



Stand-Alone Commercial Building

1940 St. Mary Avenue is a beautifully built Southern Traditional/ Creole Inspired 3,633 SF professional office building currently configured as a law office. The columned front porch, dormers, brick exterior, metal roof, shaded oak setting, and landscaped frontage give it that classic Gulf Coast professional-office presence.

FOR SALE
\$699,000

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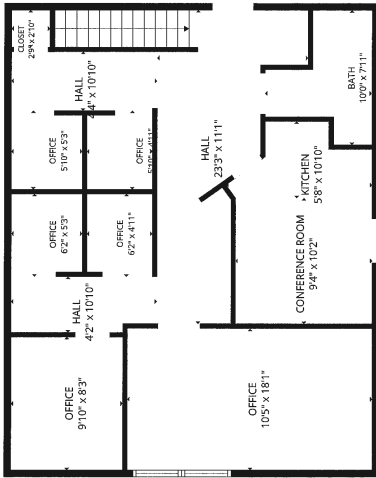
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1940 St. Mary Avenue

Pensacola, FL. 32501

Well-Maintained Professional Building | 3,633 SF BLDG. |

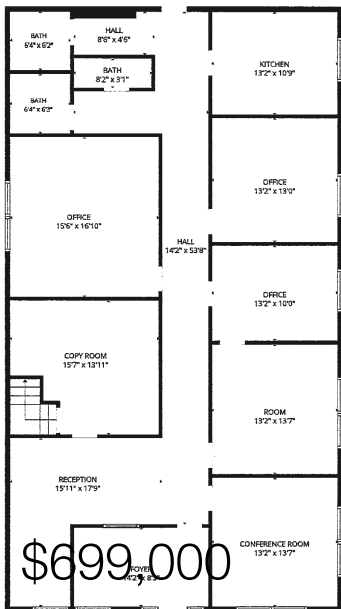


Professionally Designed Stand Alone Commercial

Located in the heart of Pensacola, 1940 St. Mary Avenue offers a well-maintained, two-story professional office building with a functional layout suited for a wide range of office-based users. Currently configured as a law office, the property is well positioned for legal, accounting, insurance, financial services, consulting, administrative, or other professional business uses

Continuous Capital Improvements

The first floor features a welcoming reception area, dedicated copy/work room, four private offices, and three restrooms, creating an efficient environment for both client-facing and daily operational needs. The second floor includes an additional conference room, two private offices, a large open cubicle/workspace area ideal for administrative or support staff, and one restroom.



The flexible floor plan provides a strong balance of private offices, collaborative work areas, meeting space, and support functions, making the property well suited for an owner-user or investor seeking a turnkey professional office asset. The owner will also consider a lease to a well-qualified tenant.

The building offers excellent accessibility to downtown Pensacola, area courthouses, government offices, and major transportation corridors. With attractive monument signage, on-site parking, and a highly professional appearance,

For more information

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1940 St. Mary Avenue presents an outstanding opportunity for a business seeking a polished and established Pensacola presence.

The property features a classic Southern traditional / Creole-inspired office exterior with brick construction, dormer windows, a metal roof, columned front porch, mature oak trees, and attractive landscaping that creates a shaded, park-like setting.

In addition to the existing 3,312 SF professional office building, the site offers a notable long-term advantage: potential expansion capacity. With the current building positioned to preserve usable site area, a future owner may be able to add an additional ±3,000 SF building on the property, creating flexibility for business growth, additional rental income, or a multi-building professional office setting, subject to all applicable governmental

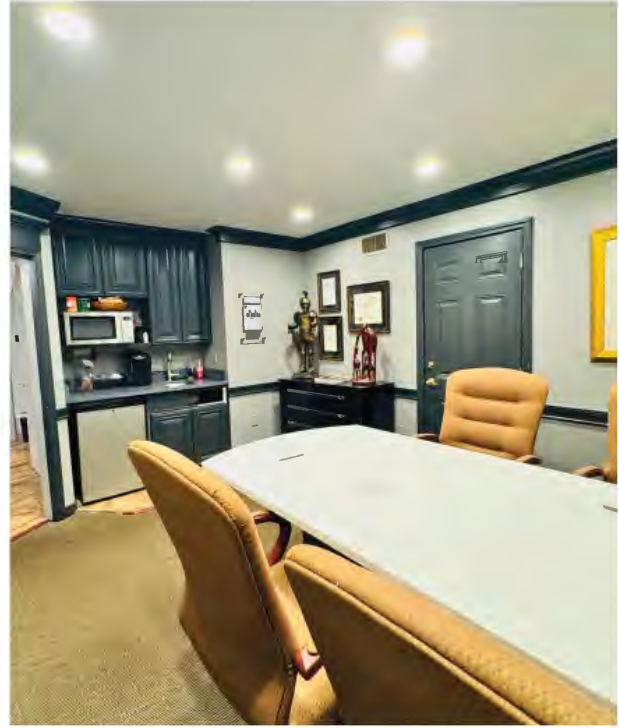
approvals and site requirements.

1940 St. Mary Avenue

Pensacola, FL. 32501

Proven professional environment.

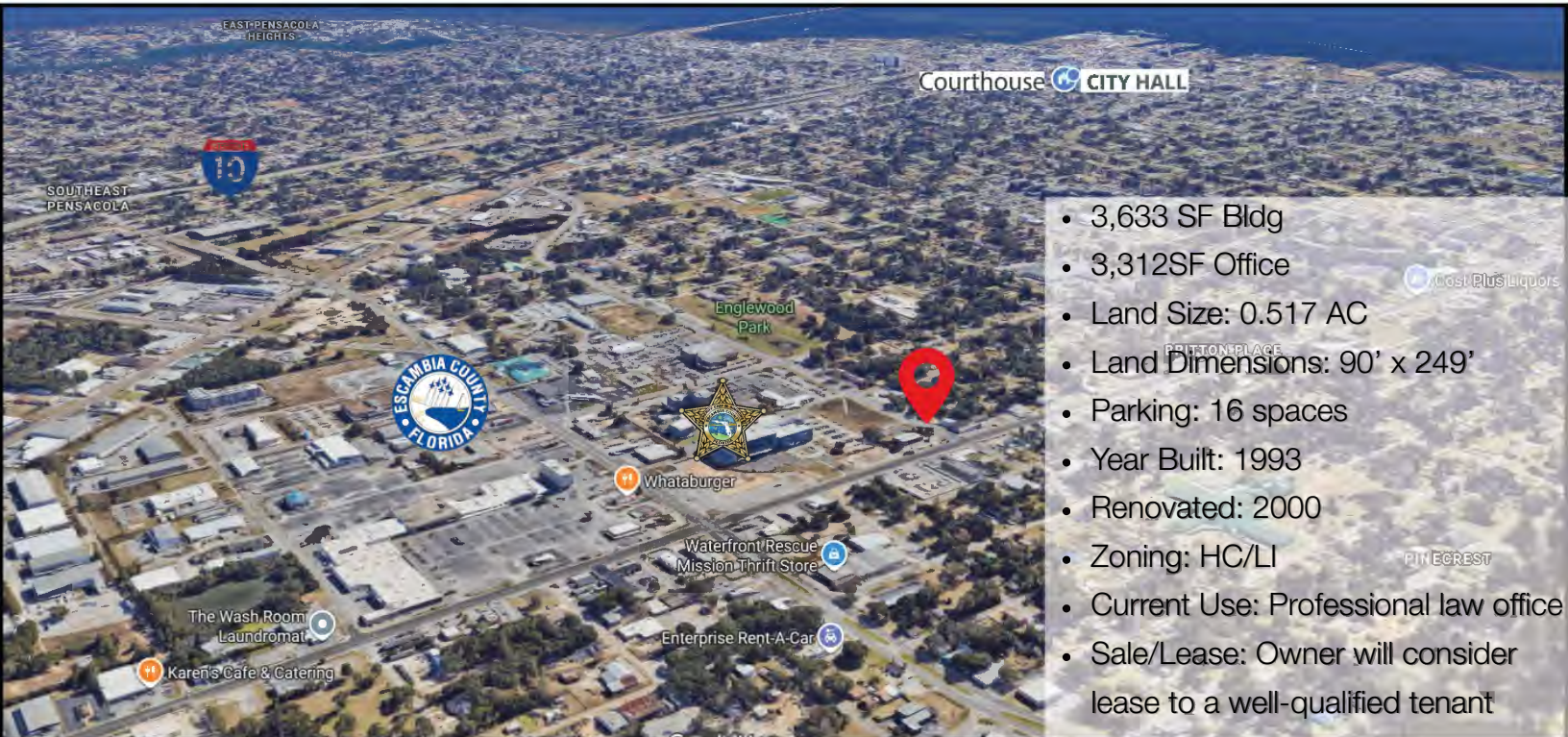
The two-story layout includes reception, private offices, conference space, copy/work areas, restrooms on both floors, and an open administrative workspace.



1940 St. Mary Avenue

Pensacola, FL. 32501

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



- 3,633 SF Bldg
- 3,312SF Office
- Land Size: 0.517 AC
- Land Dimensions: 90' x 249'
- Parking: 16 spaces
- Year Built: 1993
- Renovated: 2000
- Zoning: HC/LI
- Current Use: Professional law office
- Sale/Lease: Owner will consider lease to a well-qualified tenant

1st Floor

- 4 Offices
- Copy room
- Reception
- Foyer
- Conference Room
- Kitchen
- 3 RR

2nd Floor

- 4 Smaller Staff Offices
- Private Office
- Executive Office
- Conference Room | Kitchen Area
- RR

In addition to the existing professional office building, the site offers a notable long-term advantage: potential expansion capacity. With the current building positioned to preserve usable site area, a future owner may be able to add an additional $\pm 3,000$ SF building on the property, creating flexibility for business growth, additional rental income, or a multi-building professional office setting, subject to all applicable governmental approvals and site requirements.

Notable Features

- Metal roof installed in 2018
- Generac generator (negotiable)
- Two HVAC units, 2016 and 2025
- New mini-split system
- Attractive monument signage
- Brick two-story exterior with dormers
- Columned front porch
- Mature oak trees and landscaped grounds
- 16 on-site parking spaces

740 E BURGESS RD. | PENSACOLA, FLORIDA
HOTEL LAND OUTPARCEL | 1.29 AC+/- HC-LI



Classic Southern Traditional / Creole-inspired Office Building.

Property Recap

1940 St. Mary Avenue is a well-maintained 3,312 SF professional office building in the heart of Pensacola, currently configured as a law office and easily adaptable for a variety of professional users

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