

FOR LEASE

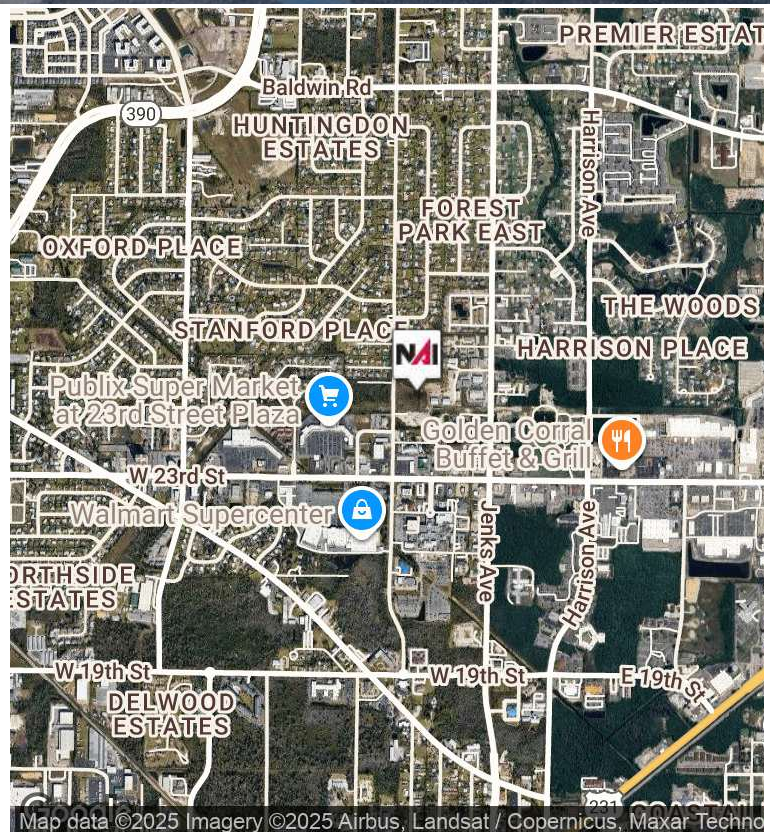
2402 State Avenue Panama City, FL 32405

NAI TALCOR



MEDICAL/OFFICE | 9,219 SF

- Under construction | Estimated delivery Q1 2026
- Ideal for medical, dental, therapy, diagnostics, or professional office
- Blocks from HCA Florida Gulf Coast Hospital and commercial amenities
- Easy access to 23rd Street, Harrison Avenue, and Hwy 98
- Ample onsite parking for tenants and visitors
- \$28/SF | NNN



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NAI TALCOR

17216 Panama City Beach Pkwy
talcor.com

FOR LEASE

2402 State Avenue Panama City, FL 32405



PROPERTY DESCRIPTION

±9,216 SF Class A Medical & Office Space | Available Q1 2026

Now pre-leasing at 2402 State Avenue, a strategically positioned Class A medical and professional office space located just blocks from HCA Florida Gulf Coast Hospital. This ±9,216 SF first-floor space is currently under construction and offers modern architecture, premium finishes, and flexible layouts designed to meet the needs of healthcare providers and professional users alike.

Tenants will enjoy excellent visibility, ample surface parking, and easy access from 23rd Street — one of Panama City's busiest commercial corridors with approximately 34,500 vehicles per day. The location serves a wide customer base across Panama City, Lynn Haven, Callaway, and Panama City Beach.

Offered at \$28.00/SF NNN, with tenants responsible for their own interior build-out, this space allows for full customization to suit your practice or business.

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✉ Wendy Partie
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