

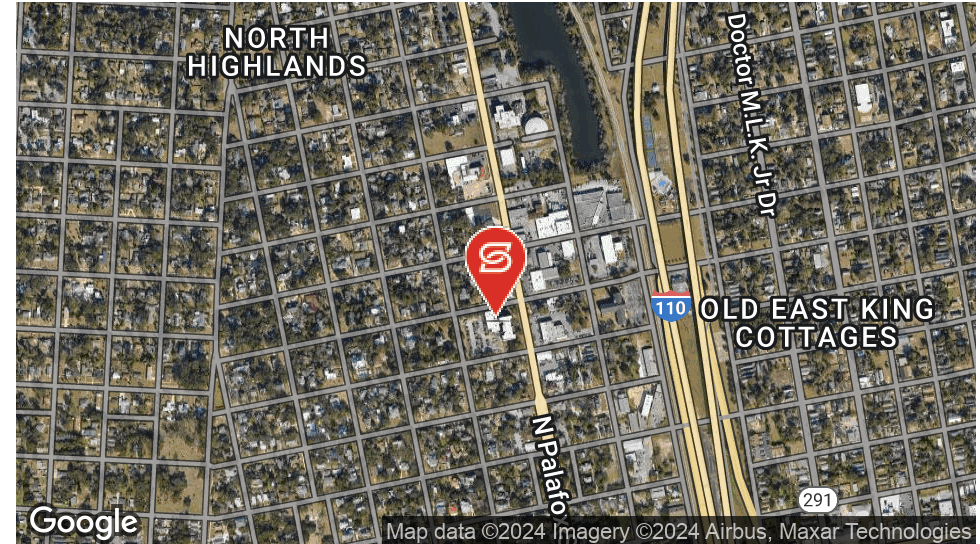
OFFICE BUILDING FOR LEASE
JULY 2024

NORTH HILL OFFICE BUILDING FOR LEASE

1301 N PALAFOX
PENSACOLA, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Full Service)
Building Size:	45,955 SF
Available SF:	2,500 - 17,769 SF
Lot Size:	2.31 Acres
Year Built:	1921
Renovated:	2007
Zoning:	PC-1
Market:	Pensacola
Submarket:	Downtown

PROPERTY OVERVIEW

Beck Partners is pleased to present this exclusive listing for 1301 N Palafox in the downtown Pensacola market. Consisting of office space totaling 45,955 square feet and situated on 2.77 acres of land, the property itself is almost an entire city block in the historic North Hill area of Pensacola. The property is located on North Palafox Street, the northern gateway to downtown Pensacola. New ownership has invested heavily in capital improvements to the building and are offering aggressive Tenant Improvement Allowances for qualified tenants. Owner's are licensed Florida real estate brokers.

PROPERTY HIGHLIGHTS

- Ample Parking
- Aggressive Tenant Improvement Allowances
- Elevator Access
- Secured Entry
- New Ownership - Capital Improvements Completed
- Professionally Managed Building

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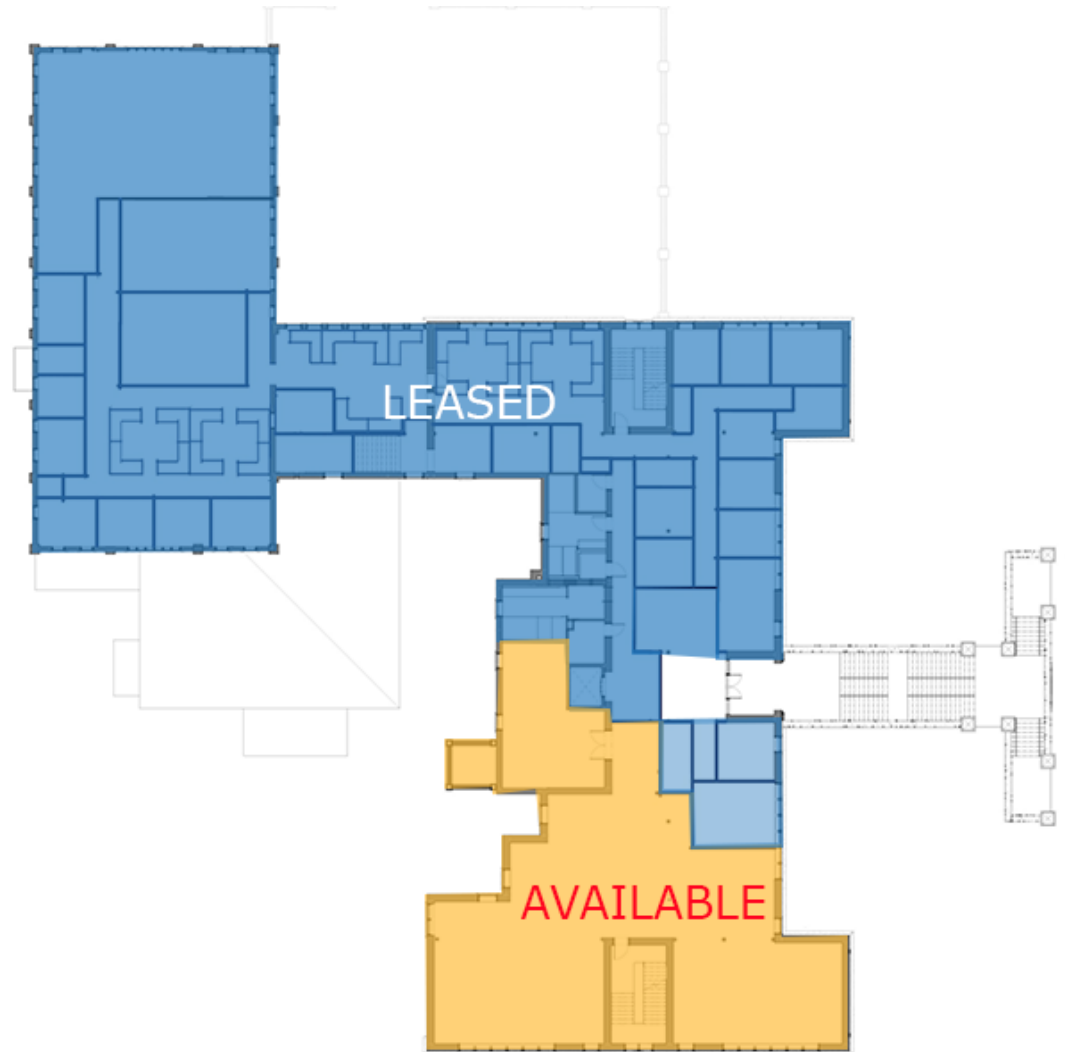
LEASE INFORMATION

Lease Type:	Full Service
Total Space:	2,500 - 17,769 SF

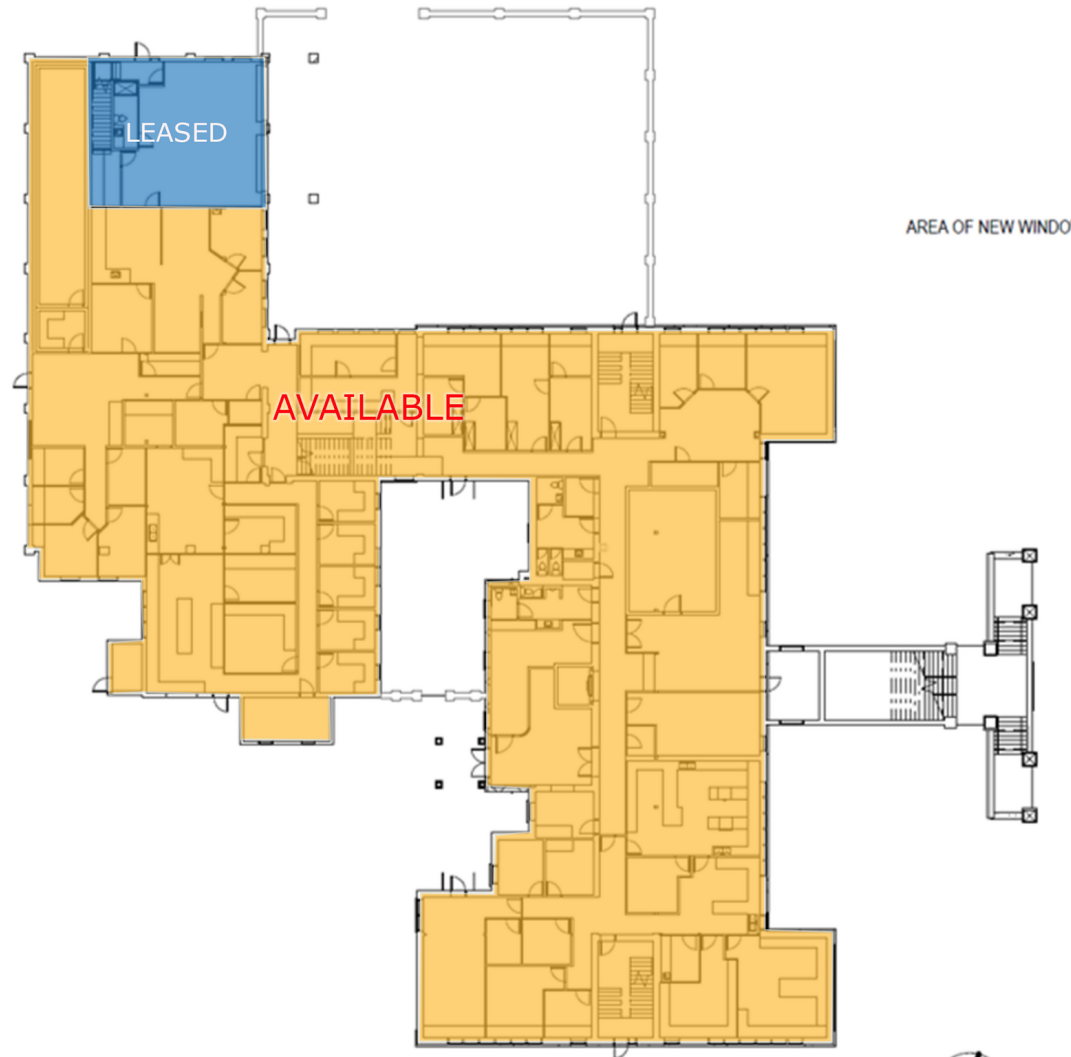
Lease Term:	Negotiable
Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
North Hill Office Building For Lease	Available	2,500 - 17,769 SF	Full Service	\$26.00 SF/yr
North Hill Office Building For Lease	Available	2,500 SF	Full Service	\$26.00 SF/yr
2nd Floor	Available	4,291 SF	Full Service	\$26.00 SF/yr



Second Floor



Second Floor

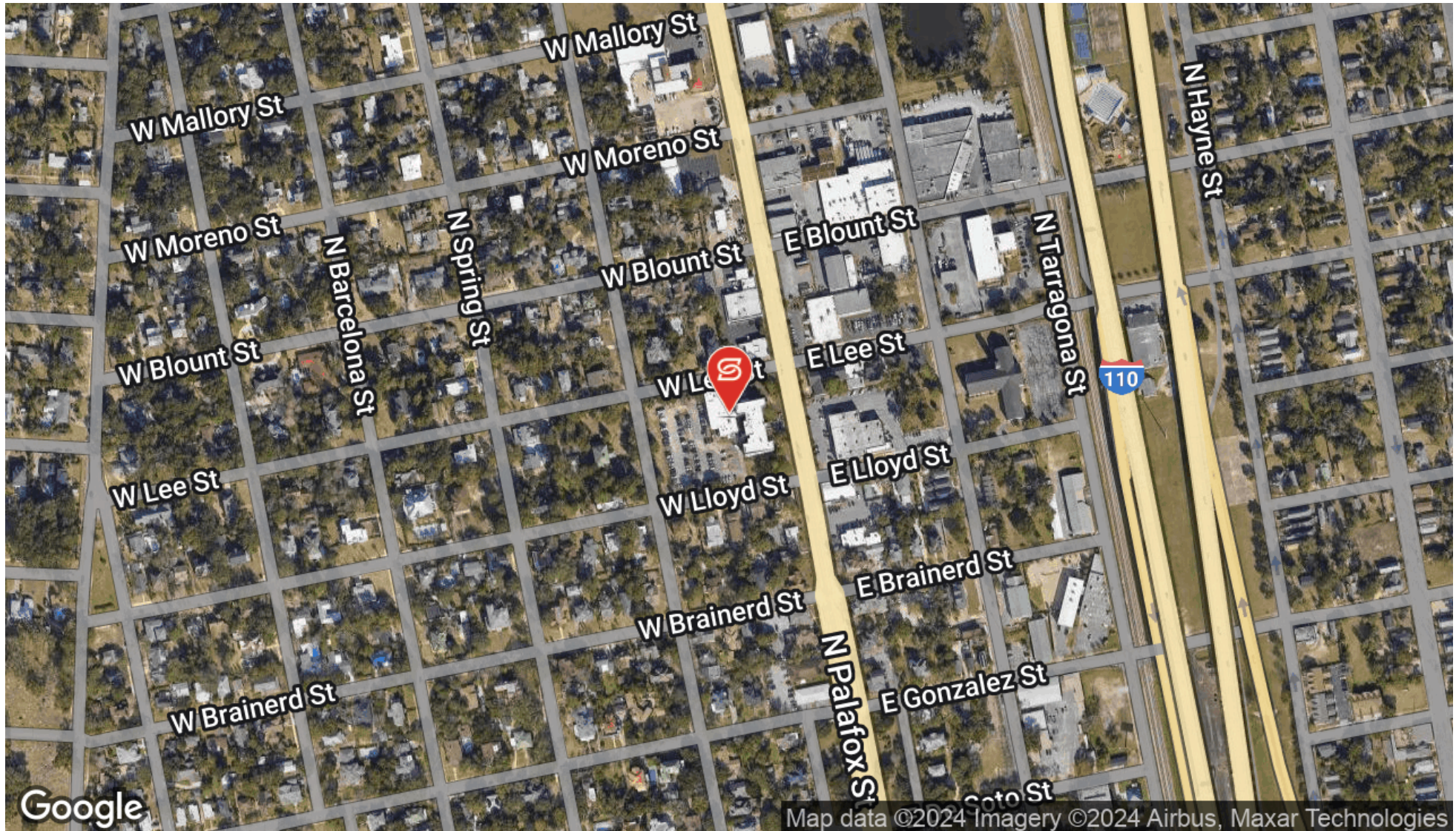




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Office Building For Lease



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Member of RETAIL BROKERS NETWORK

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	48,821	114,262	195,419
Average Age	39.7	38.2	39.1
Average Age (Male)	37.3	36.0	36.8
Average Age (Female)	41.9	40.8	41.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	23,598	52,478	89,268
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$57,353	\$57,910	\$60,368
Average House Value	\$165,529	\$162,772	\$162,453

2020 American Community Survey (ACS)

