



PROPERTY DESCRIPTION

Professional office space ideal for attorneys, wealth management, and similar firms.

- Strong natural light throughout
- Professional **reception** with client waiting area
- **Large** conference rooms & private offices
- Full **kitchen** with pantry
- Finished, **climate-controlled basement** currently used for podcast studio, conference, bullpen & storage.
- Dedicated on-site parking + free public parking on Spring Street
- Unique historic speakeasy

OFFERING SUMMARY

Building Size:	5,523 SF
Lease Rate:	Contact Broker
Lease Structure:	NNN
Floors:	2 Stories + Basement

stirling

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MORRISON FAMILY OFFICE OFFICE BUILDING FOR LEASE

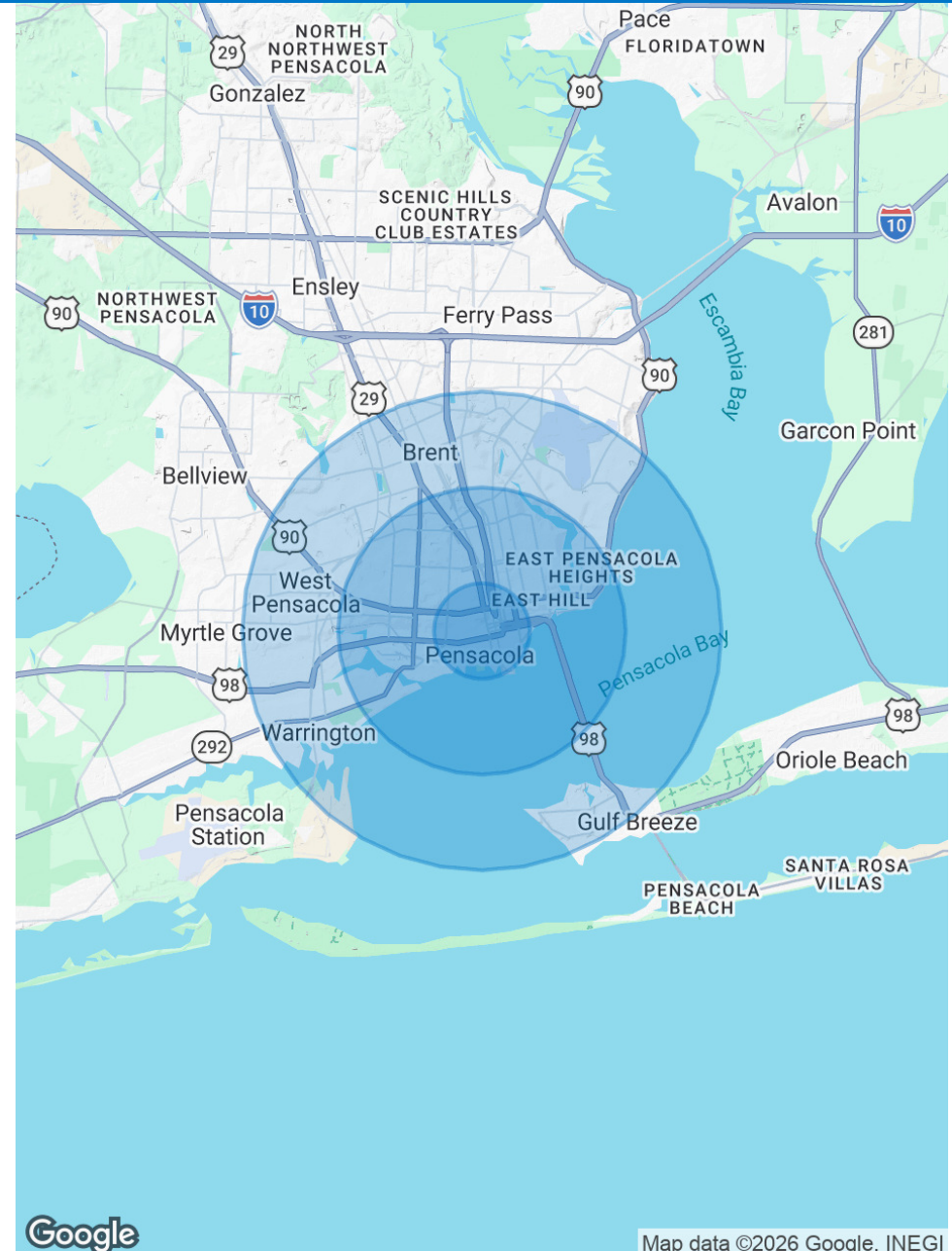
107 W Gregory St Pensacola, FL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,011	39,855	104,324
Average Age	39.2	40.9	38.5
Average Age (Male)	34.1	38.4	37.2
Average Age (Female)	44.0	43.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,394	17,635	42,486
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$95,237	\$88,861	\$85,993
Average House Value	\$319,626	\$303,170	\$282,787

2023 American Community Survey (ACS)



Map data ©2026 Google, INEGI