

# OFFICE SPACE FOR LEASE

## The Comcast Building

4001 W. 23rd Street, Panama City, Florida



**Location:** 4001 W. 23rd Street  
Panama City, FL 32405

**Building Size:** 27,300 Square Feet

**Year Built:** 2009

**Available:** 6,250 Sq. Ft.

**Op. Expenses:** \$3.40 Per Sq. Ft.

**Base Rent:** \$18.00 NNN Per Sq. Ft.

### HIGHLIGHTS:

- Central Panama City location on West 23rd St.
- Close to Florida State University's Panama City Campus, Gulf Coast State College and the new 23rd Street flyover to the Hathaway Bridge & Panama City Beach
- Landlord will finish-to-suit



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