

CLASS "A" OFFICE SPACE FOR LEASE

Beckrich Office Park

140 Richard Jackson Boulevard, Panama City Beach, Florida



This is a concrete tilt-wall construction building with impact-glass windows, and was built to exceed the latest building codes. The 6.4 Acre site provides tremendous parking for any office use at over 7 space per 1,000 SF (+/- 220). Central Panama City Beach location with easy access to Panama City Beach Parkway and Hutchison Boulevard. Close to other offices, shops, restaurants and housing. This is an ideal building for small any professional office use in Panama City Beach. Other tenants in the building include several Federal agencies; I.C.E., C.B.P. and the V.A.. Please call for detailed information including building plans, site plans, space plans, specifications, and to setup a tour.

Available: Suite 120: 6,471 Rentable Sq. Ft.
Suite 125: 2,457 Rentable Sq. Ft.

Location: Beckrich Office Park
140 Richard Jackson Blvd., PCB 32407
Southwest Corner of PCB Pkwy.

Parking: 7 per 1,000 sq. ft.

Construction: Concrete Tilt-Wall & Impact Glass

Term: 5-Years Minimum

Lease Rate: \$20.00 NNN

Op. Expenses: \$8.23 per RSF

Includes: real estate taxes, insurance,
common area maintenance, electricity,
water, sewer, trash.

Chris McCall

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SIO R

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Beckrich Office Park - Exterior Photos



Main Entrance



West Side of the Building



View Facing South Down Richard Jackson Blvd.



Resurfaced Parking Lot



Training Room



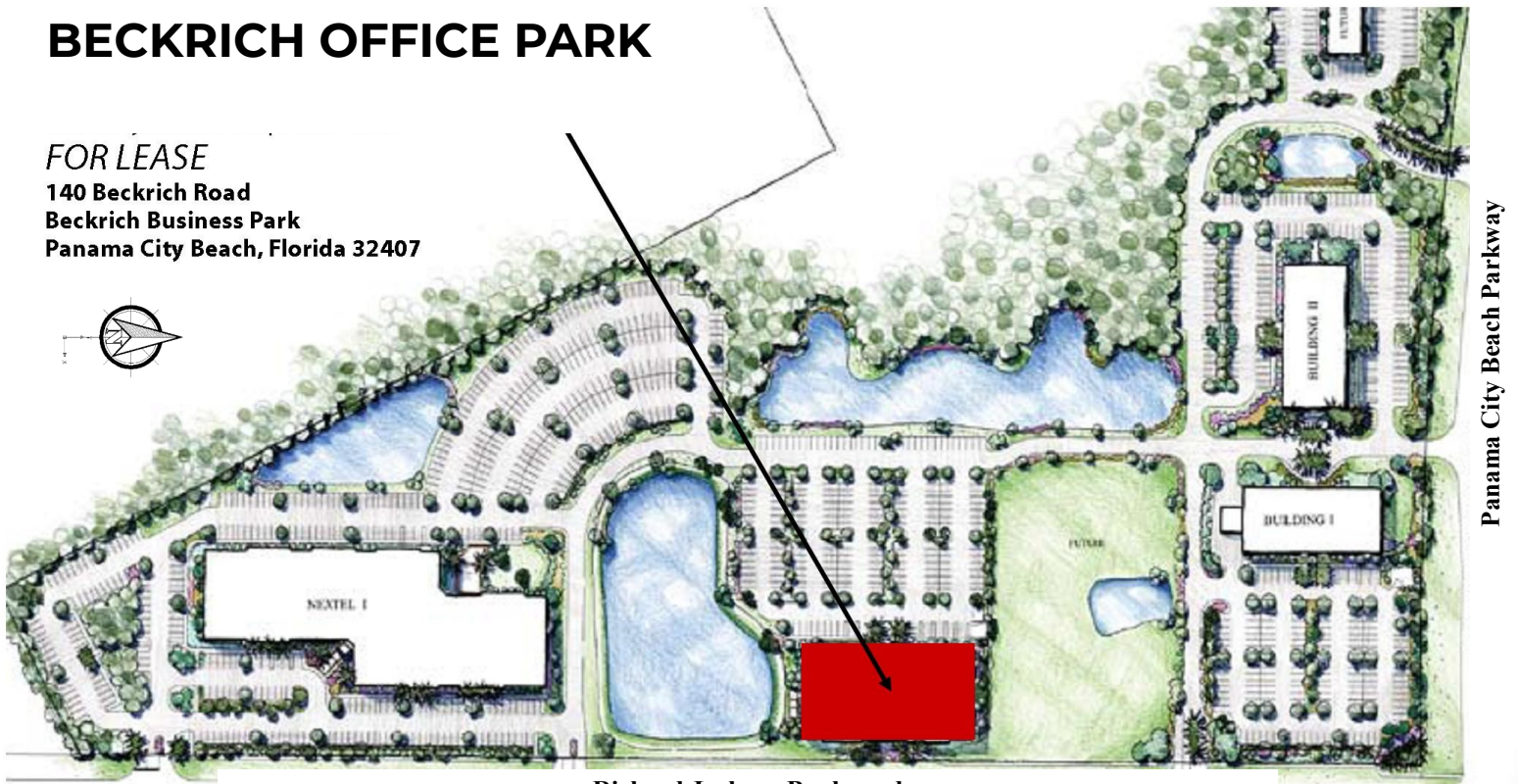
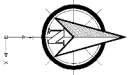
Suite 125: Currently an open floor plan.



BECKRICH OFFICE PARK

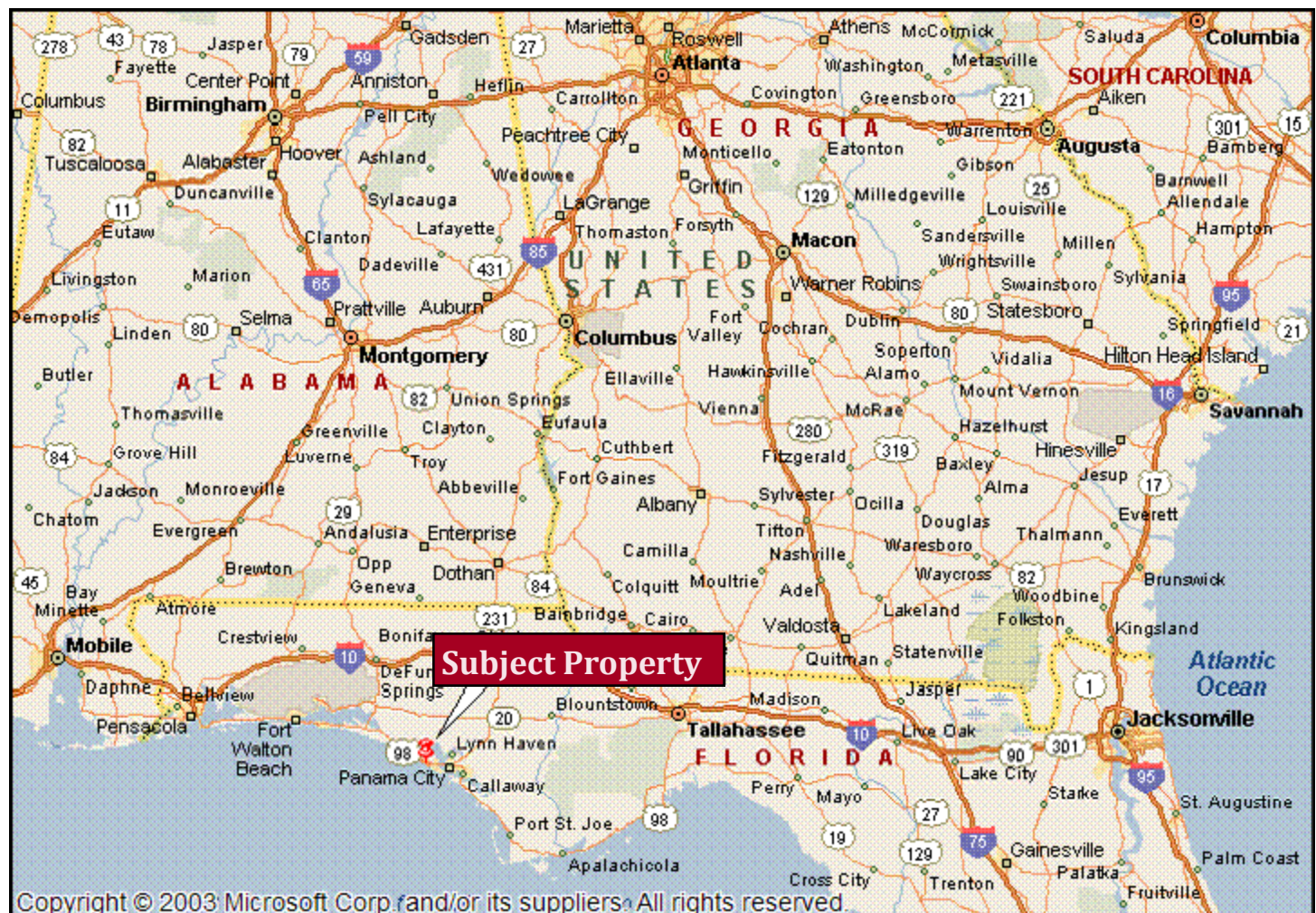
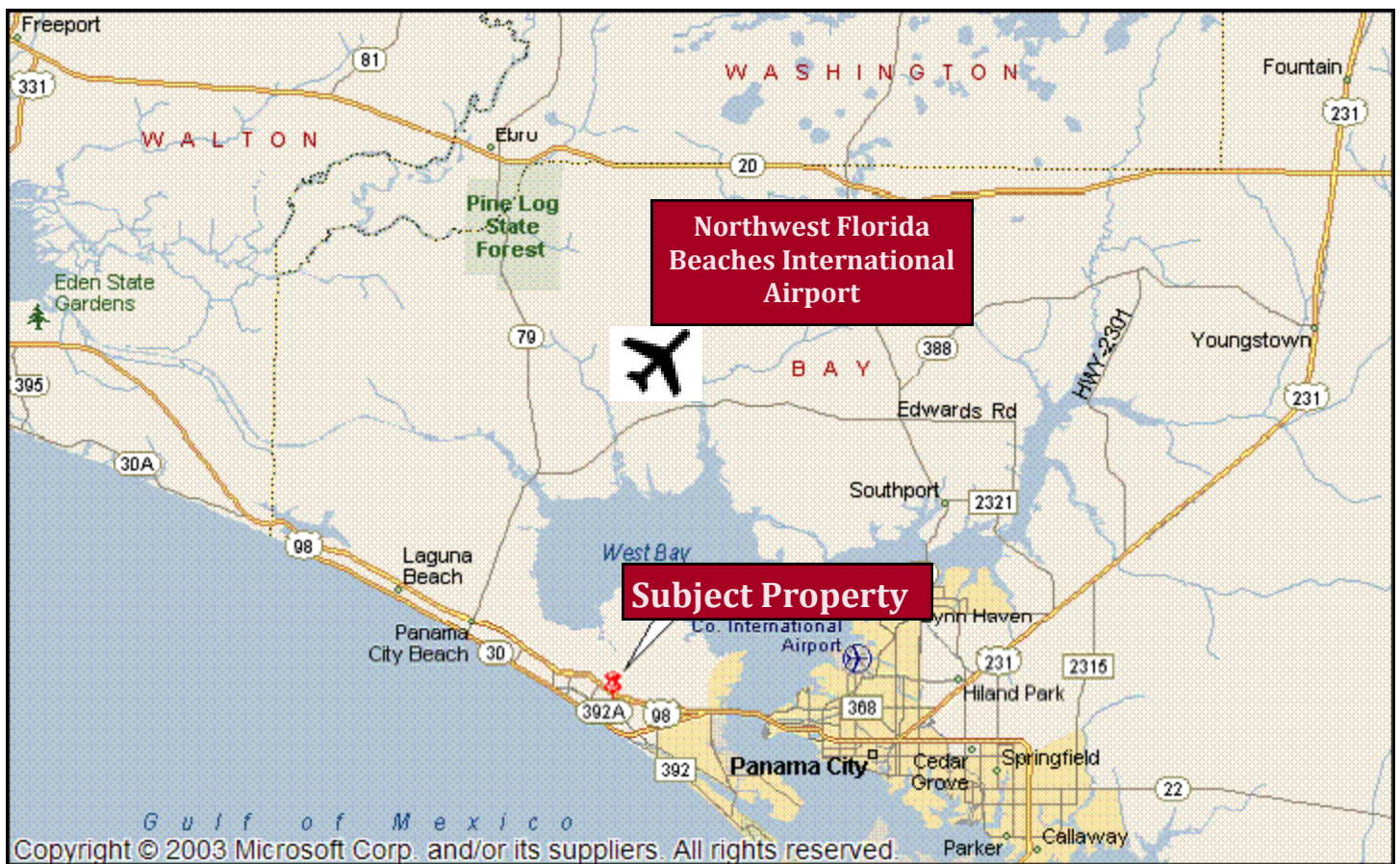
FOR LEASE

**140 Beckrich Road
Beckrich Business Park
Panama City Beach, Florida 32407**



Richard Jackson Boulevard

Panama City Beach Parkway



Experience Counts!



Chris McCall, SIOR

Counts Real Estate Group - *Commercial Division*
Senior Director | Partner



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For 26 years, Chris McCall has been a leader in Northwest Florida commercial real estate. Chris has set the bar in every facet of commercial real estate brokerage and advisory services. He specializes in Investment Sales, Representation Services, Leasing and Development Services related to office, retail, industrial, multi-family and land. Chris has a wealth of experience and a vast knowledge of the commercial real estate markets in northwest Florida. McCall is consistently a top producer in commercial real estate sales and lease transactions northwest Florida. *Experience Counts!*

Chris is a graduate of Florida State University where he double-majored in Real Estate and Finance. FSU has one of the premier real estate programs in the country. He also worked with Cushman & Wakefield's prestigious Executive Development Program and later the Industrial Services Group in the Miami office where he honed his skills in Brokerage, Market Analysis, Financial Analysis and Lease Negotiations, and Corporate Advisory Services. Mr. McCall's vast experience, formal real estate education, and multi-faceted expertise provides his clients with the ability to maximize the value of real estate transactions and decisions.

Chris and his wife Michelle of 22 years have two incredible daughters, Alex (21) who will graduate from Florida State this year and then attend law school and Elle (19) attending the U.S. Naval Academy. Chris is active with numerous civic activities including Economic Development Alliance, Leadership Bay Program, the United Way, March of Dimes and several local economic development groups.

Mr. McCall has been involved with significant transactions over his career in Northwest and South Florida. Some of his past clients include:

<i>Synovus Bank</i>	<i>American Freightways</i>	<i>L-3 Communications</i>
<i>Seahaven Development</i>	<i>Ingersoll Rand / Trane</i>	<i>Sprint / Nextel</i>
<i>Honeywell International</i>	<i>Hellman International</i>	<i>The St. Joe Company</i>
<i>Kemper Insurance</i>	<i>Gildan Activewear</i>	<i>Tropical Shipping</i>
<i>UPS Properties</i>	<i>RetailSouth Development</i>	<i>Hancock Bank</i>
<i>Ford Motor Land Services</i>	<i>AT&T / BellSouth</i>	<i>Breland Companies</i>
<i>Rally Manufacturing</i>	<i>LandAmerica</i>	<i>Collins Goodman Development</i>
<i>Locally Global Investments</i>	<i>Seneca Industrial Park</i>	<i>Wachovia Securities</i>
<i>EOLA Capital</i>	<i>CBL</i>	<i>State of Florida</i>
<i>BAE Systems</i>	<i>Grand Panama Beach Resort</i>	<i>Sacred Heart Hospital</i>
<i>PBS&J</i>	<i>Forterra Capital Partners</i>	<i>Inland Real Estate</i>

- Top Ranked Commercial Agent in Bay County:
- #1 in Commercial Sales, #1 in Commercial Land Sales, and #1 in Commercial Leasing.
- Top Producer out of 120 agents at Counts Real Estate Group
- Counts Real Estate Group #1 in total closed transactions in nearly every category: –
- Commercial, Commercial Land, Commercial Leasing Residential and Residential Land, 10 consecutive years and running.