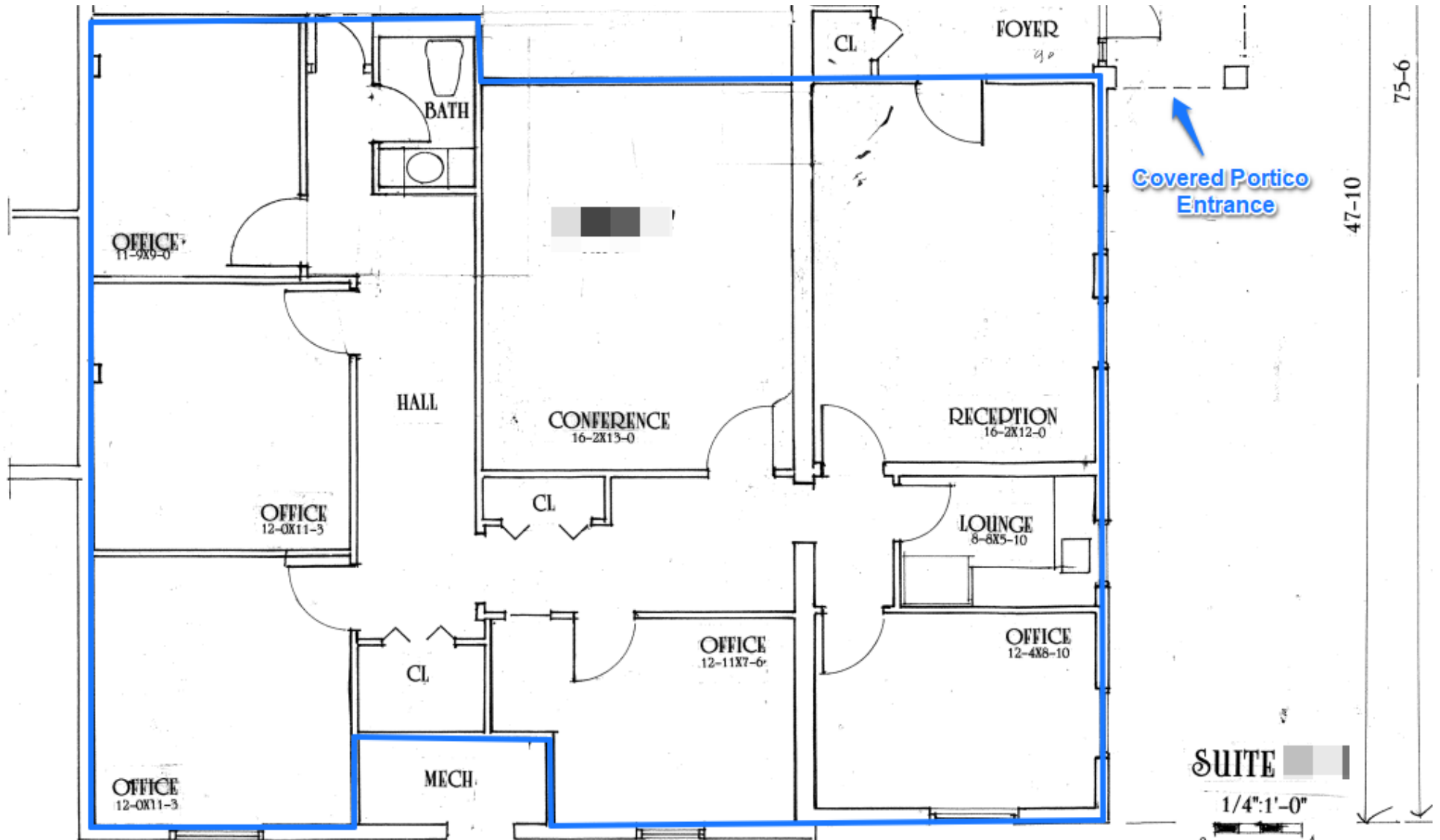
PROPERTY HIGHLIGHTS

- Downtown Pensacola - Newly Renovated Office suite available - 1,628 SF
- Excellent visibility, access, and parking
- Total Parking Spots: 61
- Recently renovated suite & building w/ brand new roof
- \$16/SF NNN - 2023 NNN expenses estimated to be \$13.82/SF (CAM, Utilities, Insurance, Tax) - Total "Full-Service Rate" \$29.82/SF
- Landlord is currently pursuing re-configuration of the vacant Suite into two separate Suites (Suite 101 & Suite 105) - See Included Floor Plan on Page 5
- Available for Occupancy Before End of 2023
- Professional Third-Party Management

Entire Building Floor Plan



Available Suite [Suite 105]



Lease Rates

Suite Number	Square Footage	NNN Lease Rate/SF	NNN Expenses/SF	Included in NNN Expenses	All-In Rate/SF	All-In Rate/Monthly
LEASED: Suite 100 - aDoor Properties	3,857	-	-	-	-	-
LEASED: Suite 101	1,205					
Available: Suite 105	1,628	\$16.00	\$13.82	CAM, Insurance, Tax & Utilities	\$29.82	\$4,045.58
LEASED: Suite 102 - Penton Law Firm	1,747	-	-	-	-	-
LEASED: Suite 103 - Sigma Accounting	881	-	-	-	-	-
LEASED: Suite 200 - Beyond Expectations & Full Circle Therapies	2,622	-	-	-	-	-

Above Figure Does Not Include Sales Tax

Exterior Photos



Suite Portico Entrance



Interior Corridor Photos



Aerial Photo



Additional Aerial Photo



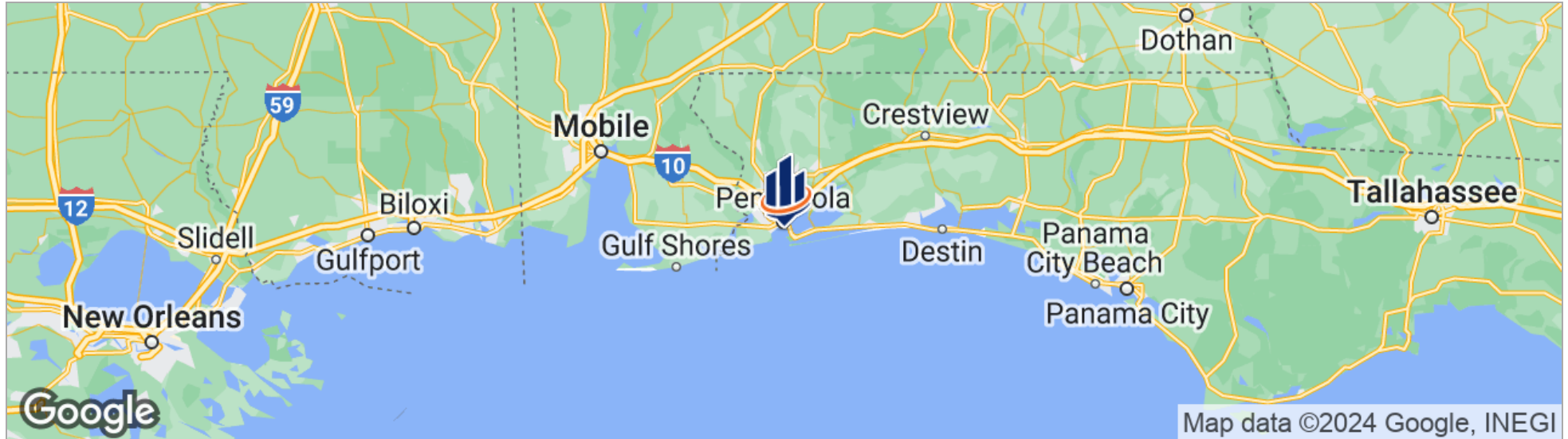
Additional Aerial Photo



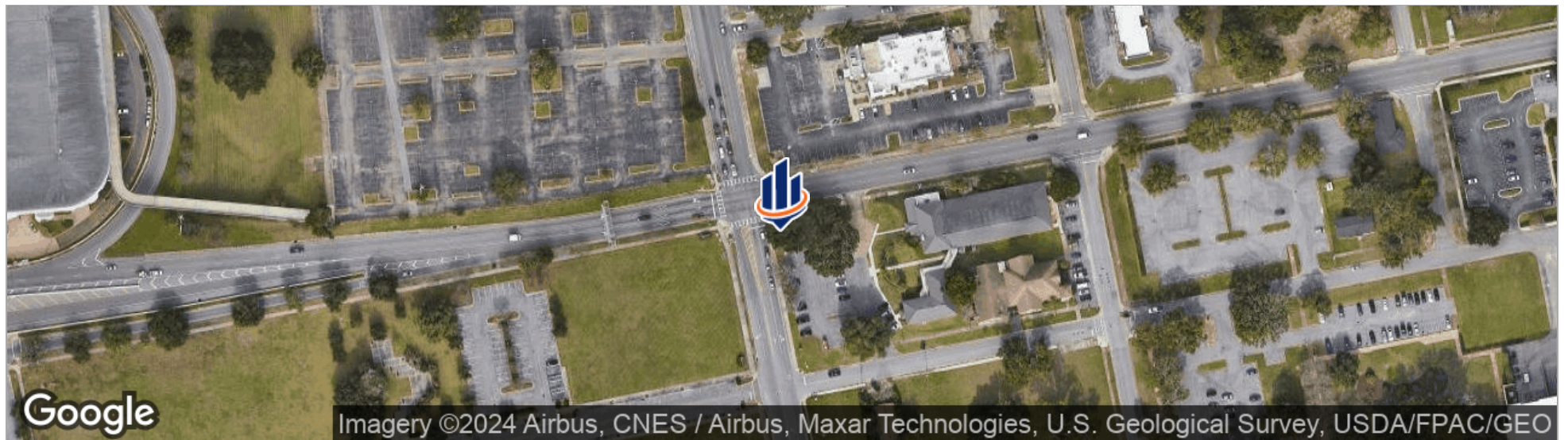
Signage



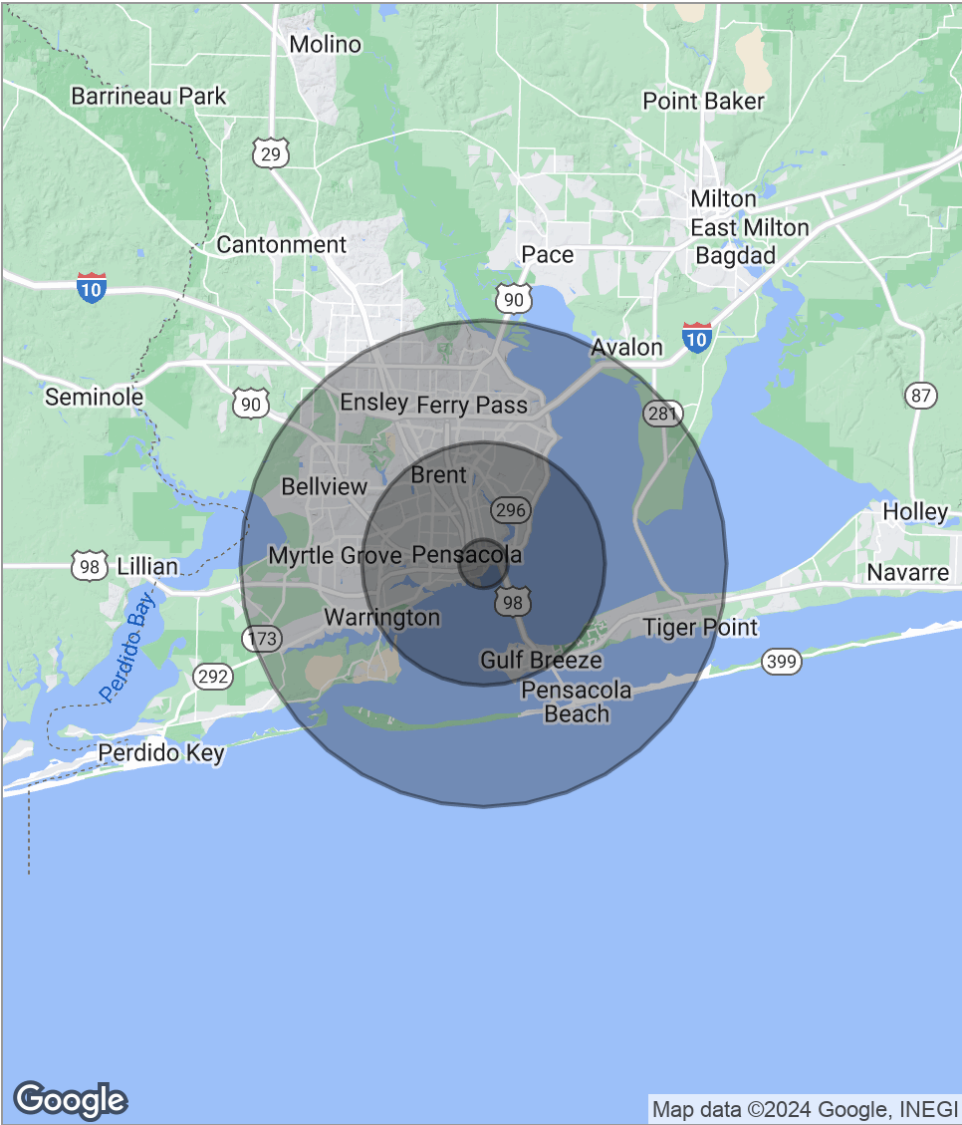
Location Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,809	95,007	274,313
Median age	43.4	38.1	37.6
Median age [Male]	45.2	36.1	36.0
Median age [Female]	41.5	39.7	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,898	36,357	105,591
# of persons per HH	2.0	2.6	2.6
Average HH income	\$56,153	\$57,171	\$57,470
Average house value	\$231,063	\$252,527	\$221,439

* Demographic data derived from 2020 ACS - US Census

Sonny Granger

SONNY GRANGER

Senior Advisor



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PROFESSIONAL BACKGROUND

Sonny Granger is the President of Granger Development, Inc. and is a licensed real estate broker in the State of Florida, Alabama, and Georgia. Sonny is also a Principal and Senior Advisor of SVN Southland Commercial Real Estate, and has over eighteen years of experience in all facets of the real estate industry. He has been directly involved in the brokerage and development of every major property type, and brings to the table a tremendous amount of experience with a proven track record and history of success.

Among other successful projects, Granger Development was the lead developer for The Tennyson condominiums in Downtown Tallahassee. This fourteen-story, ninety-unit condominium project is located just block away from the State Capitol of Florida and was Tallahassee's very first Downtown residential high-rise Condominium. The success of this project helped the Tennyson win the City of Tallahassee's prestigious "Visionary Award".

Awards:

NAIOP Northwest Florida - Brokerage Deal of the Year [2012, 2015]

City of Tallahassee – Visionary Award

EDUCATION

Education:

Florida State University – B.S. Real Estate

MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:

Pensacola Chamber of Commerce – Board Member & Chairman of Existing Sites & Buildings Committee

Eastside Redevelopment Board – Past Chair

Creative Learning Academy – Board Member

Chris Palmer

CHRIS PALMER

Advisor



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PROFESSIONAL BACKGROUND

With over a decade of wide-ranging industry experience, Chris is a seasoned commercial real estate broker with SVN Southland Commercial. Chris has established an impressive track record and reputation for outstanding knowledge, expertise, & service on behalf of his clients.

In addition to his role at SVN Southland, Chris is also the President of Granger Development, an independent real estate investment and development company. Chris is responsible for the sourcing of investment and development opportunities for the company in addition to the oversight and coordination of all acquisitions/dispositions, leasing, due diligence, design, permitting, and construction of the company's projects. Since 2012 Chris has taken a leading role in the development and redevelopment of multiple retail, office properties, and self-storage projects.

Chris is an active member of both the International Council of Shopping Centers (ICSC), Self-Storage Association, and NAIOP, where he is past-president of the Northwest Florida chapter and a current board member of NAIOP Florida.

EDUCATION

Florida State University - B.S. - Finance, B.S. - Real Estate, Minor - Economics

MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:

NAIOP Northwest Florida Chapter - Member [2011-Present], Board of Directors [2013-Present], Developing Leader Chair [2013], Membership Co-Chair [2014], Secretary [2015], Education Chair [2017], President-Elect [2018], President [2019], NAIOP Florida Board of Directors [2019-Present], NAIOP Florida President [2023]

International Council of Shopping Centers - Member [2014-Present]

Self-Storage Association - Member [2019-Present]

Seville Rotary Club - Member [2012-Present]

Awards:

Bryan Coughlin

BRYAN COUGHLIN

Advisor



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PROFESSIONAL BACKGROUND

Originally from Jupiter, Florida, Bryan relocated to Pensacola upon the completion of his bachelor's degree at The University of Southern Mississippi. Bryan began working at SVN | Southland in the spring of 2017, where he teamed up with Sonny Granger and Chris Palmer to help better serve clients. Bryan's extensive knowledge of the commercial real estate industry allows him to assist clients in navigating through complex business decisions, helping them meet their individual needs.

Bryan's real estate practice focuses on site selection for national retailers, tenant & landlord representation, and the acquisition and disposition of income producing & investment-grade properties across the Southeast.

Bryan's opportunistic persona and commitment to client relationships has led to a proven track record of success.

EDUCATION

University of Southern Mississippi – B.S. Business Management

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate [Currently Working on Designation]
Pensacola Chamber of Commerce