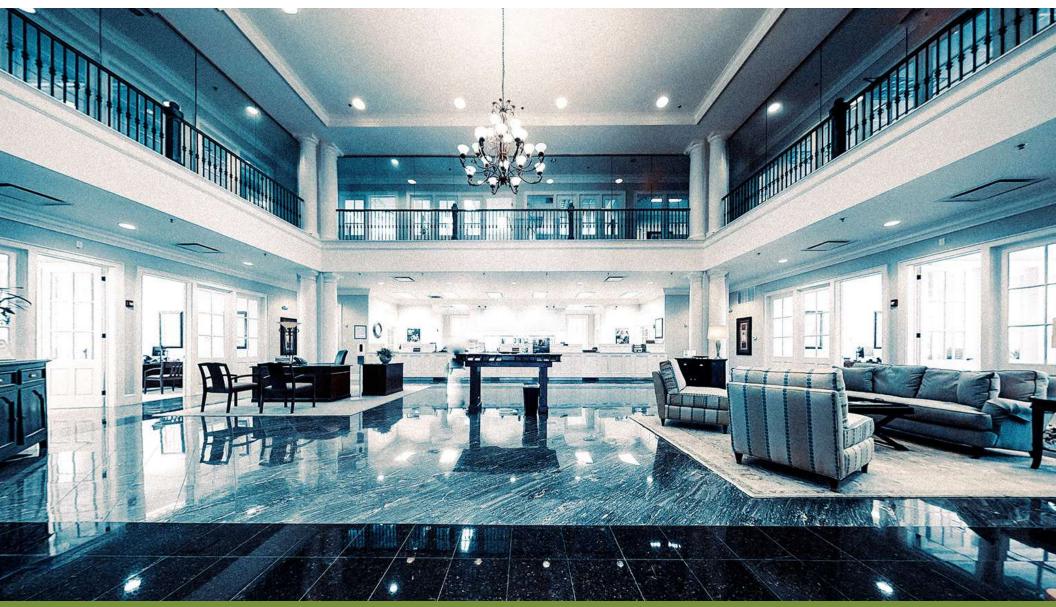
CLASS A OFFICE BUILDING IN MIRAMAR BEACH

GrahamCompany.com



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



KEVIN WILLIAMS, CCIM kevinw@grahamcompany.com 850.348.0808 JASON CARNES jasonc@grahamcompany.com 850.830.6593

FOR SALE

Class A Office Building INVESTMENT SALE

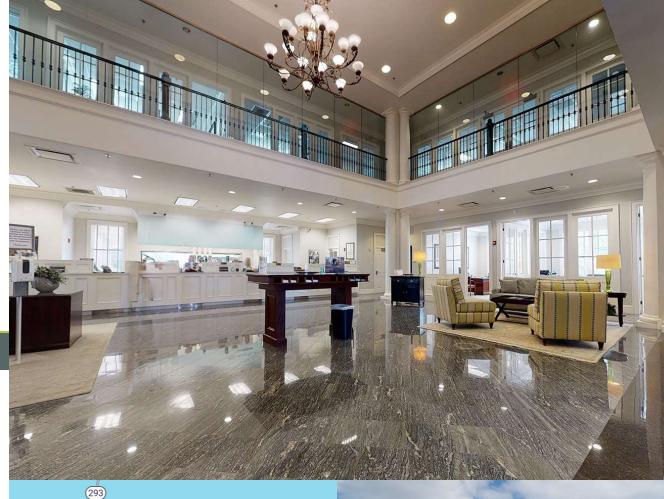
13331 Emerald Coast Parkway Miramar Beach, FL 32550

- **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







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850.563.1500 GrahamCompany.com



Information deemed reliable; not guaranteed.

13331 EMERALD COAST PARKWAY | FOR SALE

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98



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ASCENSION SACRED HEART

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CAUSEWAY

EMERALD COAS

MCDONA

KEVIN WILLIAMS, CCIMJAkevinw@grahamcompany.comjasonc@grah

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MIRAMAR

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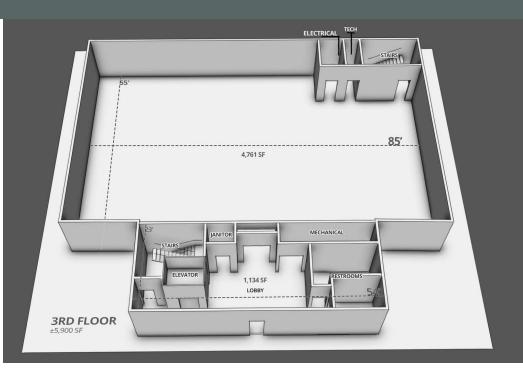
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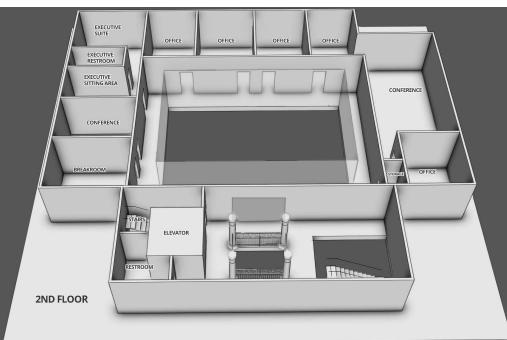
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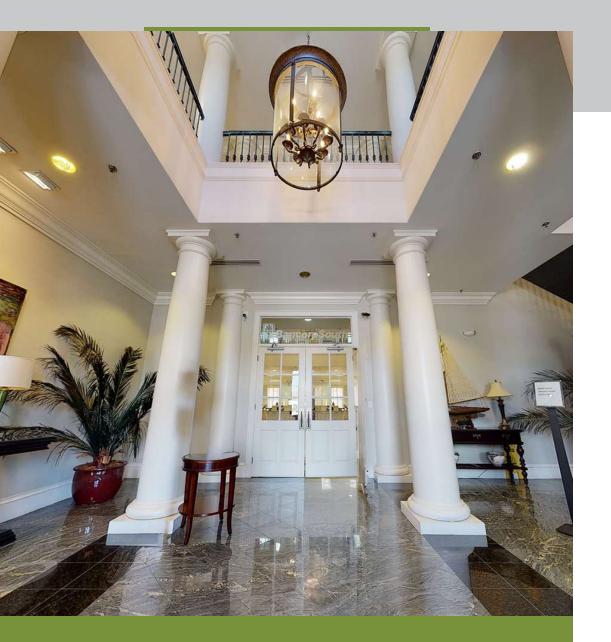




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