



TWIN OAKS 4000 SF OFFICE SPACE

101 HART STREET, NICEVILLE, FL 32578



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 101 Hart Street in Niceville, FL. This prime property offers modern amenities and flexible floor plans, perfect for businesses seeking ideal office space. The building features ample parking for tenants and guests, providing convenience and accessibility. With its professional atmosphere and strategic location, this property is the perfect place to foster business success.

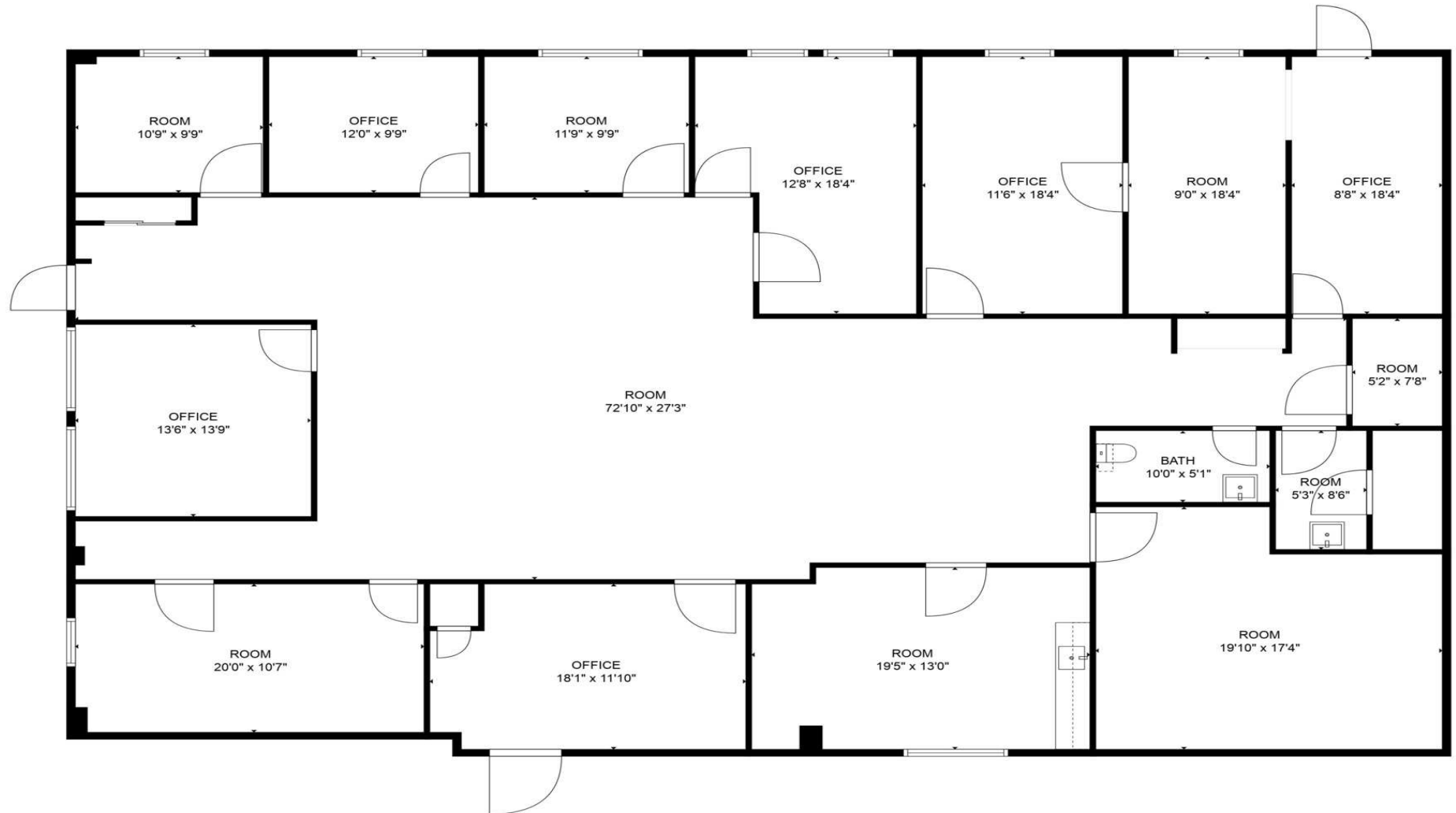
PROPERTY HIGHLIGHTS

- Spacious Office Space with ample parking
- Located on a quiet side street
- 5 miles to VPS- Destin-Fort Walton Beach Airport
- 8 miles to Eglin AFB

OFFERING SUMMARY

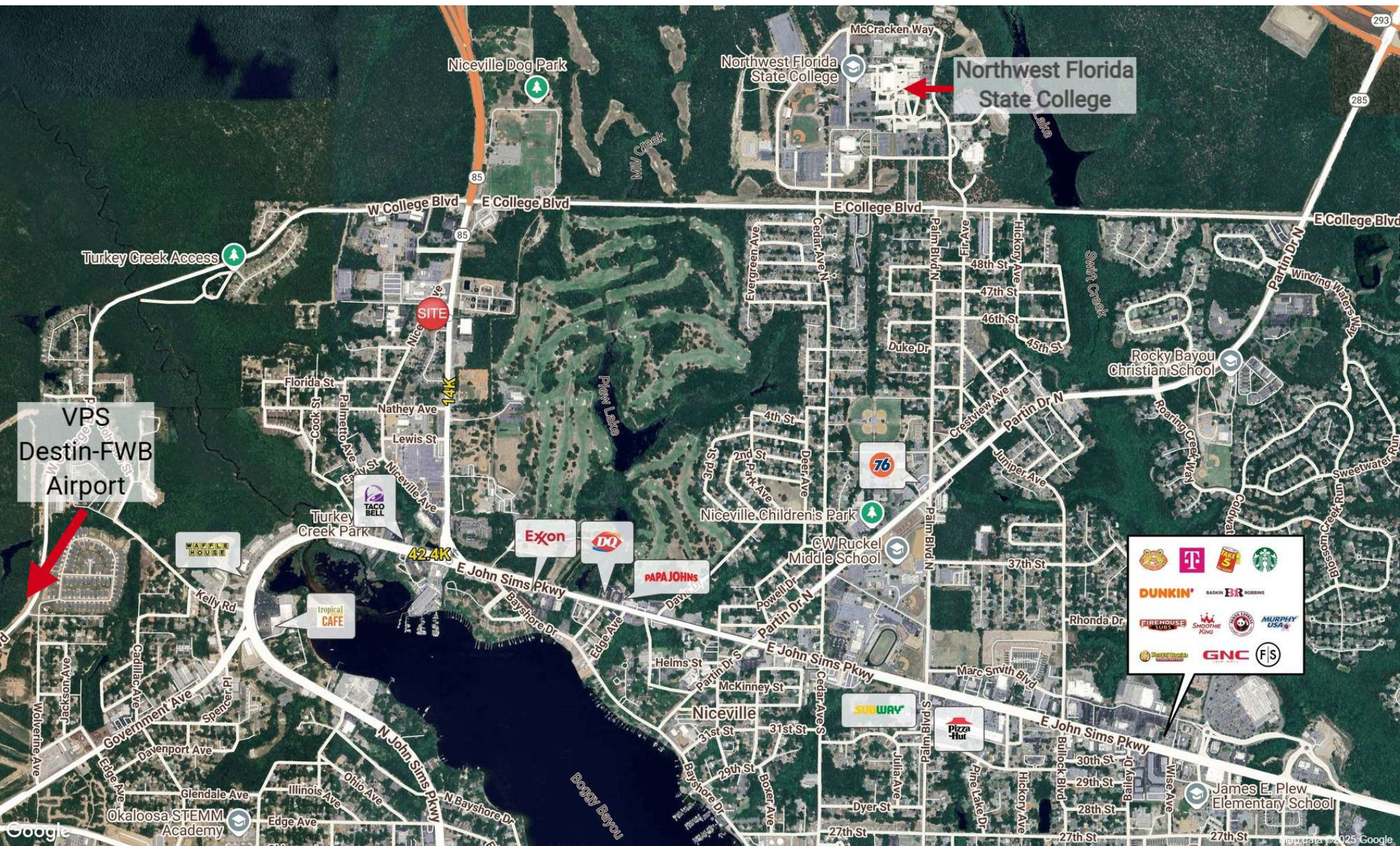
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	4,000 SF
Property Type	Office
Traffic Count	0

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,205	12,457	31,540
Total Population	2,800	31,856	78,487
Average HH Income	\$107,345	\$124,815	\$118,251



TOTAL: 3848 sq. ft
FLOOR 1: 3848 sq. ft
WALLS: 128 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**HARRY BELL JR.****Managing Broker**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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