

# CLASS A OFFICE BUILDING IN MIRAMAR BEACH

GrahamCompany.com



FOR SALE | 13331 Emerald Coast Parkway, Miramar Beach, FL 32550

**FOR SALE**

## Class A Office Building INVESTMENT SALE

13331 Emerald Coast Parkway  
Miramar Beach, FL 32550

- **PROMINENT VISIBILITY**
- **LOCATED ON US-HWY 98 IN MIRAMAR BEACH**
- **DAY-ONE LEASE INCOME**

**SALE PRICE: \$4,300,000**

### PROPERTY HIGHLIGHTS

- **SALE-LEASEBACK opportunity** with Seller to remain as a tenant on ground floor
- 3-Story professional building built in 2006 with high quality construction and finishes
- Elevator
- Surface parking surrounding building
- Prominent building with Hwy 98 frontage and monument signage
- Excellent visibility and access, less than a block from Ascension Sacred Heart Medical Clinic and 2.5 miles from Destin Commons.
- Well positioned on the Walton/Okaloosa county line



*Information deemed reliable; not guaranteed.*

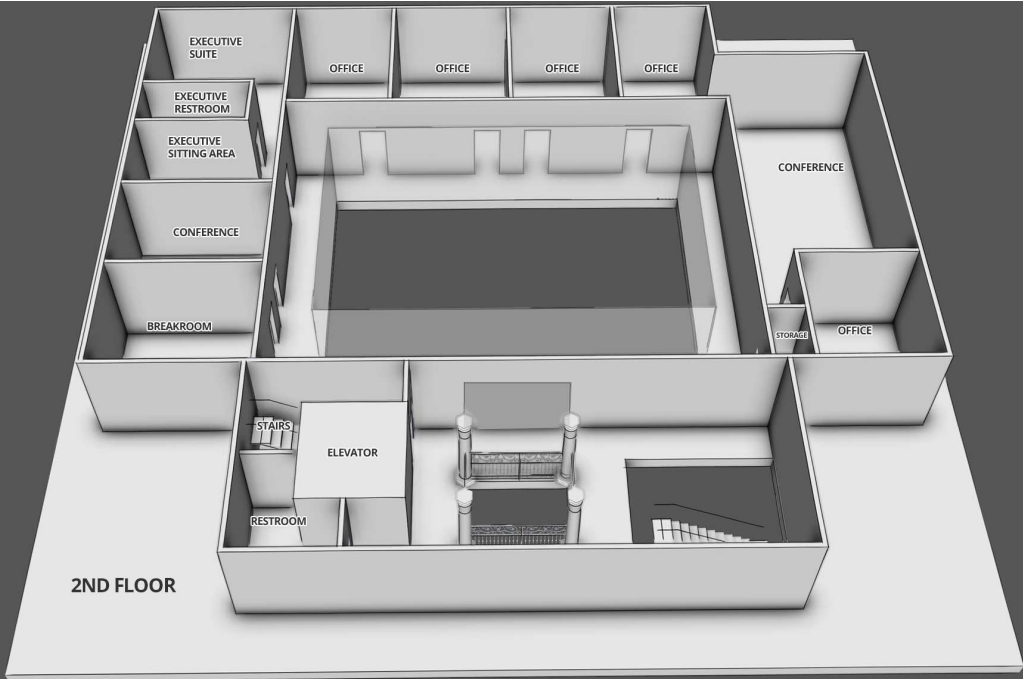
**KEVIN WILLIAMS, CCIM**  
kevinw@grahamcompany.com  
850.348.0808

**JASON CARNES**  
jasonc@grahamcompany.com  
850.830.6593

**850.563.1500**  
GrahamCompany.com









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