

LEASE

-Old Florida Theater- Phx Prowork Executive Office Suites

186 N PALAFOX
Pensacola, FL 32502

PRESENTED BY:

MICHAEL CARRO, CCIM
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FL #BK3179263

COREY O'KELLEY
Phone: 850.434.7500
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FL #SL3621912



PROPERTY SUMMARY



OFFERING SUMMARY

FULL SERVICE EXECUTIVE OFFICES:	\$550.00-\$775.00 per month
OFFICES:	Furnished
CONFERENCE ROOMS:	Two
MAILBOXES:	Available
PHONE:	Available
WIFI/ INTERNET	INCLUDED

PROPERTY OVERVIEW

Direct access to Palafox and Complimentary Parking. This property is one of the newest Phoenix Prowork Executive Office Spaces and offers 25 Executive Suites, 2 Conference Rooms, and Luxe common areas. Located in a historic building one block away from I-110 and in the heart of downtown Pensacola. Your office could be just steps away from great local breweries, shopping, entertainment, dining, and other office buildings. *Broker is owner*

PROPERTY HIGHLIGHTS

- Full Coffee Bar with SMEG Appliances for Espresso, Drip Coffee and Tea Service
- Full Service Executive Office space with Full Kitchen, 2 Conference Rooms, Kitchen and more
- Downtown Pensacola with Entrance on Palafox and Beautiful Courtyard
- HIGH SPEED INTERNET & UTILITIES INCLUDED
- Video Surveillance and Key Fob Access
- On-Site Parking

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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	200 SF	Full Service	\$575 per month	Furnished \$575 for 3 years \$625 for 2 years \$675 for 1 year
Suite 210	Available	200 SF	Full Service	\$575 per month	Furnished \$575 for 3 years \$625 for 2 years \$675 for 1 year
Suite 215	Available	200 SF	Full Service	\$650 per month	Furnished \$650 for 3 years \$700 for 2 years \$750 for 1 year
Suite 216	Available	200 SF	Full Service	\$650 per month	Furnished \$650 for 3 years \$700 for 2 years \$750 for 1 year
Suite 221	Available	200 SF	Full Service	\$650 per month	Furnished \$650 for 3 years \$700 for 2 years \$750 for 1 year

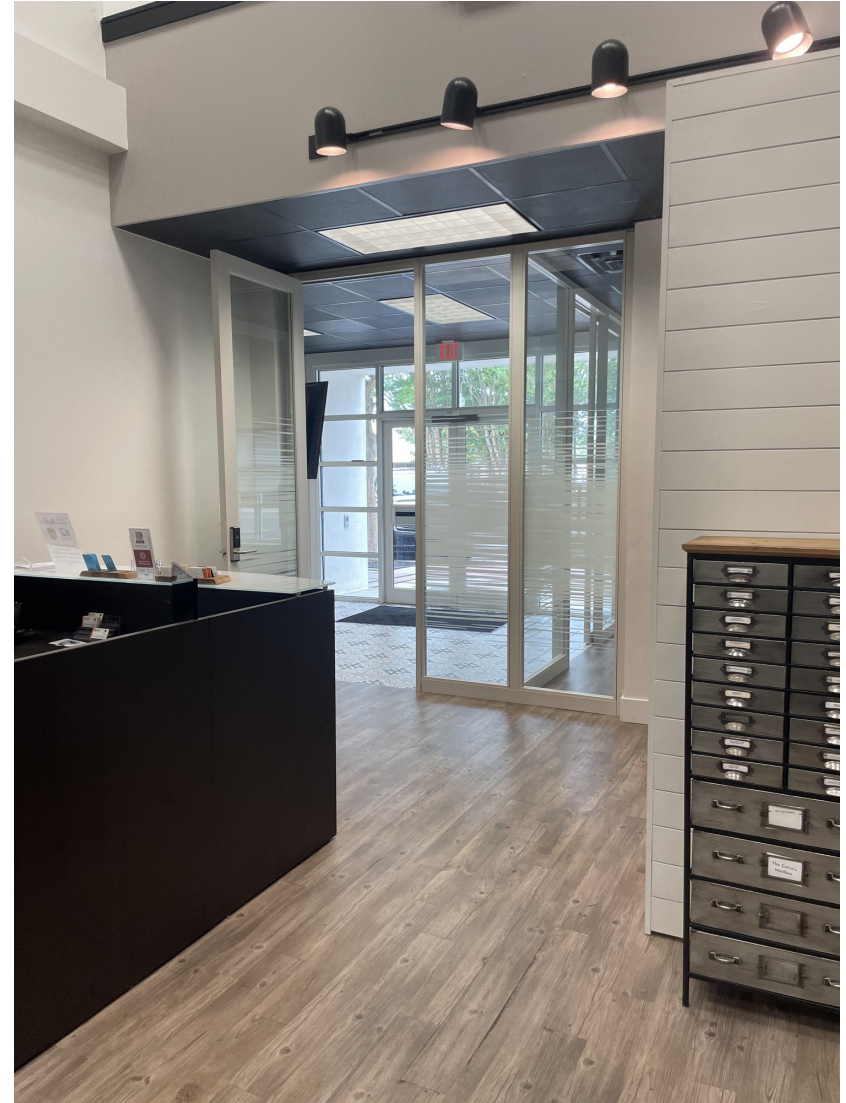
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OFFICE PHOTOS



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KITCHEN & COFFEE BAR



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FRONT CONFERENCE ROOM



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REAR CONFERENCE ROOM



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PARKING LOT



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LOCATION MAP



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MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN.

Michael is the 2024 CCIM Panhandle District President

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Has the The Restaurant Realty in 10 Podcast and Hosted "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity
- Cheerleader for the University of Arizona from 1987 to 1990.

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Advisor

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PROFESSIONAL BACKGROUND

Corey O'Kelley is a dynamic professional embarking on a promising career in Commercial Real Estate. Though new to the field, real estate is in his blood—Corey was raised in a real estate household, where he gained early exposure to the industry's fundamentals. This upbringing, combined with his deep-rooted understanding of property and finance, has positioned him to make a swift impact in the commercial real estate space.

With over 20 years of experience in corporate specialty finance, Corey has developed a keen eye for complex financial structures and a talent for delivering superior results in high-stakes negotiations. His extensive expertise in structuring and closing deals translates seamlessly into the commercial real estate world, where creative problem-solving and financial acumen are critical. Corey is now leveraging his background to build trusted relationships, drive value, and help clients achieve their goals in commercial real estate.

SVN | SouthLand Commercial

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