

BELLCORE
COMMERCIAL



THIRD FLOOR OFFICE | PENSACOLA WATERFRONT | 4,368 SF

17 W CEDAR ST, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Now available for lease, this 4,368 SF third-floor office suite offers a rare opportunity to occupy premier Class A office space in the heart of Downtown Pensacola.

Located within a Class A office building, the suite features panoramic views of Pensacola Bay and Palafox Pier Marina, creating an exceptional setting for executive offices, client meetings, and collaborative workspaces.

The property offers immediate access to Downtown Pensacola's business district, restaurants, retail, and entertainment destinations, including Seville Square, Blue Wahoos Stadium, and the city's waterfront. The building is professionally maintained and includes elevator access, secured entry, an enclosed private garage with space for two vehicles, along with open parking. Additional parking is available across the street on a monthly basis.

PROPERTY HIGHLIGHTS

- Waterfront office space spanning 4,368 square feet
- Walkable to Restaurants, Retail & Government Offices
- Excellent Condition with Modern Office Finishes
- Elevator Access with Secured Building Entry

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	4,368 SF
Lot Size:	0.56 Acres
Building Size:	13,680 SF
Zoning	SPBD
Property Type	Office
Traffic Count	16,000



LEASE INFORMATION

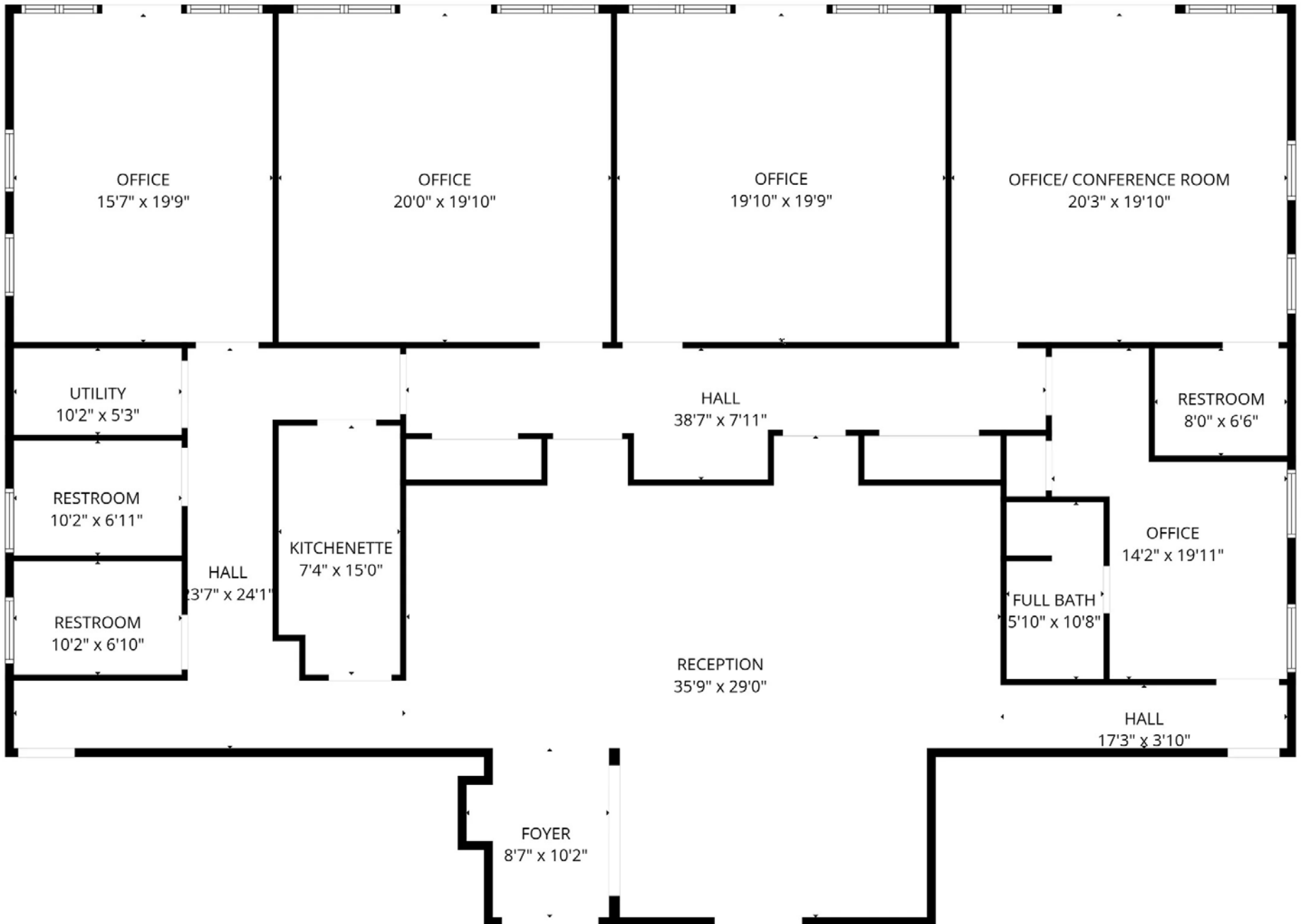
Lease Type:	NNN	Lease Term:	60 months
Total Space:	4,368 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Third Floor Waterfront Suite	Available	4,368 SF	NNN	\$25.00 SF/yr	NNN is currently \$10.75 PSF/yr















POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	895	3,667
Average Age	48	48	46
Average Age (Male)	46	46	45
Average Age (Female)	49	49	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	421	1,781
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$83,521	\$83,590	\$84,761
Average House Value	\$548,555	\$548,662	\$505,259

2020 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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