

BELLCORE

COMMERCIAL



FLEXIBLE 2,000 SF OFFICE SUITE FOR LEASE

4657 GULF BREEZE PKWY #C, #D, GULF BREEZE, FL 32563



PROPERTY DESCRIPTION

This well-maintained Class B office space offers an outstanding leasing opportunity for businesses seeking professional, flexible, and efficient workspace. Totalling 2,000 SF across two combined units (STE C & D), this single-story office space offers a functional layout suited for a variety of professional, administrative, medical, or service-based uses. Built in 2004, the interior features a modern design with a mix of private offices, open work areas, a reception area, and two restrooms, providing convenience and comfort for both staff and clients.

PROPERTY HIGHLIGHTS

- 2,000 SF of professional Class B office space (STE C & D)
- Ample on-site parking for staff and visitors
- Move-in ready condition with two restrooms

OFFERING SUMMARY

Lease Rate:	\$17.10 SF/yr (Gross)
Number of Units:	2
Available SF:	1,000 - 2,000 SF
Zoning	HCD
Property Type	Office
Traffic Count	36,000



SITE
+/- 2,000 SF
Suite C & D

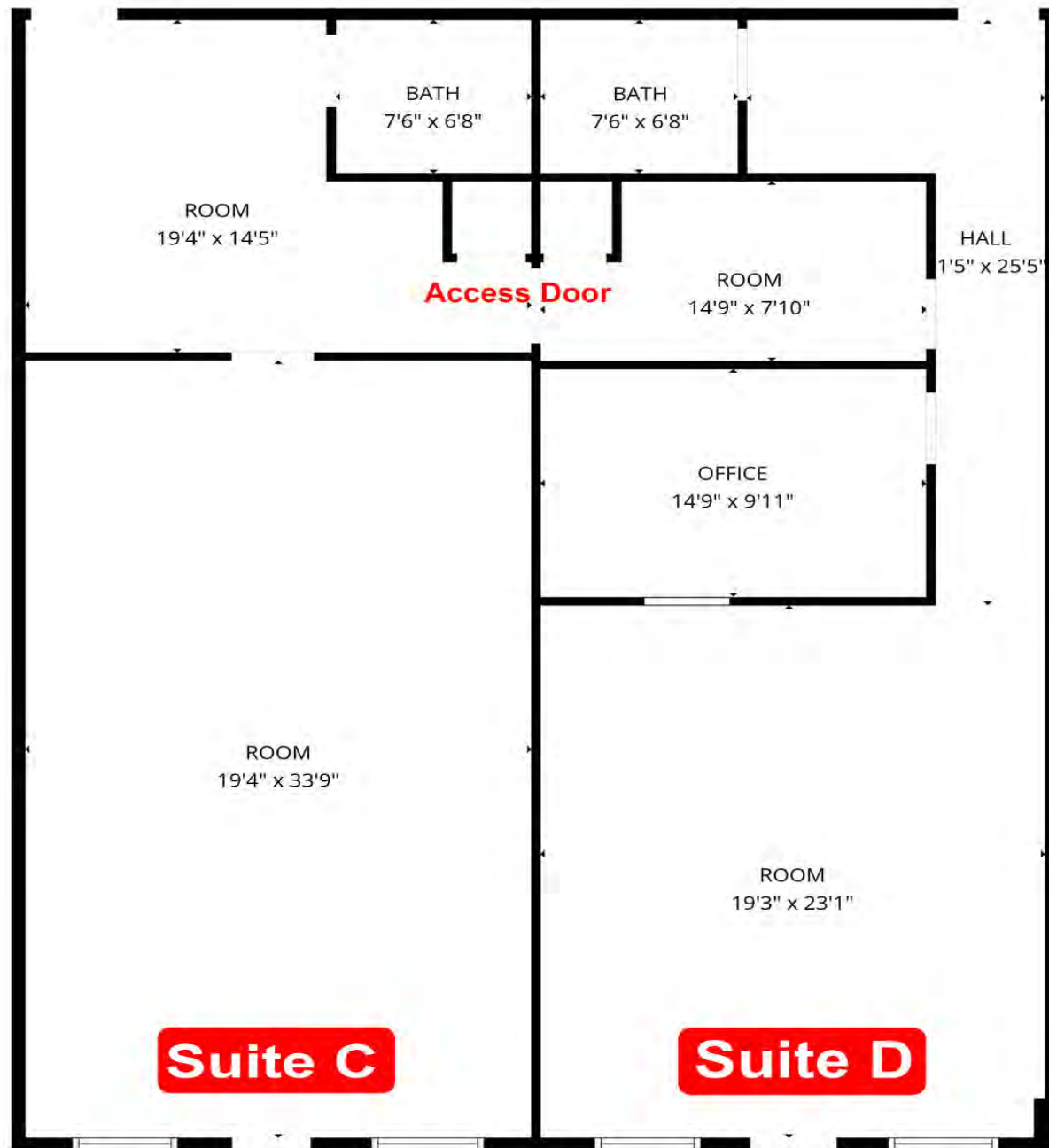
LEASE INFORMATION

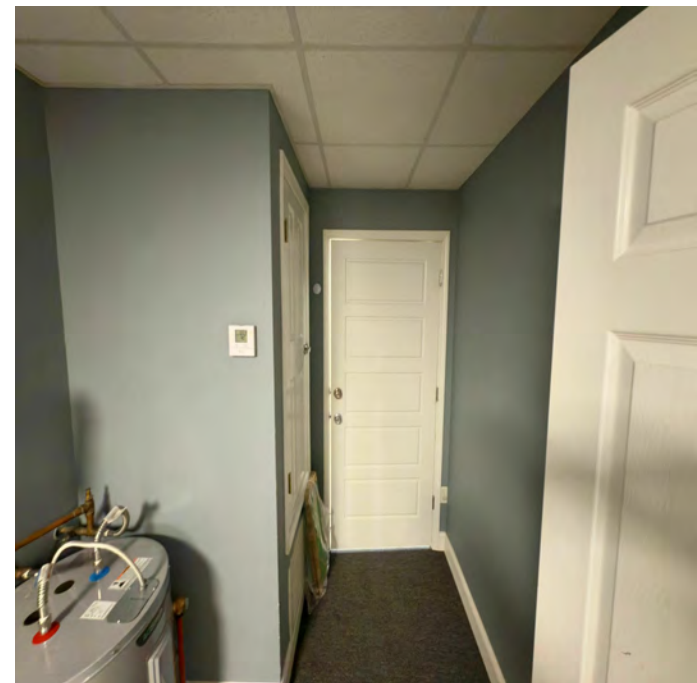
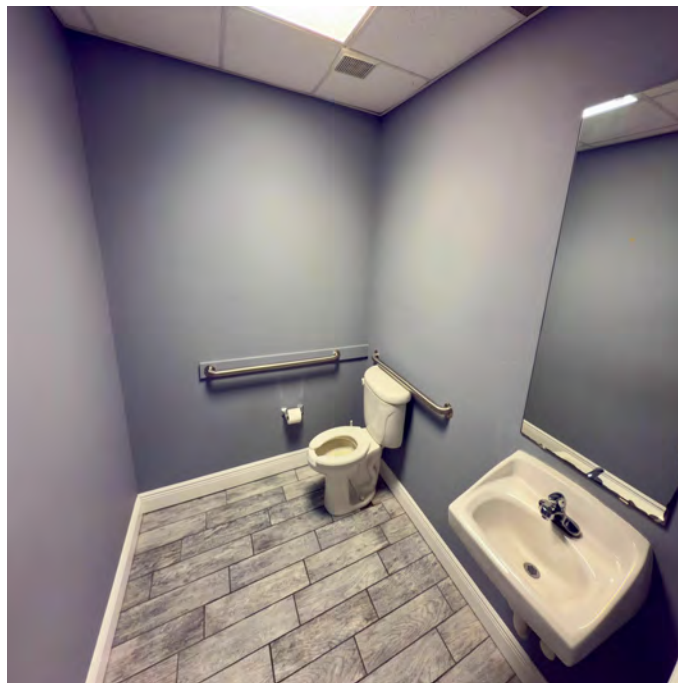
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,000 - 2,000 SF	Lease Rate:	\$17.10 SF/yr

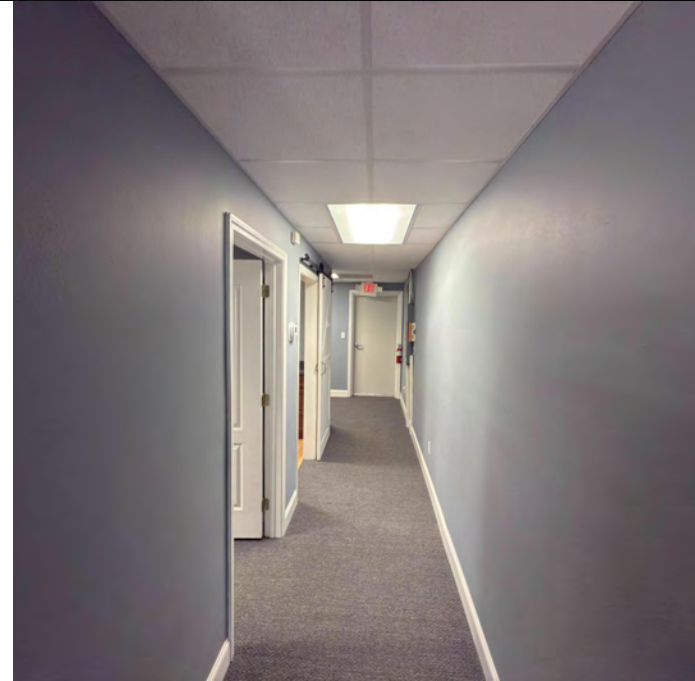
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
STE C, & D	Available	1,000 - 2,000 SF	Gross	\$17.10 SF/yr	Additional \$0.90 PSF for Expenses.

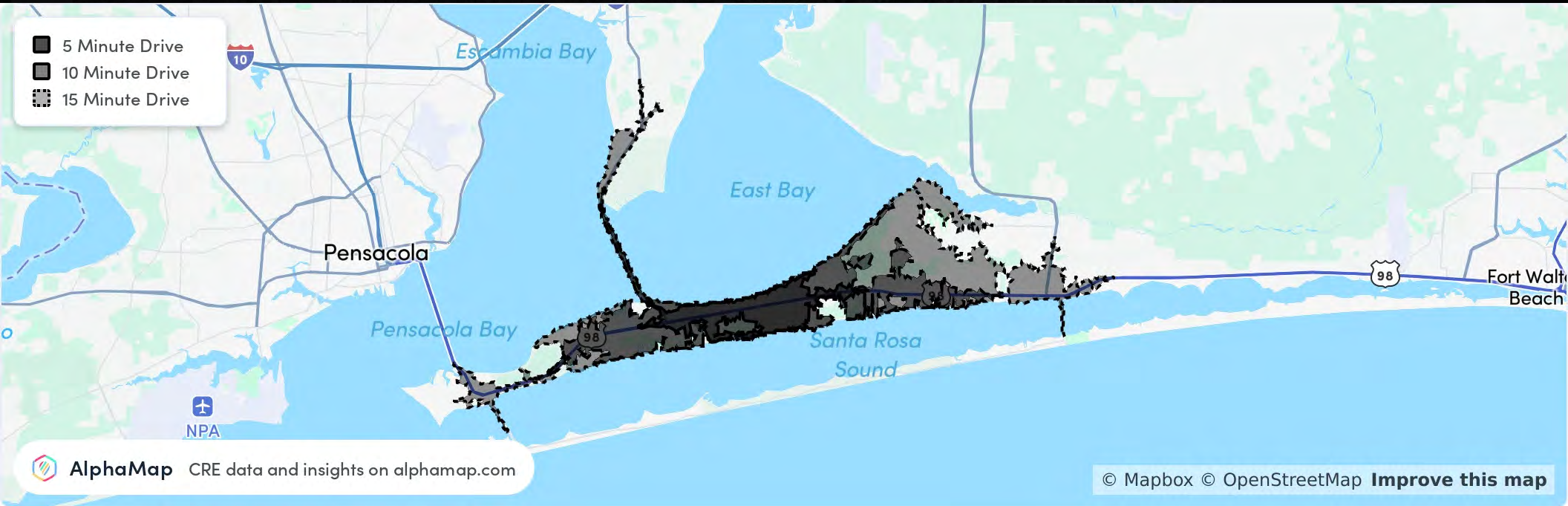












POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,216	26,574	42,326
Average Age	43	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,867	10,472	16,420
Persons per HH	2.5	2.5	2.6
Average HH Income	\$119,662	\$125,122	\$128,864
Average House Value	\$509,412	\$479,125	\$474,837
Per Capita Income	\$47,864	\$50,048	\$49,563

Map and demographics data derived from AlphaMap



ROBERT BELL

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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