

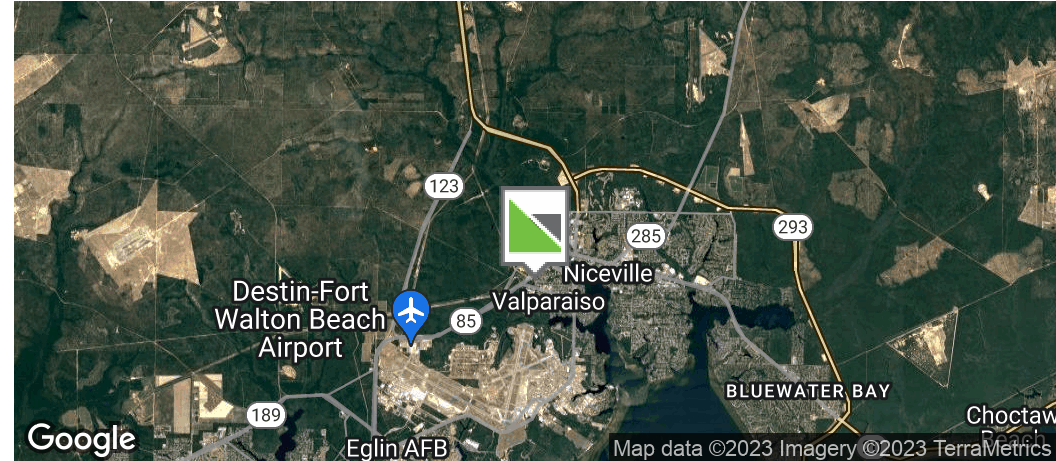
POINTE PLAZA

410 Government Avenue, Ste E & F, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	2.41 Acres
Building Size:	19,282 SF
Market:	Central Okaloosa County
Submarket:	Niceville / Valparaiso

PROPERTY OVERVIEW

Pointe Plaza is centrally located in Okaloosa County and has tremendous visibility along Government Avenue (Highway 85). This shopping center is well positioned between Niceville and Fort Walton Beach. Additionally, this location is conveniently located just 3 miles from Eglin's east gate as well as only 3 miles from the the Destin/Fort Walton Beach Airport. The property boasts large parking fields, good signage and easy access.

PROPERTY HIGHLIGHTS

- Centrally located in Okaloosa County
- 3 miles from Eglin AFB; 3 miles from Destin - Fort Walton Beach Airport
- 1 space currently available; 2000 SF

For More Information:

Brett Stuart, Director of
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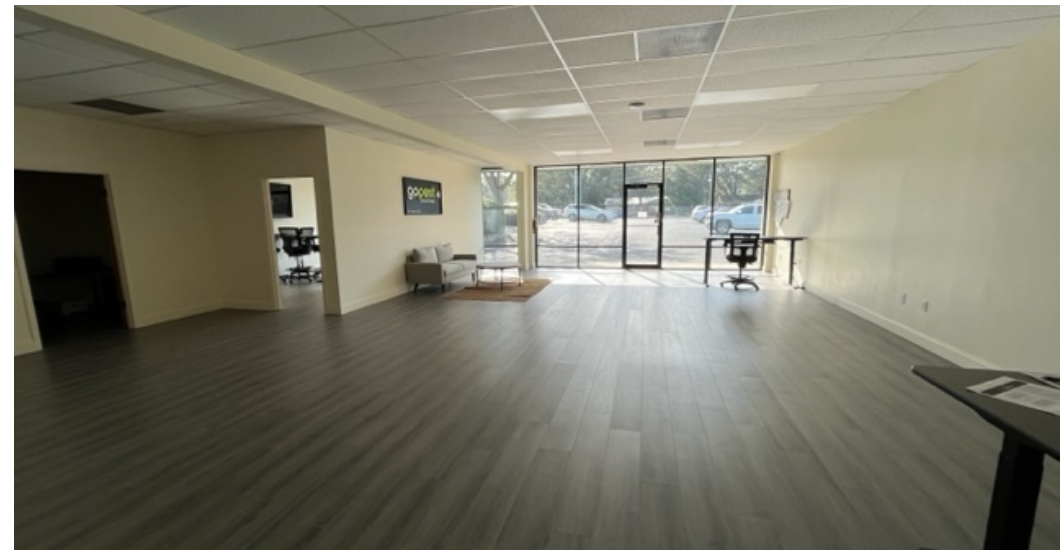
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ADDITIONAL PHOTOS

TAYLORALLEN
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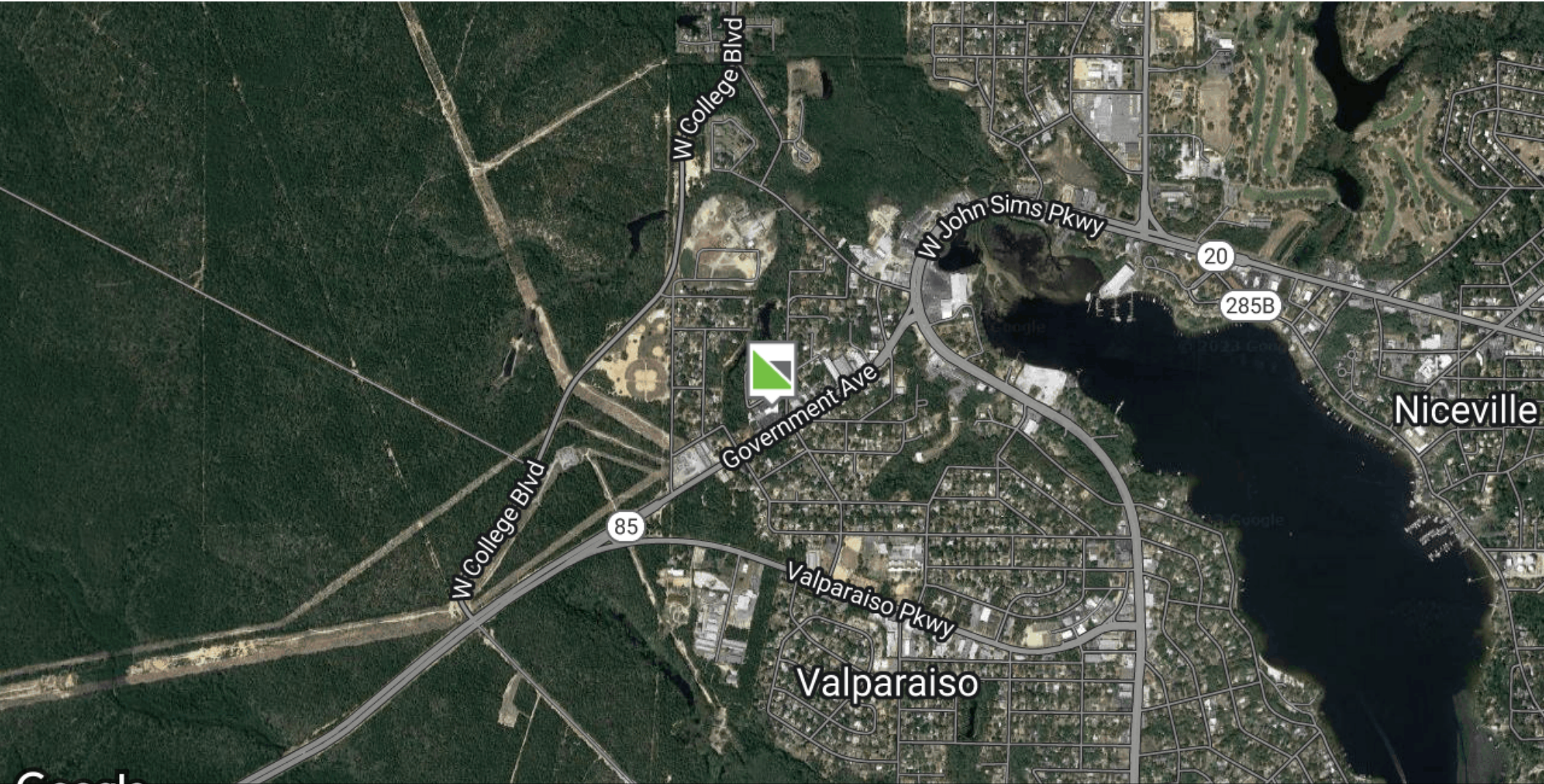
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OFFICE BUILDING FOR LEASE

LOCATION MAPS

TAYLORALLEN
PROPERTIES



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ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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PROFESSIONAL BACKGROUND

An industry professional for nearly two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)
Leadership Okaloosa ~ Class of 2018
ECAR (Emerald Coast Association of Realtors)
All Sports Association Member ~ 2019

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