



8406 Panama City Beach Pky

8406 Panama City Beach Pky, Panama City Beach, FL
32407

Brian Kehl

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8406 Panama City Beach Pky

\$25.00 - \$30.00 /SF/YR

Available now are spaces ranging from 600 SF-1500 SF. 24 hour access. Additional free parking in rear of building is also available. Located approx 2 miles west of Hathaway Bridge/Navy Base and approx 7 miles east of Pier Park. Lease term minimum one year. Major renovations to interior and exterior spaces since 2021.

- High visibility (passed by 26,100 daily drivers) and 200-linear feet of road frontage (Panama City Beach Parkway)
- Digital signage



Rental Rate:	\$25.00 - \$30.00 /SF/YR
Total Space Available:	10,000 SF
Max. Contiguous:	1,500 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	10
Center Properties:	1
Frontage:	200' on Panama City Beach Pkwy
Gross Leasable Area:	12,008 SF
Walk Score @:	33 (Car-Dependent)
Taxes:	\$0.09 USD/SF/MO
Operating Expenses:	\$0.24 USD/SF/MO
Rental Rate Mo:	\$2.08 /SF/MO

1st Floor Ste G

Space Available	875 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This is a professional office space with 3 offices plus a reception; one office could also be utilized as a conference room. Ample parking in front and rear of building. The Center has a new roof, updated exterior (windows, doors, siding), digital signage available (separate fee). Conveniently located close to Navy Base/Hathaway Bridge area (about 2 miles west) with highway (PC Beach Pkwy) frontage. Other tenants in the center include professional, medical and service industries. Center is privately managed by owner. Lease term is negotiable (1-3 years).

1

1st Floor Ste K

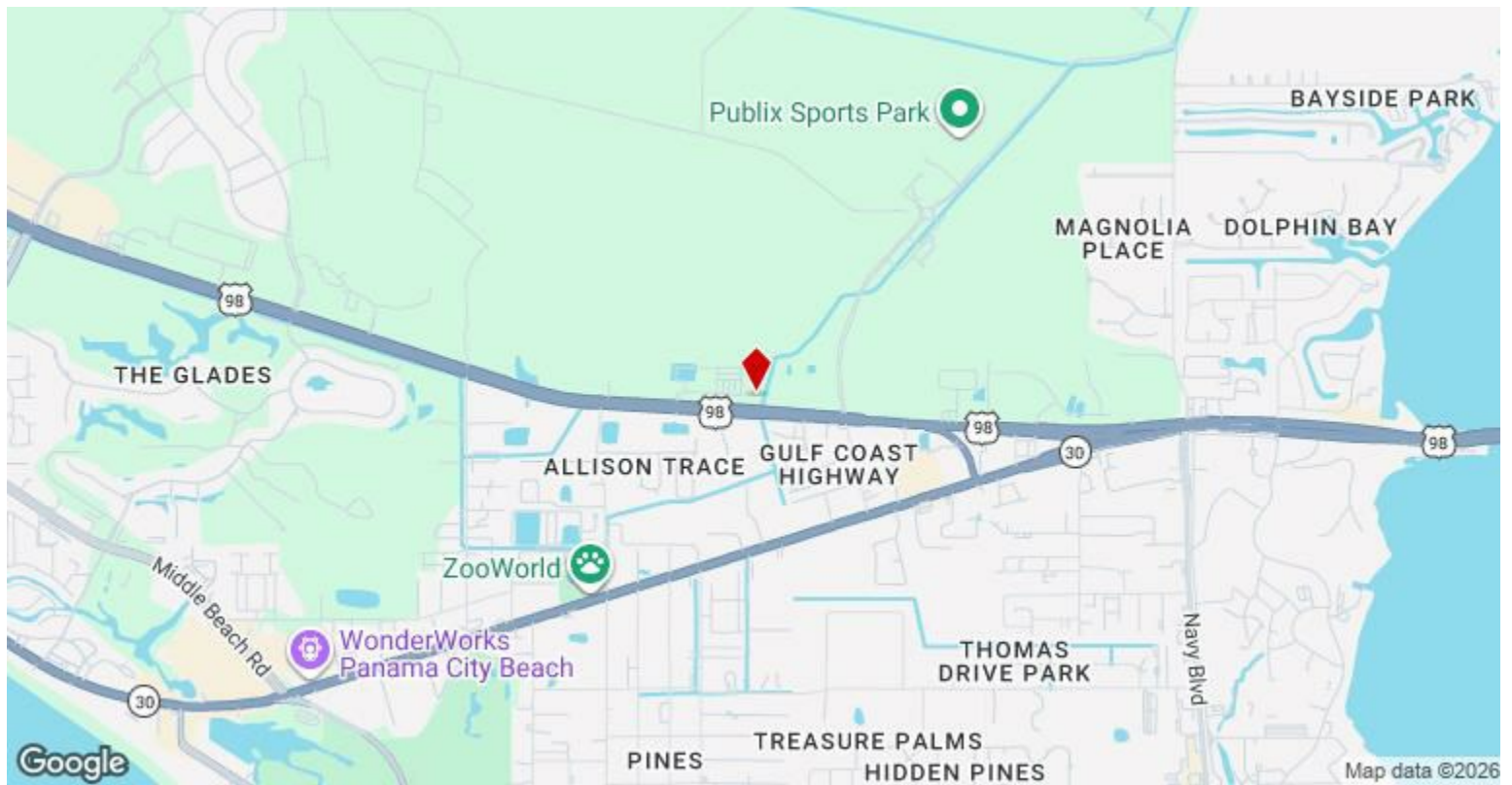
Space Available	1,500 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

Beautifully renovated (2021) professional or medical office space. LVP flooring throughout, 4 exam rooms, 2 bathrooms (1 HC accessible), kitchen (sink, refrigerator space, countertop bar). Three exam rooms have hand-washing sinks. All new cabinetry with plenty of storage in each room. Separate reception area and open waiting room. Perfect for single provider, or can be shared with 1-2 other providers. Also ideal as a satellite office for larger practices. Space is available with or without storage area and rear entrance, which also includes a laundry room. Conditioned space is 1500 sf, storage/unconditioned space is additional 800 sf (leased for \$10/sf). Current occupant is willing to part with some medical equipment shown in photos (not included in rent calculation) Ideal location, fronting Panama City Beach Pkwy. Located about 2 miles west of Hathaway Bridge, and 6 miles east of Pier Park. Podium signage available. Trash, water, and sewer included in CAM; tenant pays for electricity and internet.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aira Fitness	-	
BK Construction & Development Co LLC	-	
Chiropractic Worx	-	
Gulf Coast Cash Offers	-	
Panhandle Productions LLC	-	
S & S Interiors Inc	-	
Wax on the Beach	-	



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Office spaces ranging from 600 SF - 1500 SF. 24 hour access. Additional free parking in rear of building is also available. Located approx 2 miles west of Hathaway Bridge/Navy Base and approx 7 miles east of Pier Park. Lease term minimum one year. Newly renovated interior and exterior (2021). Leasing is privately managed by owner.

Property Photos



Unit K



Unit K

Property Photos



Property Photos



Unit K bath 2



sign podium

Property Photos



Unit K receptionist office



Unit K waiting room

Property Photos



Unit K



Unit K exam room 2

Property Photos



Property Photos



Unit K kitchen/breakroom



Unit G office

Property Photos



Unit G Reception



Street view

Property Photos



Rear parking



Rear parking