

LEASE

PANHANDLE MEDICAL OFFICE BUILDING

1501 Lansing Drive Pensacola, FL 32504



Rick Lochead, LEED AP BD+C
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Susan Carroll
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REALTY



NOON
DEVELOPMENT, LLC

LEASE

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PROPERTY DESCRIPTION

Available early 2023, this 18,200 SF Medical Office Building (MOB) will be easily accessible and adjacent an existing Ambulatory Surgery Center (ASC). Tenant Suites will be custom designed per the tenant's requirements. This unique business structure offers tenants the opportunity for ownership in the building. Please call for further information available space for lease and ownership opportunity.

Qualified tenants will be eligible for a Tenant Allowance of \$40/sf to go toward their Tenant Suite, Term and Rental rate will effect this allowance.

OFFERING SUMMARY

Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Available SF:	1,500 - 13,160 SF
Lot Size:	2.92 Acres
Building Size:	18,200 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 110	\$25.00 - 30.00 SF/yr	1,500 - 13,160 SF
Suite 120	\$25.00 - 30.00 SF/yr	1,500 - 13,160 SF
Suite 130	\$25.00 - 30.00 SF/yr	1,500 - 13,160 SF
Suite 140	\$25.00 - 30.00 SF/yr	1,500 - 13,160 SF



PROPERTY HIGHLIGHTS

- New build-outs custom designed for tenant's needs
- Tenants have the opportunity for ownership in the building
- Free and easily accessible parking
- Conveniently located near HCA Florida West Hospital, Ascension Sacred Heart Pensacola Hospital, and Baptist Hospital.
- Connected to a multi-specialty ASC
- Available early 2023

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6 MILES FROM PROPERTY
~13,000 STUDENTS



3 MILES FROM PROPERTY
397 BED HOSPITAL



1.5 MILES FROM PROPERTY
~5,000 STUDENTS
6 MILES FROM PROPERTY
326 BED HOSPITAL



1.5 MILES FROM PROPERTY
~10,000 STUDENTS

2 MILES FROM PROPERTY
566 BED HOSPITAL



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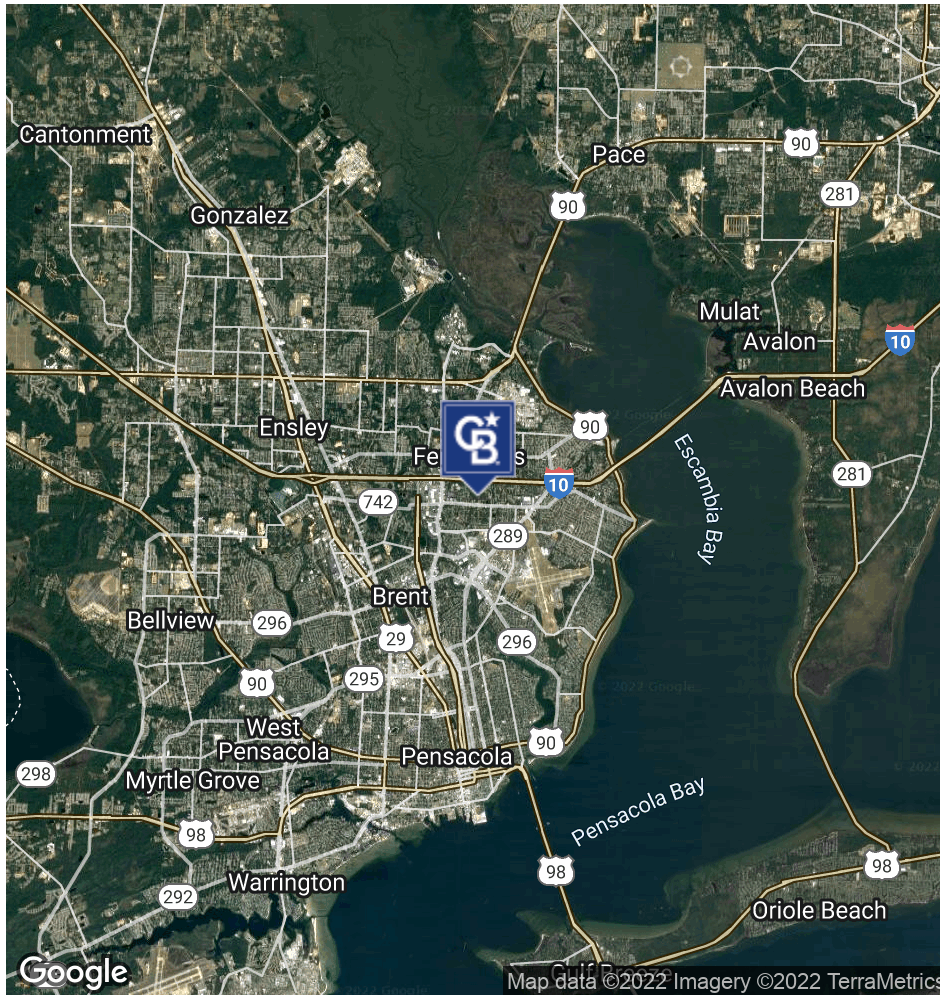


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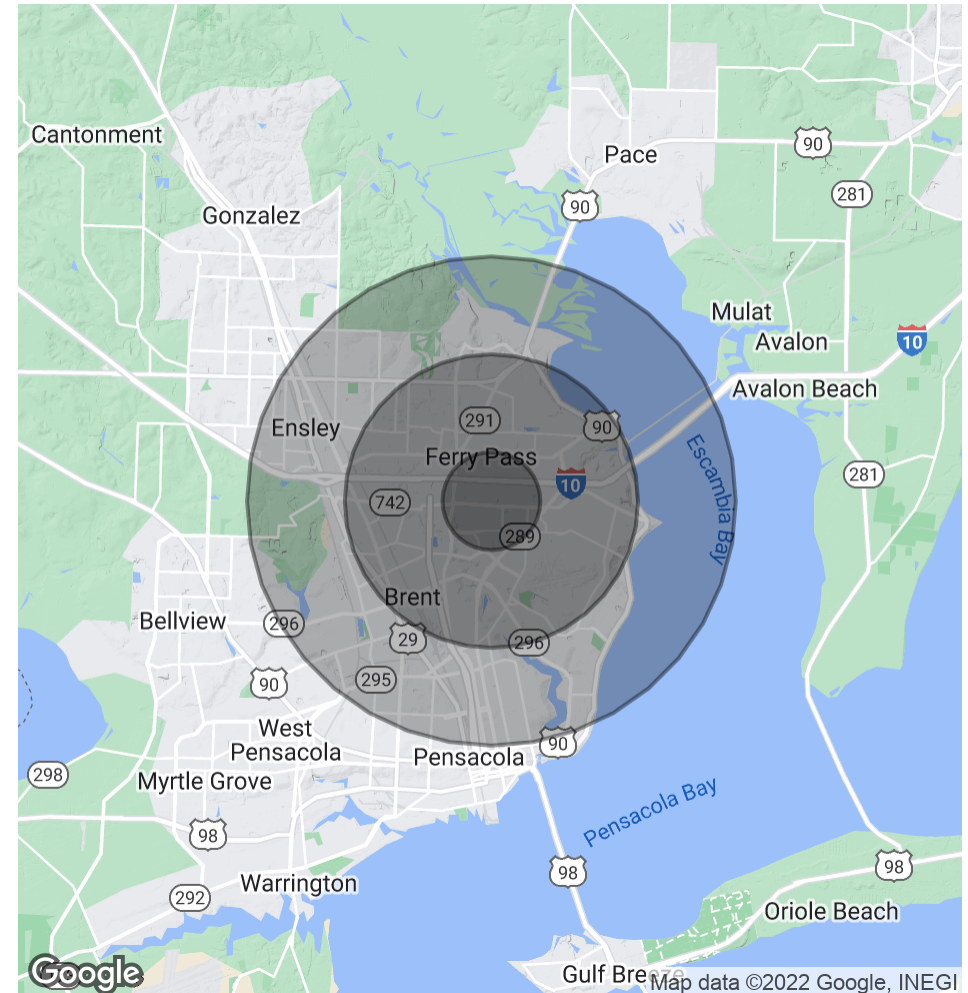
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,025	52,717	119,636
Average Age	37.6	36.9	37.5
Average Age (Male)	34.5	34.7	35.9
Average Age (Female)	40.6	39.2	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,334	22,301	46,694
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$46,954	\$56,199	\$58,892
Average House Value		\$189,365	\$217,248

* Demographic data derived from 2010 US Census



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RICK LOCHEAD, LEED AP BD+C

Commercial Associate

rick.lochead@cbcprt.com

Direct: 317.501.5087 | **Cell:** 317.501.5087

FL #SL3356391

PROFESSIONAL BACKGROUND

Rick works closely with a select group of investors and tenants (national, local, and regional) on Commercial Real Estate acquisitions, sales, leasing, and tenant representation. Accumulated experience allows Rick to uniquely understand both the landlord/owner and the tenant/buyer side of each deal. Rick believes that every single successful deal is only possible through the efforts of the amazing network of professionals surrounding him.

Rick's career in commercial real estate got its start as an Architectural Designer in 2003 at JPRA Architects, one of the country's top retail architectural firms. In 2005 Rick became the Design Manager at Premier Properties USA, Inc, which provided a vast amount of experience in acquisitions, development, leasing, property management, and construction. At Premier, Rick oversaw the design process (managing large groups of engineers, architects, graphic designs, etc.) for the company's complete portfolio of approx. six million square feet of retail real estate either existing or in different stages of development throughout the country (lifestyle centers and power centers). In 2008, when Premier closed its doors, Rick teamed up with some partners to help build Modis Architects and together they turned a small 5 person firm into a 25+ employee "boutique" design firm. In 2016, Rick ventured back into the real estate side of the industry.

EDUCATION

Rick holds a Bachelor of Science degree in Architecture from Lawrence Technological University (Southfield, MI).

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SUSAN CARROLL

Commercial Sales and Leasing

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Direct: 850.384.8292

FL #SL3238236

PROFESSIONAL BACKGROUND

Susan has worked exclusively with commercial properties within the real estate industry since 2012. Her education and professional background prior to real estate provided her with the experience and skills necessary to understand the needs of her clients and to provide solutions that are strategically and financially beneficial. Since then, she has honed those skills specifically to real estate by working with sellers and landlords to successfully market their properties and also by working with tenants and buyers to find the right properties to achieve their business goals. Her practice of commercial real estate spans all property types, but her passion lies with community retail, professional office and healthcare properties.

Susan's career in commercial real estate began within a healthcare organization. She worked for a large multispecialty physician-owned practice as an administrator for more than 13 years. During that time, she wore many hats as a member of the executive team, including physician recruitment and medical practice management. When the group no longer needed all of the space in buildings they owned, Susan became a licensed agent in order to market the space to other medical groups and related healthcare organizations. After two years of medical office leasing, Susan decided to transition into real estate full time. She values her professional relationships and prides herself on the integrity and efficiency she brings to each business interaction.

Some notable clients Susan has worked with as an owner/landlord or buyer/tenant representative include:

District One Medical Examiner, Medical Center Clinic, Fishbein Orthodontics, Emilio Antonetti, MD (OBGYN), Gentiva, Bradford Health, Whataburger, VetFed, Building Engineering Consultants, Jehle-Halstead Engineering, New Horizons Computer Training Centers, New York Life, Pensacola SAHR (investment group), GPI Engineering, Phil Hall, PA (Law Firm), First City Shops, The 5 Barrel Brewery, Schweigert Construction, Gospel Lighthouse Bible Book Centers, James Parker (developer, multiple parcels), and S&K Boutique

EDUCATION

- M.A., Communications, Missouri State University
- B.S., Communications, Missouri State University

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ABOUT NOON DEVELOPMENT

The Noon Development team is dedicated to creating functional and attractive spaces. This includes building advanced medical space from the ground up or repurposing existing structures for medical use.

Our team of developers and visionaries is known for having the creative talent and experience to help tenants get what they want and need.

EXAMPLES OF HEALTHCARE PROJECTS BY NOON DEVELOPMENT



BELVEDERE MEDICAL PARK

20,000 square-foot medical office building in Port Orange, FL.



BATTLEFIELD PARKWAY COMPLEX

Two building, 25,000 square-foot medical office complex in Ringgold, GA.

INTERIORS BY NOON DEVELOPMENT



IF YOU HAVE QUESTIONS...

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CONTACT

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Coldwell Banker

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