

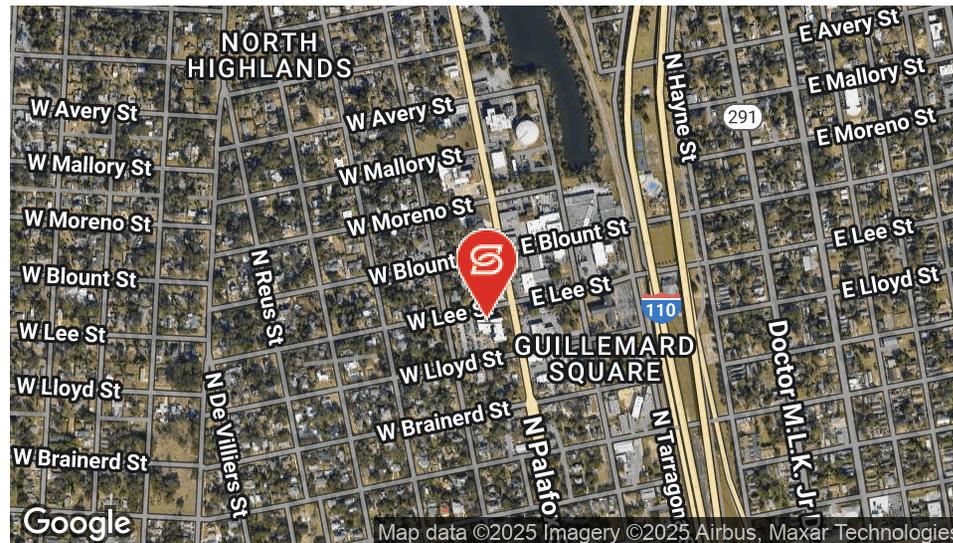
OFFICE BUILDING FOR LEASE
DECEMBER 2025

NORTH HILL OFFICE BUILDING FOR LEASE

1301 N PALAFOX
PENSACOLA, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$20.00 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

PROPERTY OVERVIEW

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



LEASE INFORMATION

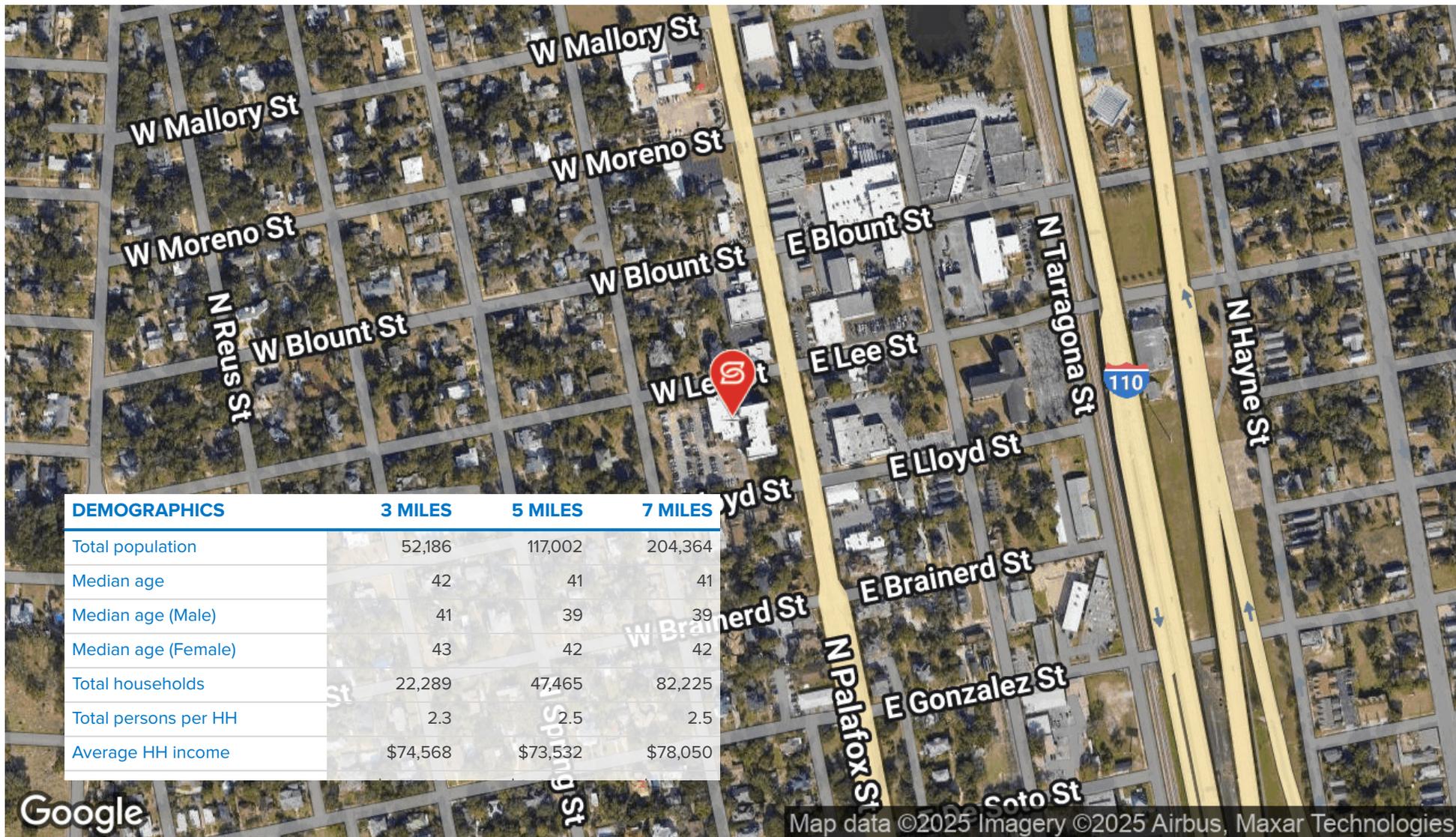
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,488 - 4,291 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 202	Available	4,291 SF	NNN	\$20.00 SF/yr
Suite 140	Available	1,488 SF	NNN	\$20.00 SF/yr







Google

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RETAIL BROKERS NETWORK