



FOR LEASE

CLASS A MEDICAL OFFICE SPACE AVAILABLE ON JENKS AVENUE – BORDERING HCA GULF COAST MEDICAL CENTER  
2103 Jenks Avenue, Panama City, FL 32405

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com





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**360° VIRTUAL TOUR**

**PROPERTY DESCRIPTION**

2103 Jenks Avenue offers a rare opportunity to lease a Class A Medical Office Building with excellent visibility and accessibility in one of Panama City's most sought-after medical corridors. Located adjacent to HCA Gulf Coast Medical Center, this property is positioned for seamless integration into the area's thriving healthcare network.

**Key Features:**

- Class A Medical Office Building with a professional and welcoming environment
- Jenks Avenue frontage provides outstanding visibility and ease of access
- Five Exam Rooms—designed for optimal patient flow and functionality
- Dedicated Procedure Room for specialized treatments
- Private Physician Office and Administrator Office for enhanced workflow
- Spacious and modern lobby/waiting area to accommodate patients comfortably
- Convenient reception/check-in area with direct access to nurse's station
- Employee break room, IT closet, and other essential support spaces
- Total floor area: 2,577.68 SF

This well-maintained property is move-in ready. It offers an ideal location for healthcare professionals looking to establish or expand their practice in the heart of Panama City's medical district. With a functional layout designed to support high-efficiency medical operations, 2103 Jenks Avenue is a prime opportunity for any medical practice—net lease structure. Operating Expenses / pass-throughs are estimated at \$4.12/ SF.

**OFFERING SUMMARY**

Lease Rate:	\$25.00 SF/yr (NN)
Number of Units:	1
Available SF:	2,578 SF
Lot Size:	0.46 Acres
Building Size:	2,578 SF

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### BUILDING INFORMATION

Building Class	A
Tenancy	Single
Year Last Renovated	1997

### PROPERTY HIGHLIGHTS

- Class A Medical Office Building Available for Lease
- Bordering HCA Gulf Coast Medical Center
- Jenks Avenue frontage provides outstanding visibility and ease of access
- Five Exam Rooms—designed for optimal patient flow and functionality
- Dedicated Procedure Room for specialized treatments
- Private Physician Office and Administrator Office for enhanced workflow
- Spacious and modern lobby/waiting area to accommodate patients comfortably
- Parking: 22 Spaces + 2 Handicapped

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2103 Jenks Avenue Panama City, FL  
Medical Office



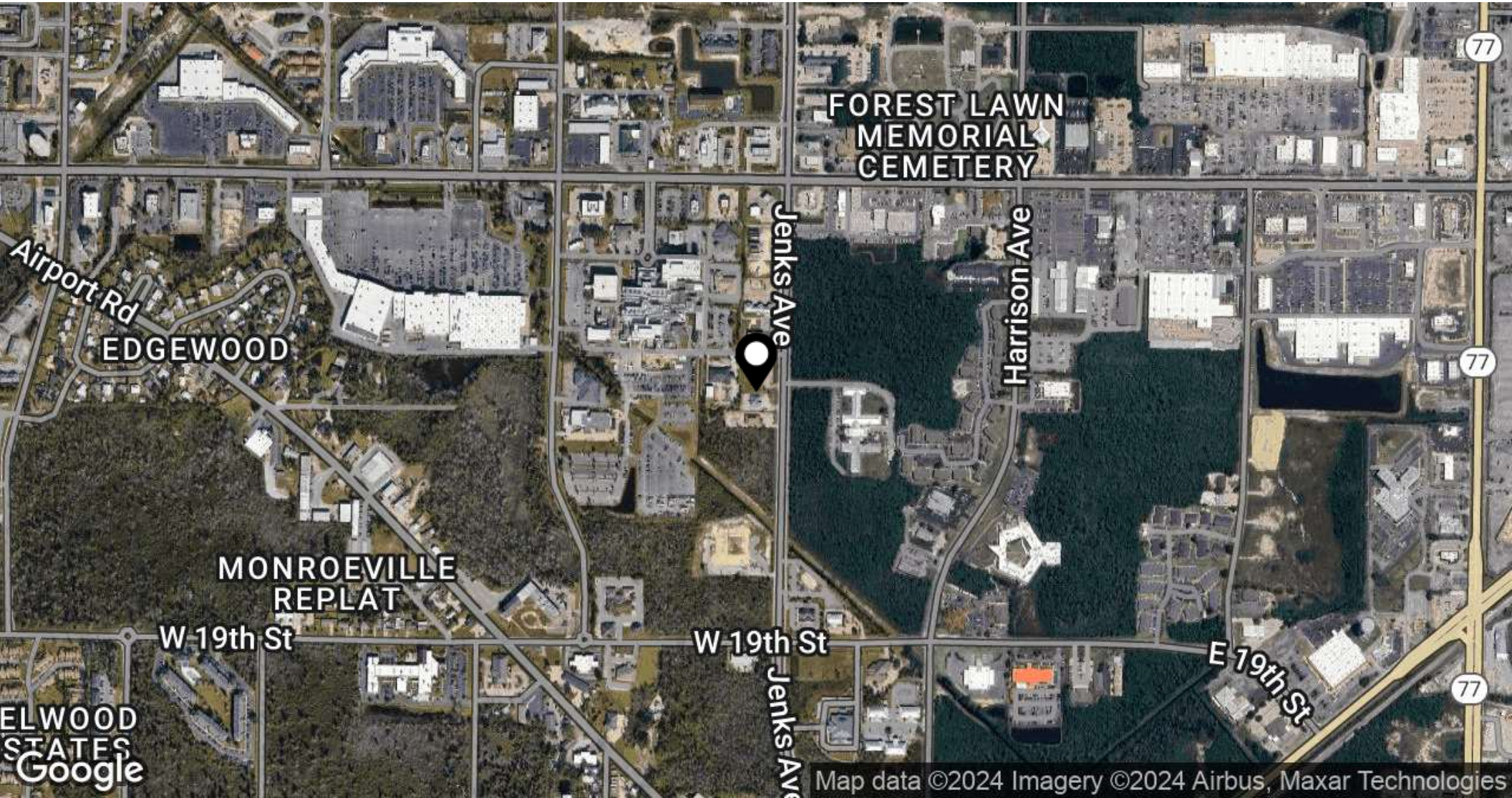
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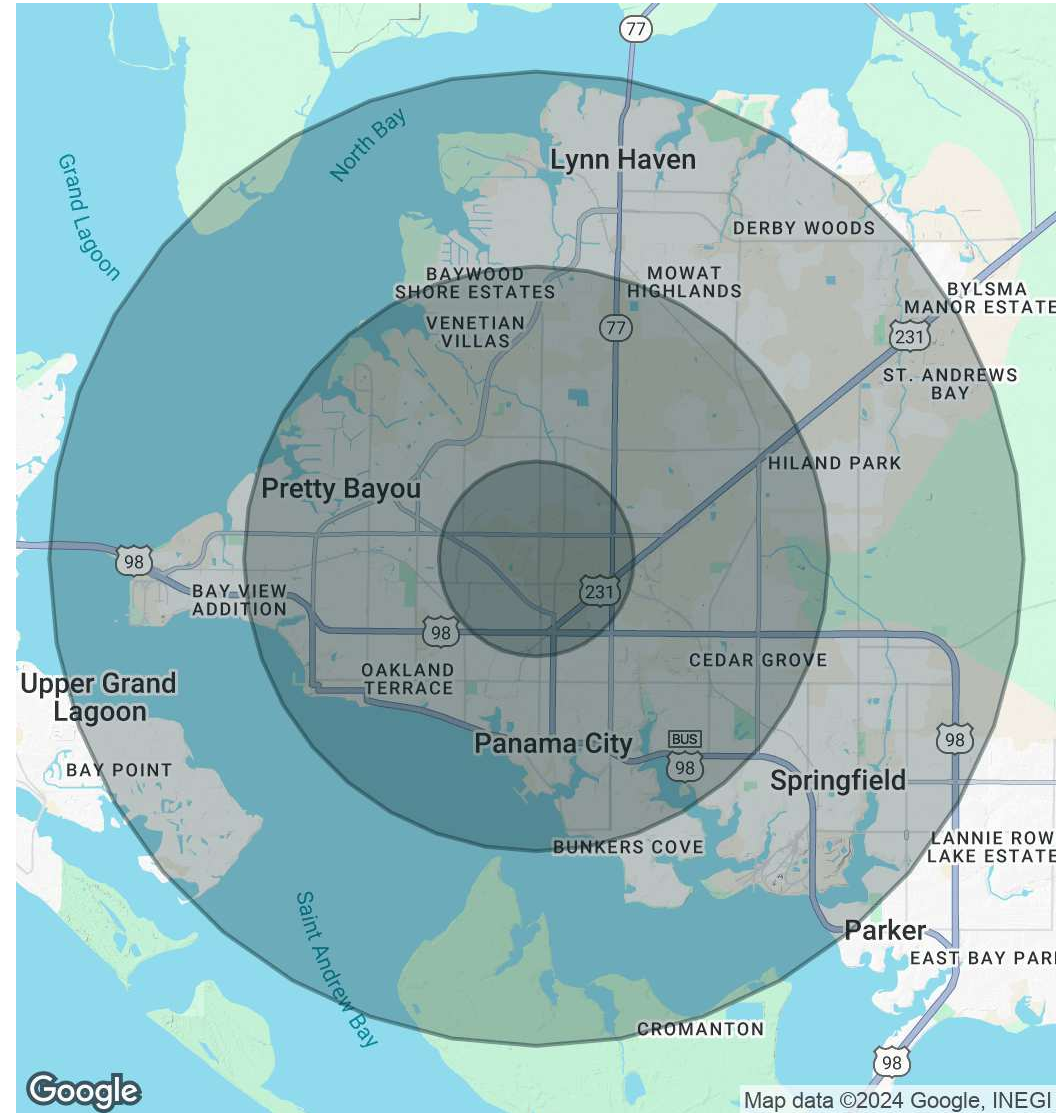
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,673	46,423	81,869
Average Age	44	41	42
Average Age (Male)	42	40	41
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,558	18,868	32,422
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$80,511	\$76,641	\$84,574
Average House Value	\$295,033	\$285,538	\$309,671

Demographics data derived from AlphaMap



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**KEVIN WATTENBARGER, CCIM**

Qualifying Broker

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FL #BK3424407

### PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.  
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