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FOR LEASE

BAYOU CORPORATE CENTER

SUBLEASE - MEDICAL OFFICE SPACE
OFFICE BUILDING

4900 BAYOU BOULEVARD - SUBLEASE | PENSACOLA, FL



PROPERTY DESCRIPTION

Great SUBLEASE opportunity! Current lease rate (\$10.59 NNN = \$7.82 PRSF). Lease term ends 3.31.2027. No Options on Lease. Owner will consider longer-term lease @ \$11.75 PRSF NNN. Two units, side by side. Unit 107 (3,690 RSF) & Unit 111 (2,162 RSF) are medical office spaces, (previously an Orthopedic Dr.) Both vacant & ready to sublease. Tenant would sell F. F. & E. to make it move-in ready. The combined units total 5,852 RSF. Suite 107: Large Reception Area, Check-In Check-Out counter, 3 private offices, 5 Exam Rooms (some with sinks), Procedure Room, Lab Room, a Large Open Room, Breakroom & 1-handicapped restroom within 107, otherwise, C. Area Restrooms are provided for Tenants. Suite 111: Reception Area, Check-In Check-Out Counter, Breakroom, 4-Private Offices with large open space. Call Debbie Anglin for showing. 850-501-1075

PROPERTY HIGHLIGHTS

- Medical Office Space - Sublease
- Near Target Shopping Center, Airport & Cordova Mall
- F. F. & E. available to purchase to make it "Move-In Ready"

OFFERING SUMMARY

Lease Rate:	\$10.59 SF/yr (NNN)
Number of Units:	1
Available SF:	2,162 - 5,852 SF
Building Size:	50,249 SF

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DEBBIE ANGLIN

Office: 850.501.1075

Direct: 850.501.1075

danglin@stirlingprop.com

SUBLEASE - MEDICAL OFFICE SPACE OFFICE BUILDING FOR LEASE

4900 Bayou Boulevard - Sublease Pensacola, FL



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	383	1,403	5,275
Average Age	30.3	31.4	35.4
Average Age (Male)	27.1	28.0	33.1
Average Age (Female)	32.4	34.4	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	164	598	2,251
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$115,933	\$114,924	\$109,543
Average House Value	\$296,816	\$297,638	\$278,584

2023 American Community Survey (ACS)

