



**SNS**  
REALTY INC

**OFFICE/WAREHOUSE SPACE  
AVAILABLE IN PENSACOLA**



**PRESENTED BY:**  
**CHRIS BOUCHARD**  
SENIOR ADVISOR



**CHRIS@120MAINSTREET.COM**



**850.206.2140**



**850.912.4460**



**WWW.SNSRE.NET**



**120 E MAIN STREET, SUITE A  
PENSACOLA, FL 32502**

**AVAILABLE FOR  
LEASE**

**1301 W GOVERNMENT ST  
PENSACOLA, FL 32502**



# SUMMARY



## PROPERTY DETAILS

This 16,054 SF mixed use office warehouse building is the current headquarters of the United Way of West Florida, located at 1301 W Government Street in Downtown Pensacola. **AVAILABLE FOR OCCUPANCY ON JANUARY 1, 2024.**

The main office building is a two-story 8,054 SF (+/-) building. The first floor is configured with a lobby reception area, 7 private offices, a large open bullpen area, 2 restrooms, elevator, and a break room. The second floor also has 7 offices, a conference room, 2 restrooms, break-room, and a large open bullpen area. The warehouse portion of the building is 8,000 SF (+/-) of which 2,609 SF (+/-) is comprised of 2 large open conference rooms or meeting rooms, 2 restrooms, break rooms/kitchenette, and closets, and is all air-conditioned office space. There is 1 grade level roll-up door and direct access to the rear parking lot from the warehouse area. The parking area has a new permitted layout and overlay, that is attached in this document. The warehouse offers 14-foot eave height. There is a back up generator on site. The office building is currently occupied until October 31, 2023. The warehouse building is currently occupied until December 31, 2023.

This building lies within the City of Pensacola's CRA Urban Overlay District, a recently adopted aesthetic review district that facilitates high quality design for all new development and construction. The surrounding areas are set for development of new single family home properties, with demolition of existing structures slated for late 2023.

## LEASE OVERVIEW

**LEASE RATE:** \$18.60/PSF/YR **AVAILABLE SPACE BREAKDOWN:**

**LEASE TYPE:** NNN

**OFFICE:** 8,054(+/-) SF

**OFFICE TYPE:** CLASS B++

**OFFICE/WAREHOUSE:** 2,609(+/-) SF/ 5,391(+/-) SF

**PROPERTY SIZE:** .67 ACRES

**TOTAL:** 16,054 SF



**SNS**  
REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

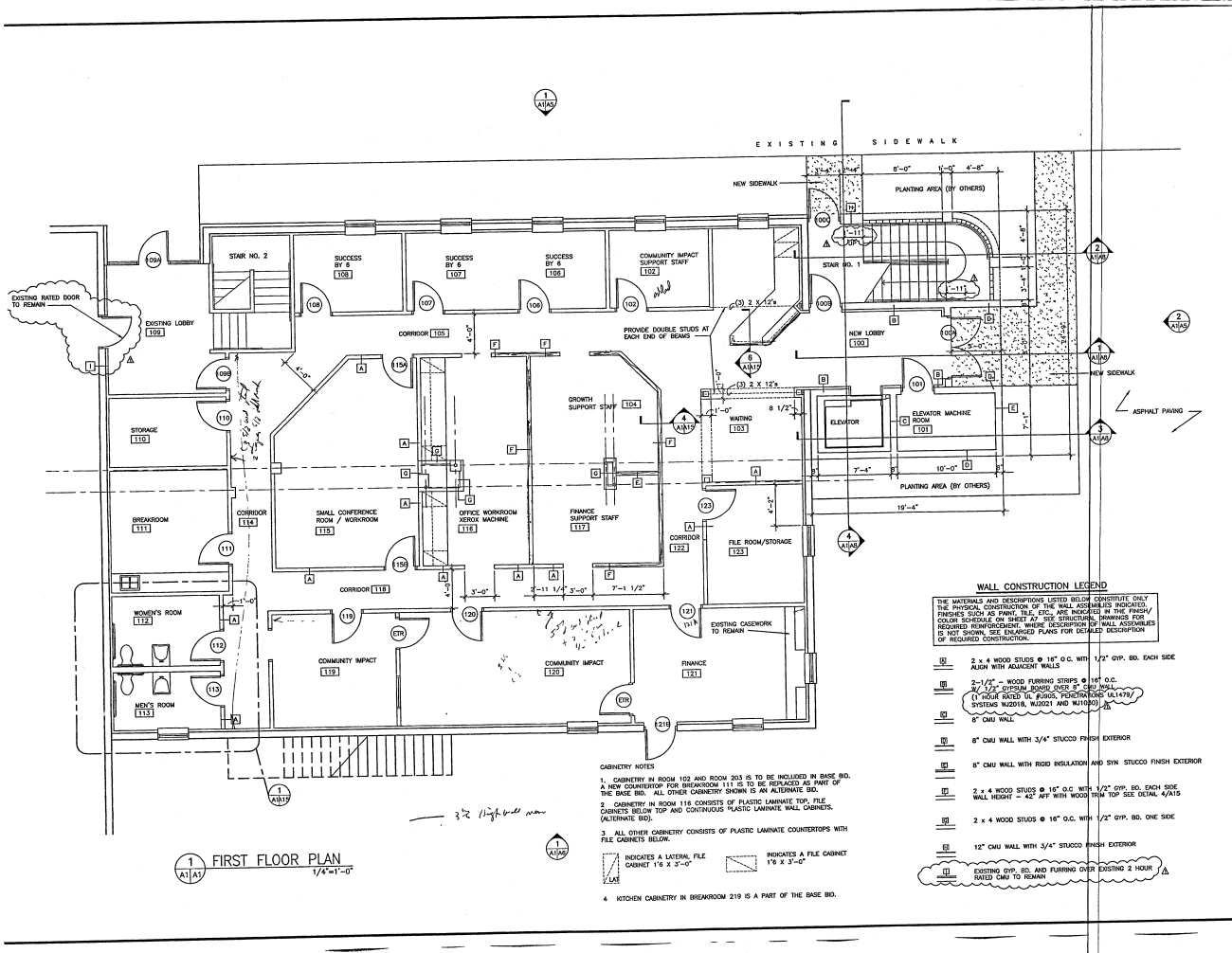
# PHOTOS



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# FIRST FLOOR PLAN



Bullock The Associates  
901 East Geneva Road # 8  
Annandale, VA 22010  
www.bullock.com  
Phone: 703-444-1111  
Fax: 703-444-1111

CONTRACT NO. \_\_\_\_\_  
DATE \_\_\_\_\_

RENOVATION OF THE  
UNITED WAY BUILDING  
1801 W. GOVERNMENT

REVISION  
DATE 12/28/09  
CODE REVIEW

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET NO. \_\_\_\_\_  
FIRST FLOOR PLAN

SHEET 4 OF 10  
A1a



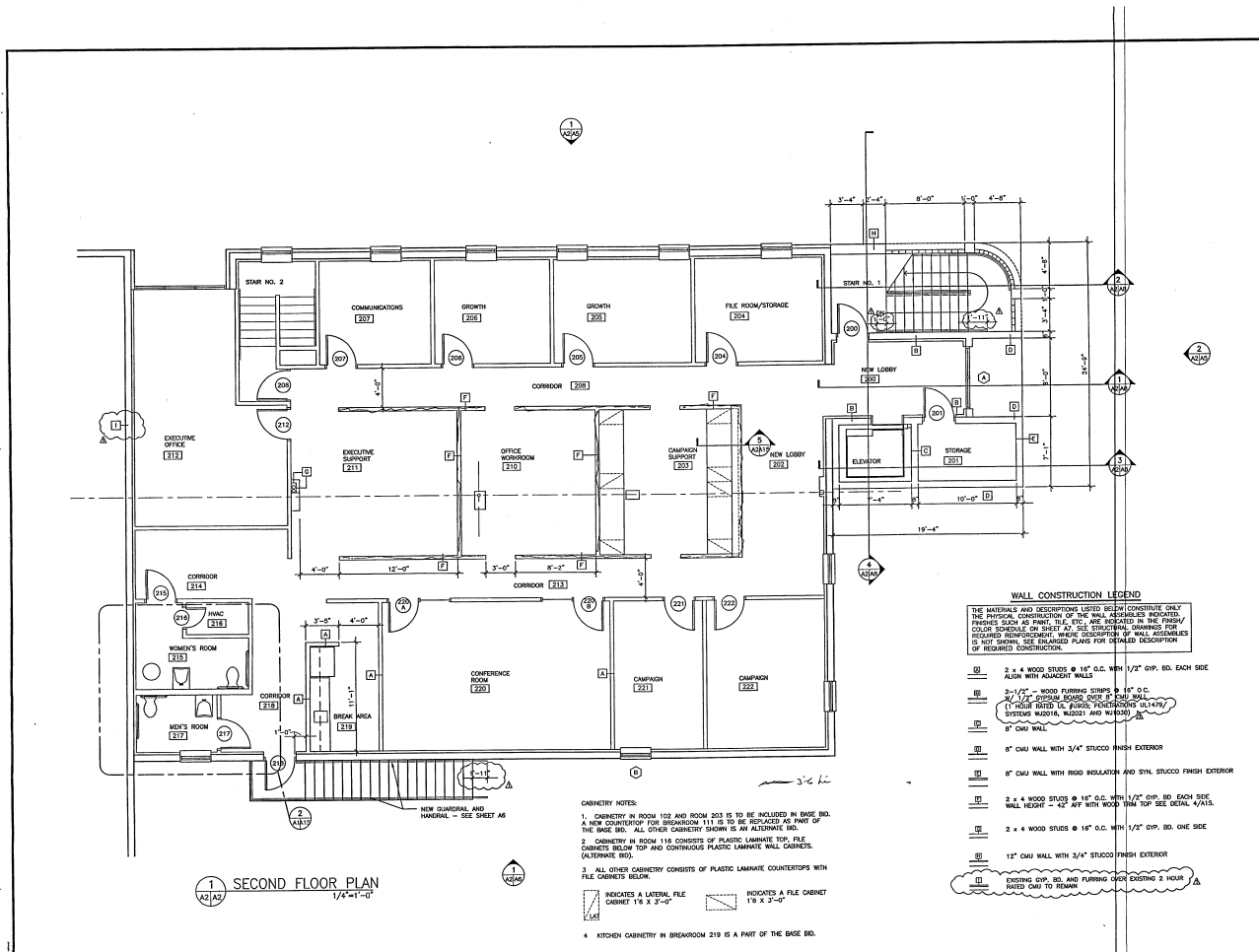
# SNS

REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# SECOND FLOOR PLAN



**BTA**  
 Building Technology Associates  
 10000 Old Orchard Road  
 Dallas, TX 75243  
 www.bta.com  
 Phone 817-444-4444


**RENOVATION OF THE UNITED WAY BUILDING**  
 1801 W. GOVERNMENT

REVISION  
 4/16/00 CODE REVIEW

DRAWN BY: LIS  
 CHECKED BY: LIS  
 APPROVED BY: PROCEEDING  
 DATE: MAY 5, 2000

SHEET TITLE:  
 SECOND FLOOR PLAN  
 SHEET 7 OF 31  
**A2a**

- WALL CONSTRUCTION LEGEND**
- THE MATERIALS AND DESCRIPTIONS LISTED BELOW CONSTITUTE ONLY THE PHYSICAL CONSTRUCTION OF THE WALL ASSEMBLIES INDICATED. FINISHES SUCH AS PAINT, WALL, ETC. ARE INDICATED IN THE FINISH SCHEDULE ON SHEET A7. SEE STRUCTURAL DRAWING FOR REQUIRED RISE-TO-TOP, MIN. INSULATION, FINISHES FOR IS NOT SHOWN. SEE BALANCED PLANS FOR DETAILED DESCRIPTION OF REQUIRED CONSTRUCTION.
- 2 x 4 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE ALIGN WITH ADJACENT WALLS
  - 2 x 1/2" WOOD FLOORING FINISH @ 16" O.C. (1 HOUR RATED AL FIBER FIBERGLASS CEILING/CEILING MEDIA, MASONRY AND W/DOOR)
  - 8" CMU WALL
  - 8" CMU WALL WITH 3/4" STUCCO FINISH EXTERIOR
  - 8" CMU WALL WITH RIGID INSULATION AND STYL. STUCCO FINISH EXTERIOR
  - 2 x 4 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE WALL HEIGHT - 42" AFF WITH WOOD TRIM TOP SEE DETAIL A/A15.
  - 2 x 4 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. ONE SIDE
  - 12" CMU WALL WITH 3/4" STUCCO FINISH EXTERIOR
  - EXISTING GYP. BD. AND FINISHING (DO NOT EXISTING 2 HOUR RATED CMU TO REMAIN)

- CABINETS NOTES:**
1. CABINETS IN ROOM 102 AND ROOM 203 IS TO BE INCLUDED IN BASE BID.
  2. NEW COUNTERTOP FOR BREAKROOM 111 IS TO BE REPLACED AS PART OF THE BASE BID. ALL OTHER CABINETS SHOWN IS AN ALTERNATE BID.
  3. ALL OTHER CABINETS CONSISTS OF PLASTIC LAMINATE TOP, FILE CABINETS BELOW TOP AND CONTIGUOUS PLASTIC LAMINATE WALL CABINETS (ALTERNATE BID).
  4. ALL OTHER CABINETS CONSISTS OF PLASTIC LAMINATE COUNTERTOPS WITH FILE CABINETS BELOW.
- INDICATES A LATERAL FILE CABINET 1 1/2 X 3'-0"
- INDICATES A FILE CABINET 1 1/2 X 3'-0"
4. KITCHEN CABINETS IN BREAKROOM 219 IS A PART OF THE BASE BID.

**SECOND FLOOR PLAN**  
 1/4" = 1'-0"

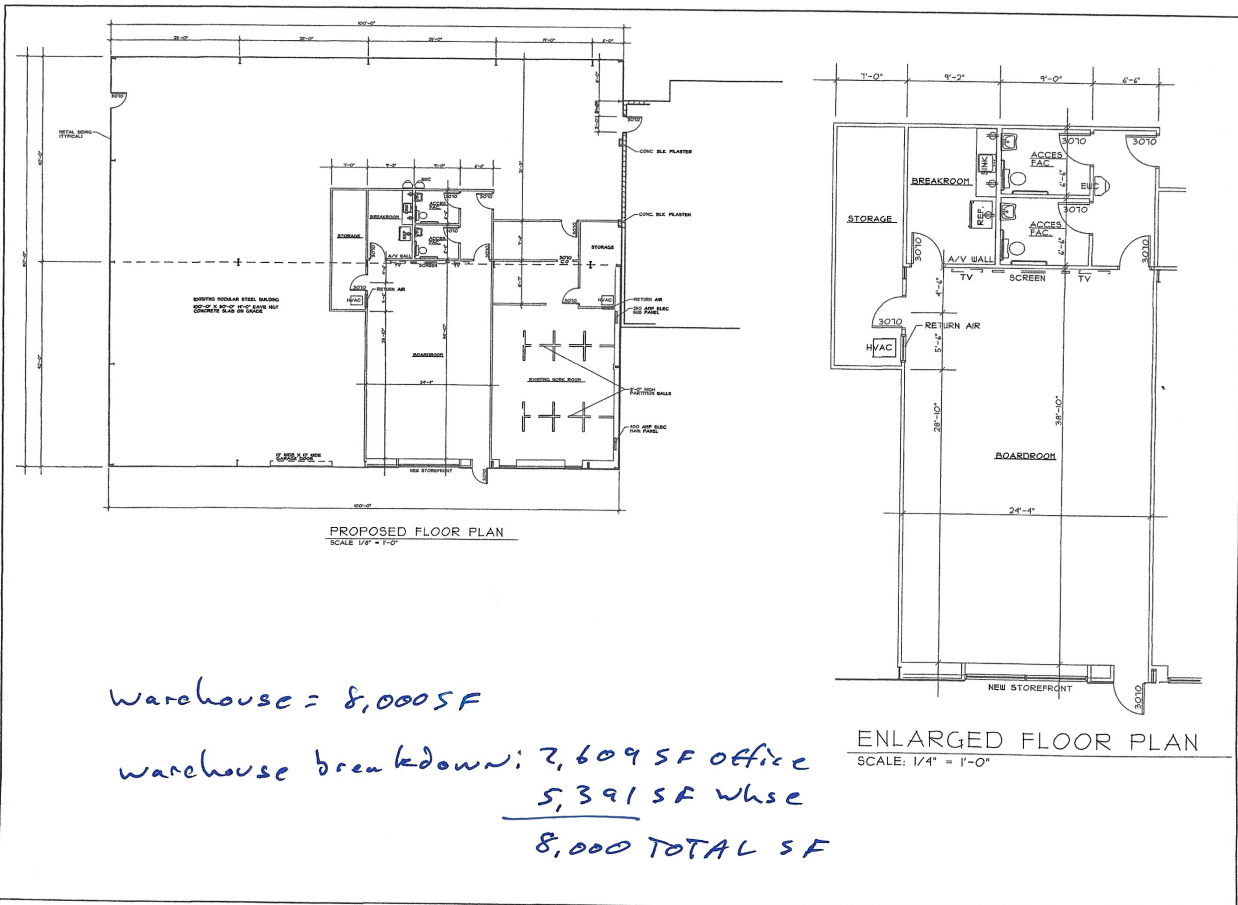


**SNS**  
 REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# WAREHOUSE PLANS



**O&C**  
Bowles & Cordes, LLC  
Architecture & Engineering  
7416 Canale Dr.  
Pensacola, FL 32504  
(850) 473-8982

I HAVE REVIEWED THIS PLAN FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE 2007 EDITION

PROPOSED RENOVATION FOR:  
UNITED WAY OF ESCAMBA COUNTY, INC.  
1301 W. GOVERNMENT STREET  
PENSACOLA, FLORIDA 32501

Drawn By: [Signature]  
Checked By: [Signature]

Release/Revision Schedule  
12.3.14  
PROJ. CONSTRUCTION

Disc. No. Number: 0009

This drawing is an instrument of service and shall remain the property of the Architect. No reproduction, total or partial, is allowed without the consent of the Architect.

**A-2**  
OF 6 SHEETS



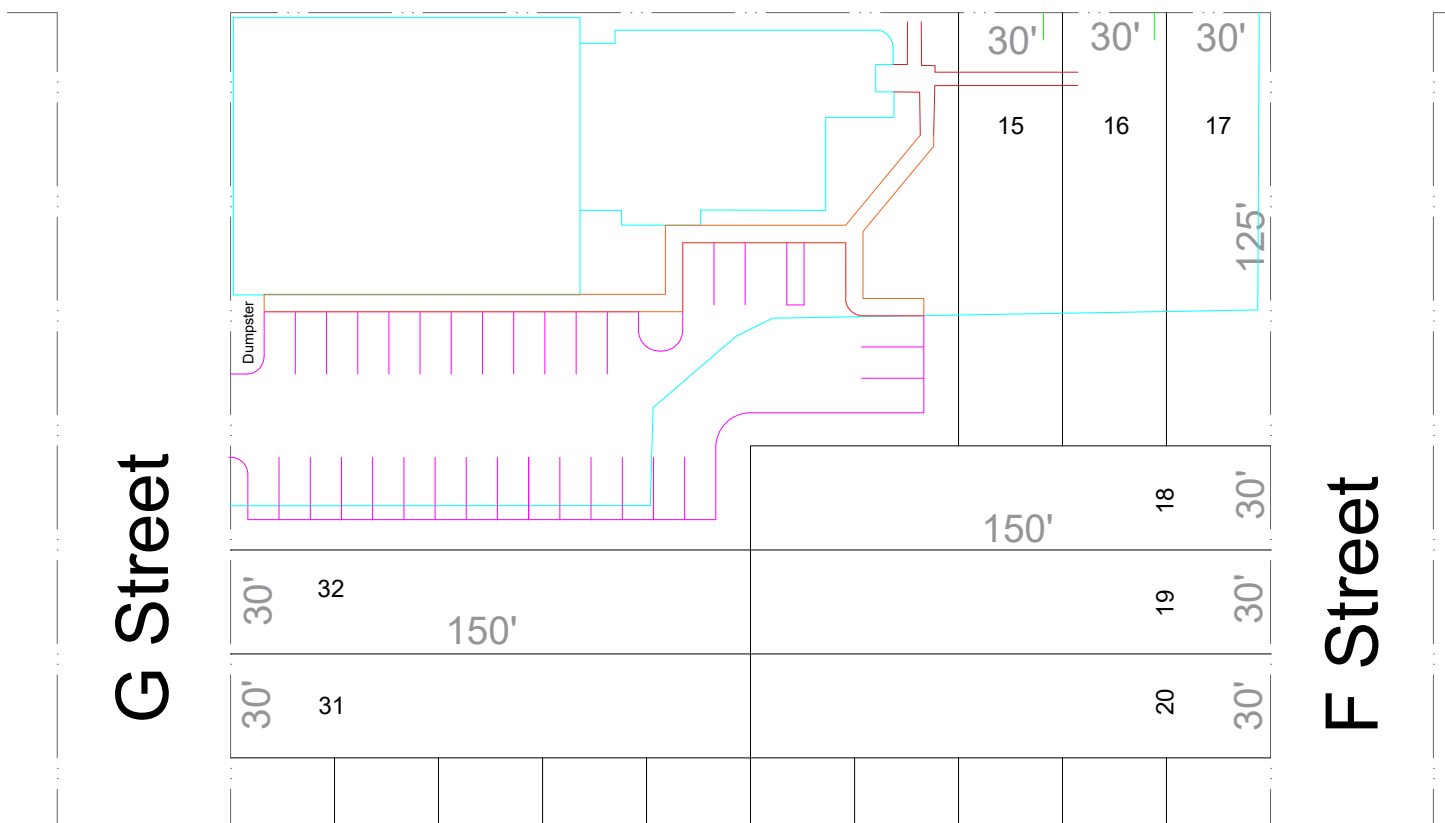
## SNS REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# PARKING LOT LAYOUT

## W Government St



**SNS**  
REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# MEET THE AGENT



**CHRIS BOUCHARD**  
SENIOR ADVISOR



**CHRIS@120MAINSTREET.COM**



**850.206.2140**



**850.912.4460**



**WWW.SNSRE.NET**



**120 E MAIN STREET, SUITE A  
PENSACOLA, FL 32502**

Chris Bouchard is a Senior Commercial Real Estate Advisor with SNS Realty, Inc. Based in Northwest Florida, out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, and throughout the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Retail, Industrial, Office, Land & Development, Multifamily/ Apartment, Corporate Real Estate and Distressed Assets.

Chris has over 17 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.



**SNS**  
REALTY INC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# WHY SNS?



SNS is a Diversely Experienced Team focused on Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities. Our client partners find that we are a Trusted Resource to assist with market strategy, internal facility programming, and business modeling as well as development of new and re-purposed facilities using highly efficient capital to minimize the cost of occupancy. We can build or re-purpose facilities to suit. We can provide private equity investment, joint venture partnerships, acquisition/leasebacks, and property management.

**WE HAVE A REPUTATION FOR LOYALTY AND  
HONESTY WHICH REFLECTS OUR TOP PRIORITY:  
TO BUILD LASTING RELATIONSHIPS**



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.