

stirling

FOR LEASE

NORTH HILL OFFICE BUILDING FOR LEASE

1301 N PALAFOX | PENSACOLA, FL

STACY TAYLOR

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 jbeck@stirlingprop.com

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PROPERTY DESCRIPTION

Historic Office Redevelopment - DOWNTOWN PENSACOLA. The building consists of 43,854 square feet and is situated on 2.77 acres of land. The property itself is almost an entire city block in the historic North Hill area of Pensacola. It is located on North Palafox Street, which is the northern gateway to downtown Pensacola. New ownership has invested heavily in capital improvements and are offering aggressive Tenant Improvement Allowances for qualified tenants. Owner's are licensed Florida real estate brokers.

PROPERTY HIGHLIGHTS

- Historic Office Redevelopment
- Aggressive Tenant Improvement Allowances
- Elevator Access
- Professionally Managed and Maintained
- Within Minutes of I-110 and Downtown

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	43,854 SF
Available SF:	1,488 - 4,291 SF
Lot Size:	2.31 Acres
Year Built:	1921
Renovated:	2025
Zoning:	PC-1
Market:	Pensacola
Submarket:	Downtown

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,291 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	2,000 - 4,291 SF	NNN	\$20.00 SF/yr	-



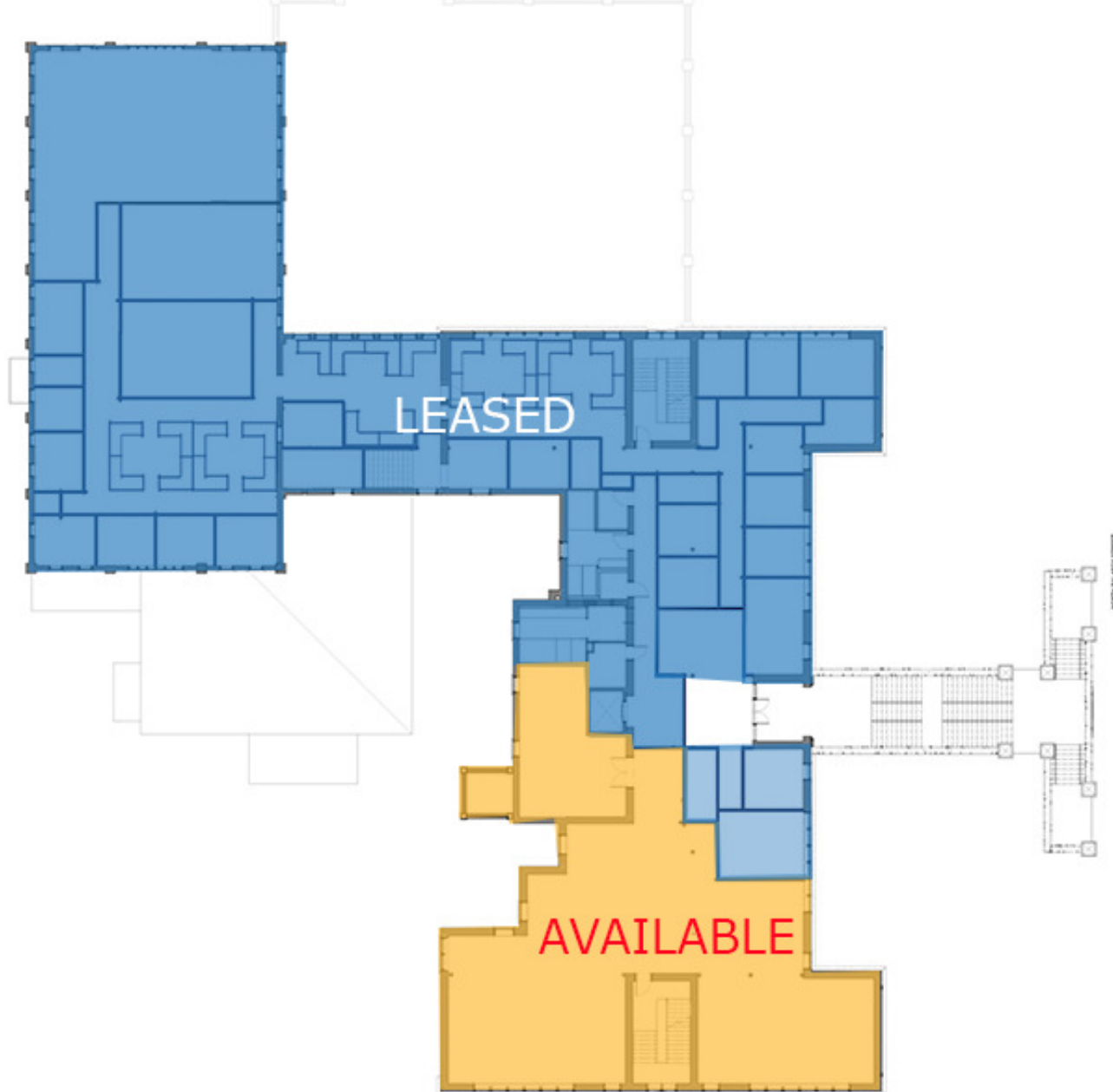
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**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT TEAM:
 ARCHITECTURAL
 Baker Griffin Architectural Studios

PROJECT ISSUES:
 Test Fit 03/31/2026

PROJECT:
 1301 N Palafox 2nd Floor

Project Address
 PROJECT NO. : 26024
 SHEET TITLE:
 NEW FLOORPLAN OPTION 2

SHEET NUMBER:
A101-2

TEST - FIT

1 Floor Plan - Option 2
 A201 A101-2 3/16" = 1'-0"
 TRUE NORTH PROJECT NORTH
 © BAKER GRIFFIN ARCHITECTURAL STUDIOS

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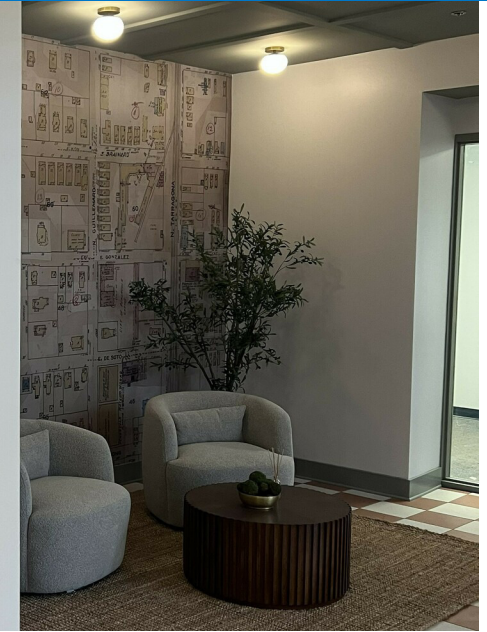
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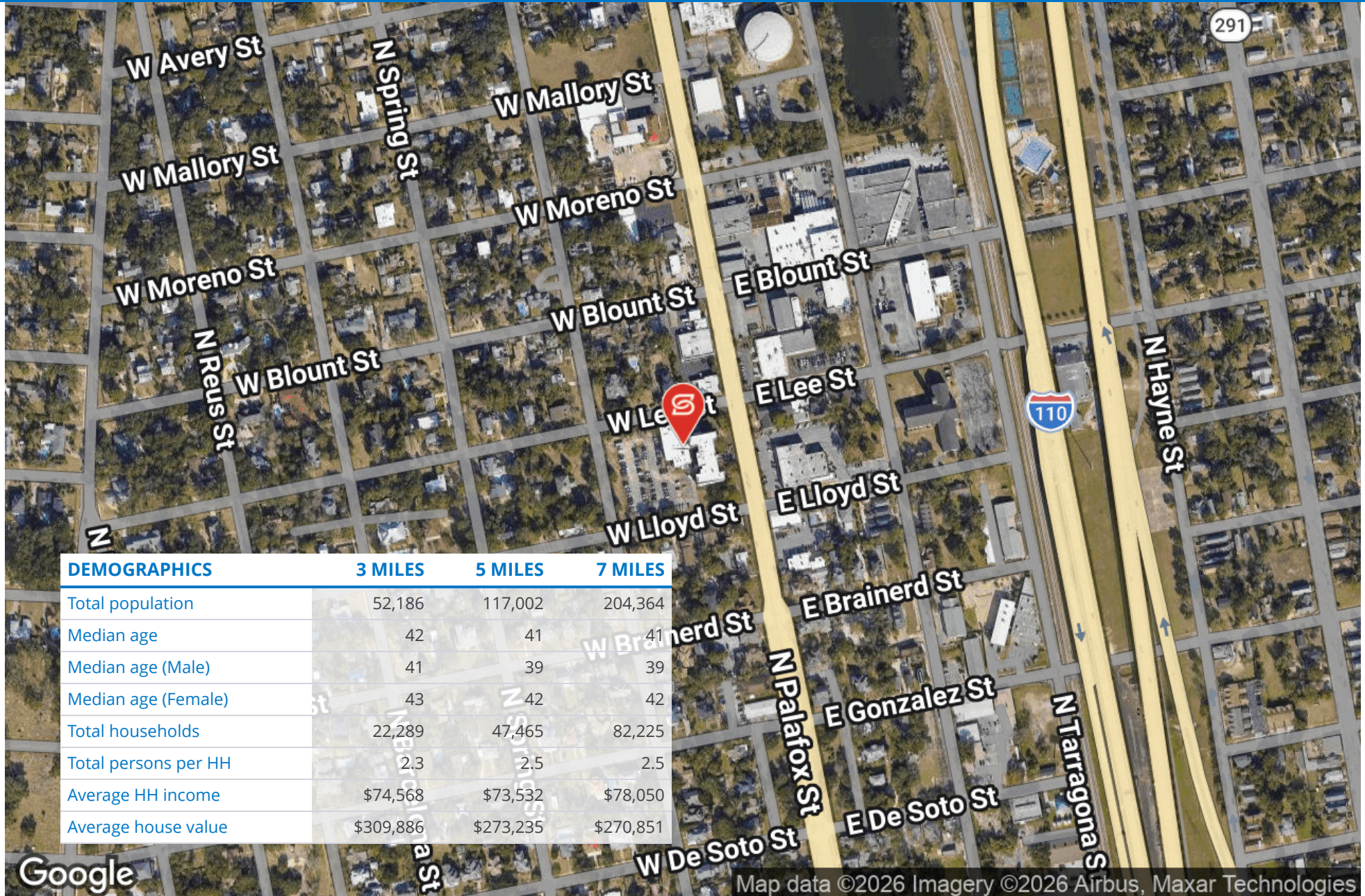
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DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total population	52,186	117,002	204,364
Median age	42	41	41
Median age (Male)	41	39	39
Median age (Female)	43	42	42
Total households	22,289	47,465	82,225
Total persons per HH	2.3	2.5	2.5
Average HH income	\$74,568	\$73,532	\$78,050
Average house value	\$309,886	\$273,235	\$270,851

Google

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