



# Offering Memorandum



## Bayfront Campus

ONE ENERGY PLACE, PENSACOLA, FL 32520

### PRESENTED BY:

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# Property Information



# TROPHY PROPERTY

## BAYFRONT CAMPUS

ONE ENERGY PLACE  
PENSACOLA, FL 32520

### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call Broker for Details
<b>BUILDING SIZE:</b>	250,000 SF
<b>LOT SIZE:</b>	13.03 Acres
<b>PARKING:</b>	550 spaces with acreage for additional spaces
<b>BUILDING SIGNAGE:</b>	Naming Rights Available
<b>RESTAURANT:</b>	Turn Key with Equipment
<b>CUMMINS GENERATOR</b>	1000KV generator with Cummins 11250 KV transfer switch

## PROPERTY SUMMARY

One Energy Place is a premier Class A, five-story office building totaling approximately 250,000 sf on 13+ acres of prime waterfront real estate overlooking Pensacola Bay. Strategically positioned within minutes of Downtown Pensacola, this iconic property represents one of the largest contiguous office assets on the Gulf Coast and offers exceptional potential for corporate headquarters use, mixed-use redevelopment, or institutional investment.

Originally constructed as a flagship corporate facility, One Energy Place features modern architectural lines, expansive glass facades, a grand lobby, structured parking, and sweeping water views from nearly every floor. The property can be delivered 100% vacant, providing a blank canvas for a wide range of adaptive re-use opportunities.



## PROPERTY HIGHLIGHTS

- **Rare Waterfront Office Campus:** Over 13 acres of developable land with direct views of Pensacola Bay.
- **Institutional-Quality Construction:** Class A systems, concrete structure, and flexible multi-tenant floor plates.
- **Redevelopment Potential:** Ideal for repositioning as Corp HQ, life sciences, tech hub, medical, or mixed-use development incorporating hotel, residential, or recreation facilities.
- **Market Momentum:** Downtown Pensacola and the waterfront corridor continue to experience significant investment, including new hotel, residential, and hospitality projects that enhance the site's long-term value.



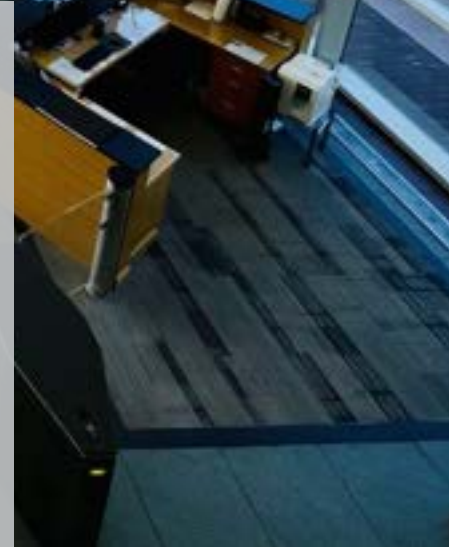
**150 Underground  
Parking Spaces &  
400 Surface Spaces**



**2 Marley Chiller  
Systems**



**Cummins Generator  
1000 KW with 2000  
Gal Tank**





## PROPERTY PHOTOS





## BUILDING EXTERIOR





## EXECUTIVE SUITE





## MEETING AREAS





## RESTAURANT & DINING





## OPEN AREAS

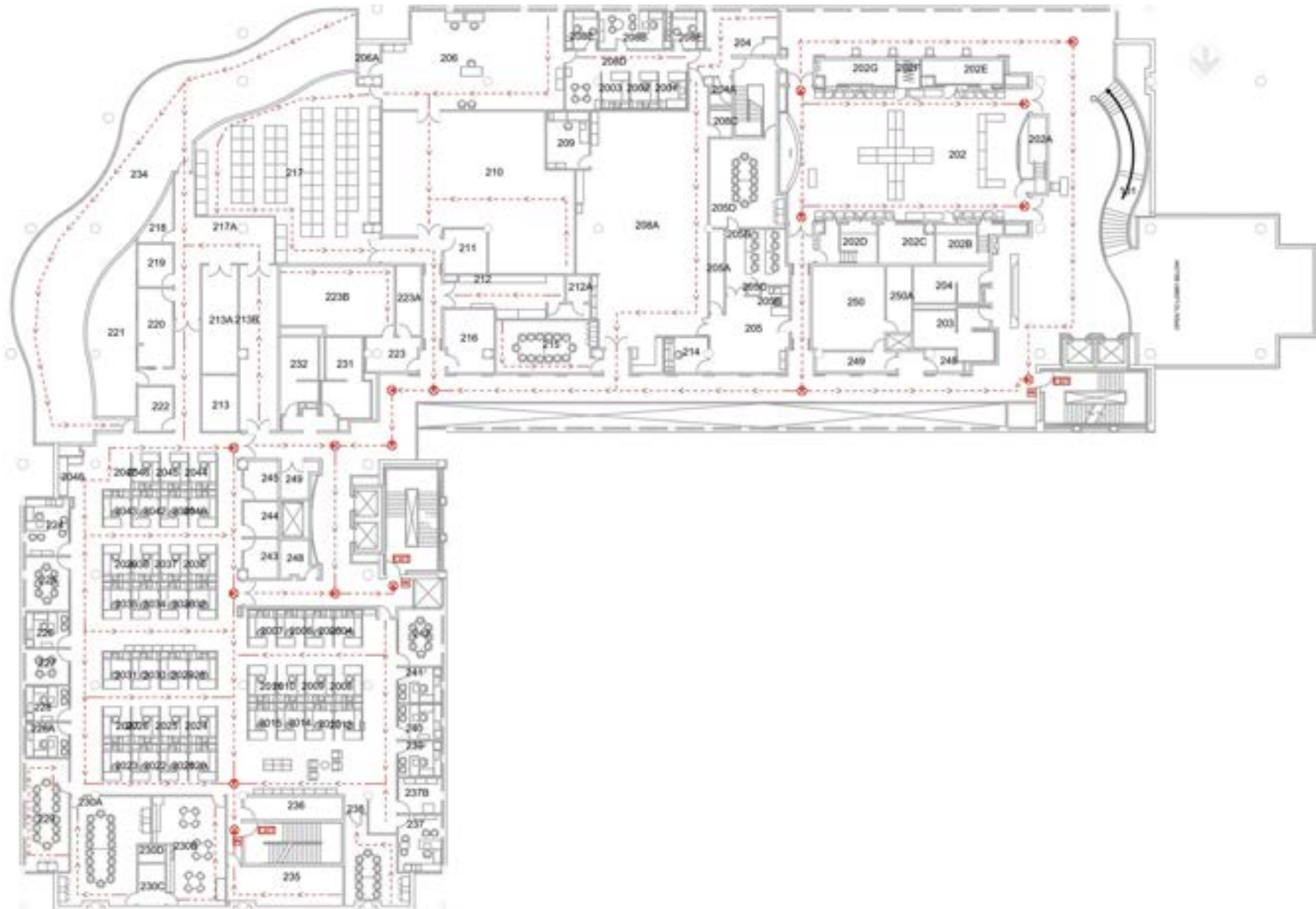


## FLOOR PLAN LEVEL 1

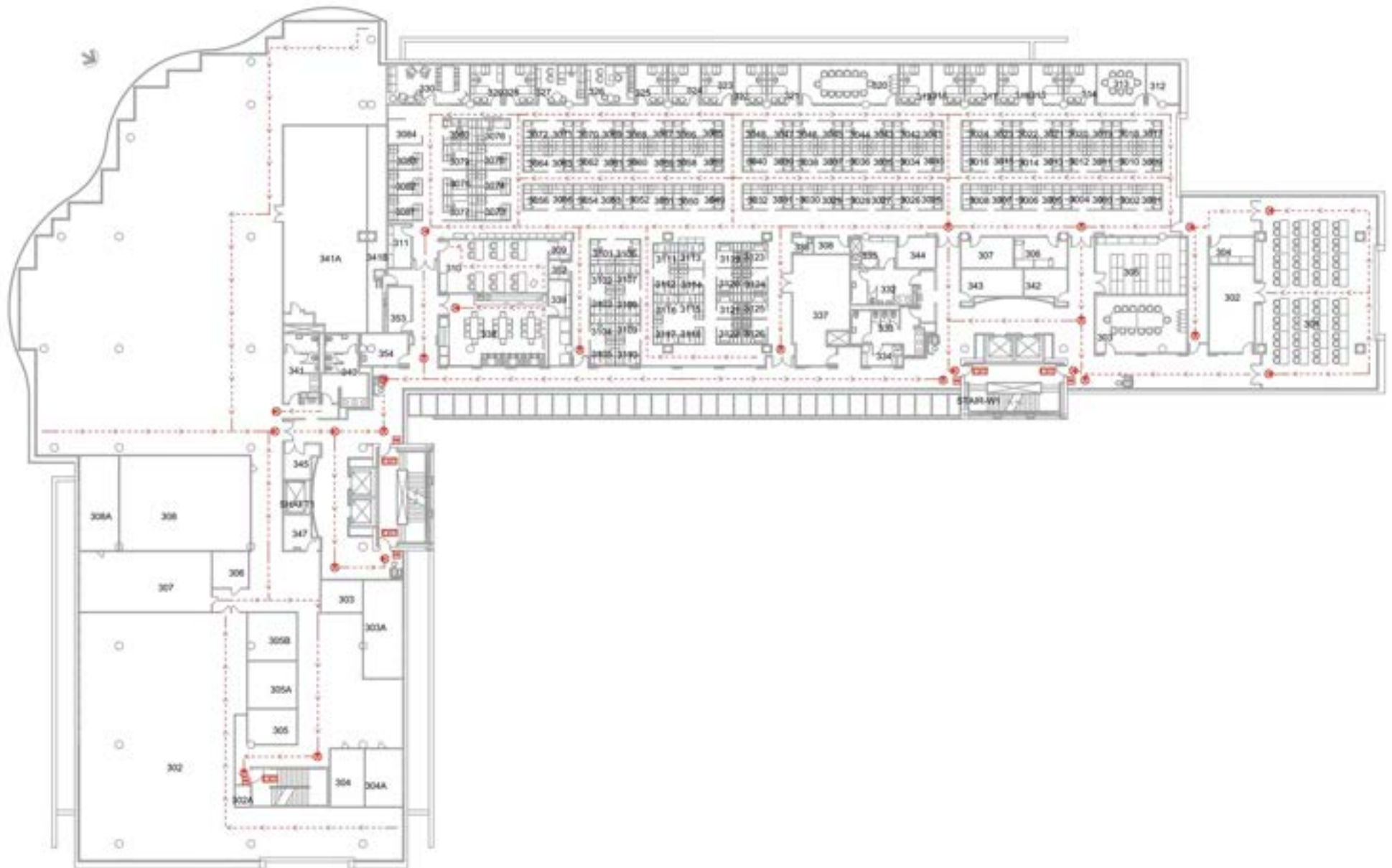




## FLOOR PLAN LEVEL 2



# FLOOR PLAN LEVEL 3





# FLOOR PLAN LEVEL 4



FLOOR PLAN LEVEL 5





## PROPERTY DETAILS

### SALE PRICE

[CALL BROKER FOR DETAILS](#)

### LOCATION INFORMATION

BUILDING NAME	Bayfront Campus
STREET ADDRESS	One Energy Place
CITY, STATE, ZIP	Pensacola, FL 32520
COUNTY	Escambia
MARKET	Pensacola
SUB-MARKET	Downtown
CROSS-STREETS	10th Ave & Bayfront Parkway

### BUILDING INFORMATION

BUILDING SIZE	250,000 SF
BUILDING CLASS	A
NUMBER OF FLOORS	5
AVERAGE FLOOR SIZE	50,000 SF
YEAR BUILT	1987

### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	GRD - Gateway Redevelopment District
LOT SIZE	13.03 Acres
APN #	000S009025001004
POWER	Yes

### PARKING & TRANSPORTATION

PARKING (STRUCTURED)	150 Spaces Underground
PARKING (SURFACE)	400 + Ample Land For Additional

### UTILITIES & AMENITIES

FREIGHT ELEVATOR	Yes
ELECTRICAL	2 panels at 3000 amps
POWER DISTRIBUTION	2 electrical suites per floor - up to 400 amps
SPRINKLER SYSTEM	Wet System in Offices and Common Areas, Halon in Records Area, Dry System in Parking garage.



## MECHANICAL SYSTEMS OVERVIEW

The building features a large-scale, high-performance central HVAC plant designed to support Class A office demands, redundancy, and efficient climate control across the 250,000+ SF facility. The system includes three Multistack chillers, multiple Daikin and Carrier air-handling units, dedicated pumping systems, and an extensive terminal unit network for precision zone conditioning.

**2 SPX Cooling Towers** 800 tons each (Models 10045055)

### Chiller Plant

Chiller 1: Multi-stack – 375 tons (Model MSF0392)

Chiller 2: Multi-stack – 375 tons (Model MSF0392)

Chiller 3: Multi-stack – Model MSO202 (auxiliary/secondary modular unit)

Total Capacity: 750 tons primary plus supplemental modular tonnage.

### Pumps

Six (6) flow and return pumps, one dedicated pair for each chiller, providing robust circulation and operational redundancy.

Air Handling Units (AHUs)

The property is equipped with a robust, redundant, and scalable HVAC system that includes three Multistack chillers, six flow/return pumps, twelve air-handling units, and nearly 175 terminal control units. This infrastructure supports high load demands, multi-tenant configurations, and future adaptive reuse—whether for corporate headquarters, mixed-use redevelopment, or technology-intensive operations.

## POWER DESCRIPTION

2 main feeder panels at 3000 amps fed from 2 pad mounted transformers



## MECHANICAL SYSTEM





# Location Information

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## LOCATION DESCRIPTION

One Energy Place occupies one of Pensacola's most prestigious waterfront sites—13 acres overlooking Pensacola Bay at the doorstep of the downtown core. The property combines unmatched bayfront views with immediate access to Palafox Street, the Community Maritime Park, and Pensacola's growing business, tech, and healthcare districts. With Interstate-110 less than a mile away and the Pensacola International Airport minutes from the site, One Energy Place offers exceptional regional connectivity in a secure, private campus environment. Its rare blend of waterfront acreage, Class A infrastructure, and walkable downtown proximity makes it one of the premier corporate or redevelopment opportunities in the Gulf South.





## PROPERTY OUTLINE

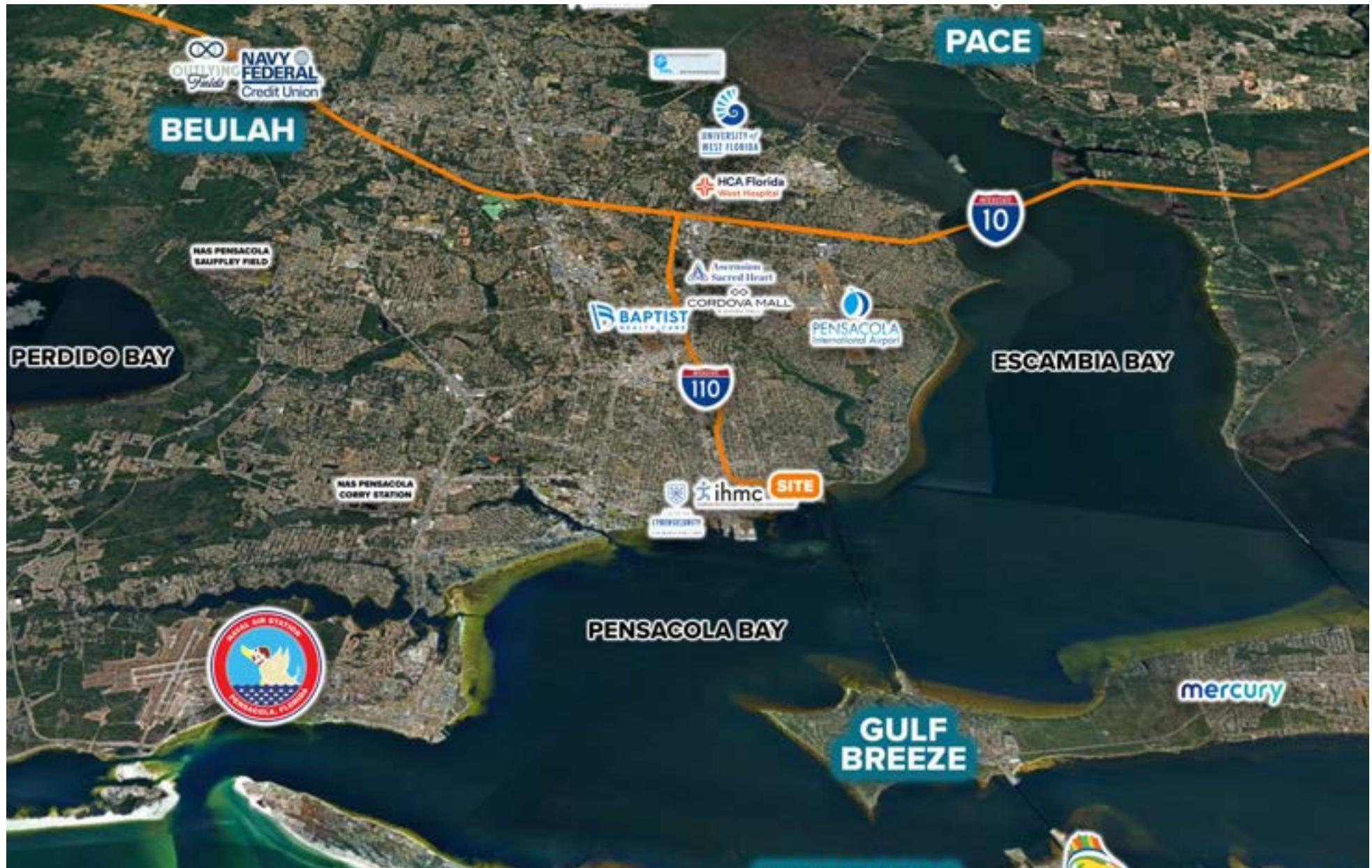




## DOWNTOWN PENSACOLA ORIENTATION







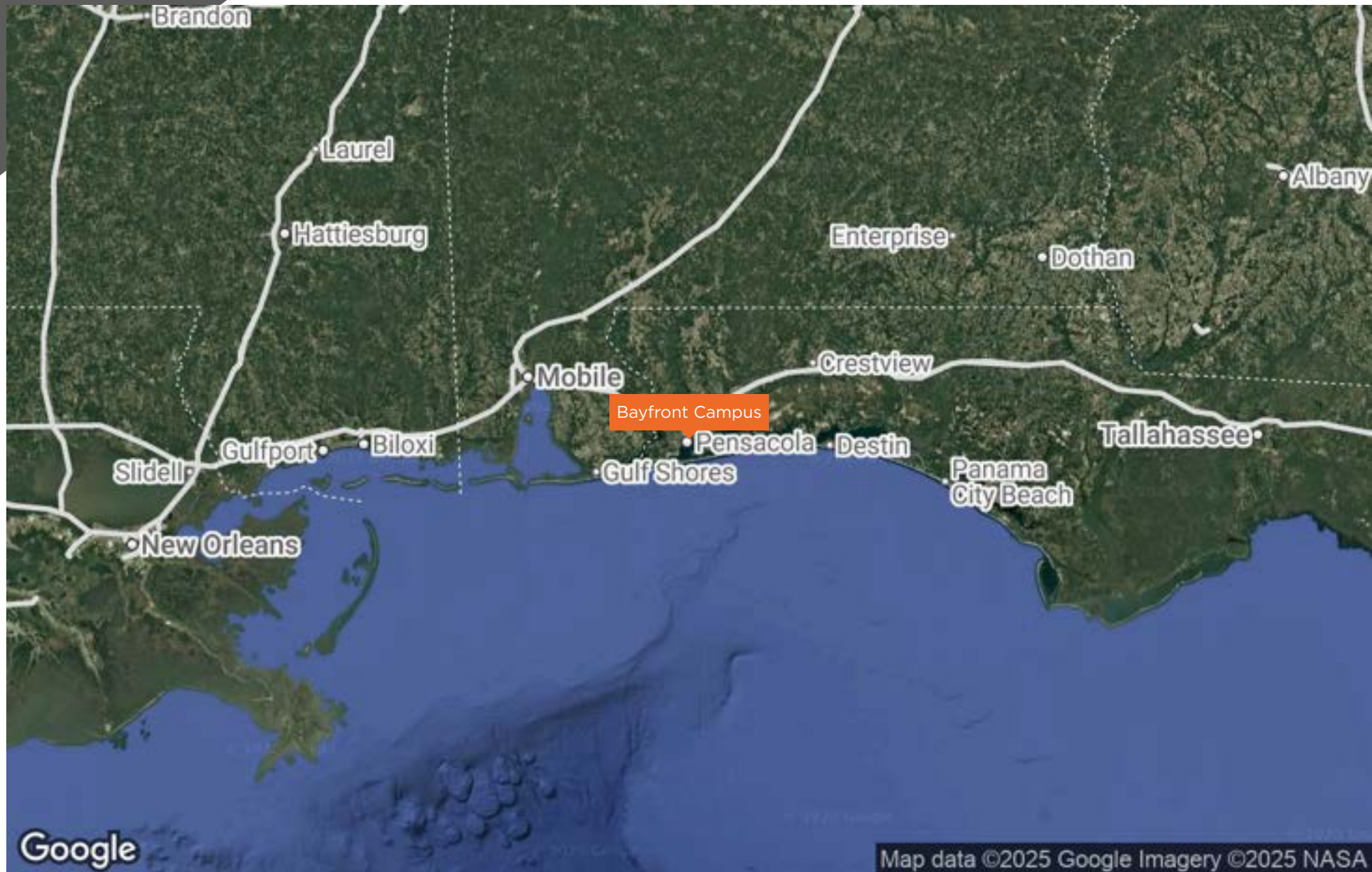


## RETAIL & HOTELS





## REGIONAL MAP







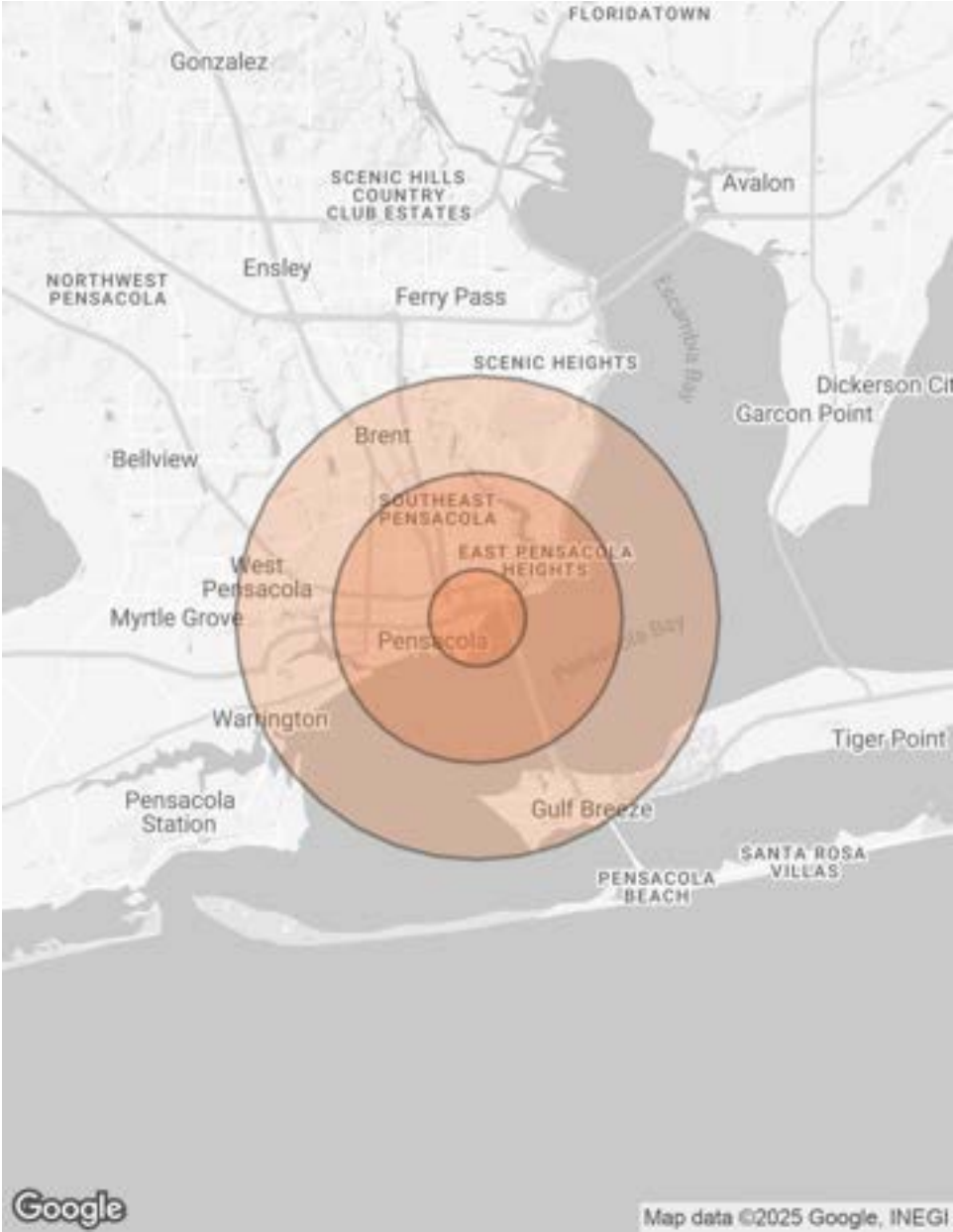
# Demographics

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,357	35,890	95,689
AVERAGE AGE	46	44	41
AVERAGE AGE (MALE)	45	42	40
AVERAGE AGE (FEMALE)	47	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,134	15,865	38,601
# OF PERSONS PER HH	2	2.3	2.5
AVERAGE HH INCOME	\$95,234	\$80,928	\$83,627
AVERAGE HOUSE VALUE	\$525,348	\$358,606	\$321,733

Demographics data derived from AlphaMap







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