

Open Concept

412 South E St - Ground Floor Unit
Pensacola, FL 32502



1,465 SF +/-

Downtown Open Concept Suite



Lease Information

- Modified Gross Lease
- 1,465 SF +/- Open Concept Space
- 3 YR Term
- Move in Ready Space
- Please call with any questions

**\$950 per month,
plus sales tax**

For Lease

This ground-floor open-concept unit is strategically situated at the edge of the vibrant downtown business district.

Encircled by new residential developments and a burgeoning commercial core, this space presents significant potential for growth and visibility. It is an exceptional opportunity to establish your business in a thriving hub, with convenient access to the downtown commercial corridor.

**For more information,
please contact:**



Will Kurnia

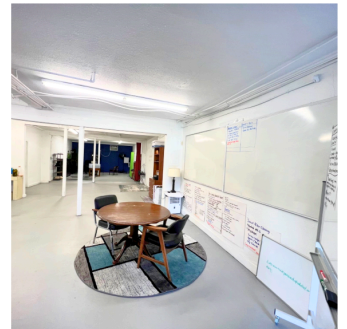
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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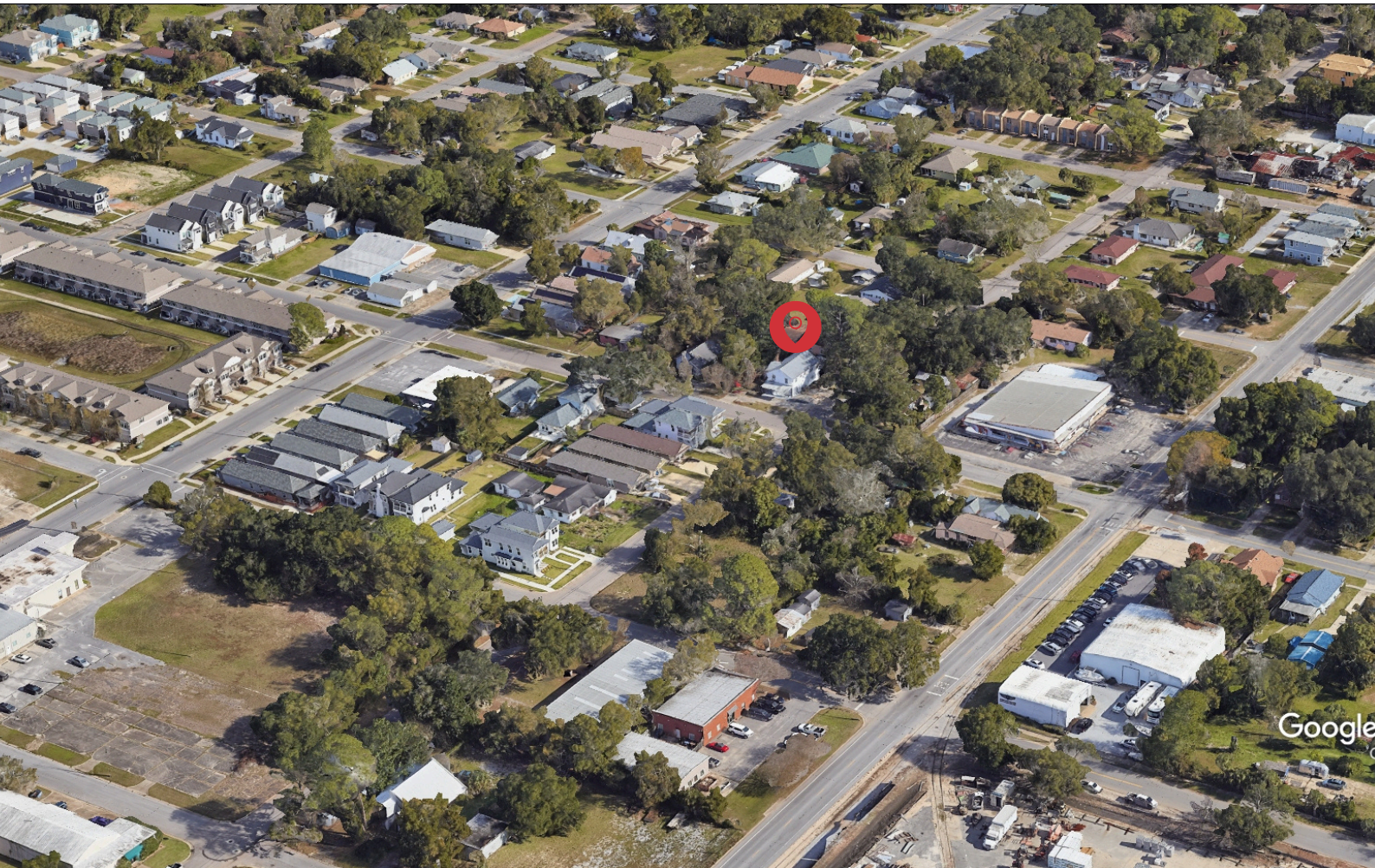
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AREA HIGHLIGHT:

This presents an exceptional opportunity to establish your business in a prime location, complete with a potential client base right at your doorstep!



The economic drivers for the region include tourism, the military presence, and the relocation of Navy Federal to Pensacola.

Additionally, the \$56 million Waterfront Wahoo Baseball Stadium in 2012 initiated a surge of new commercial construction and the renovation of older buildings in the Downtown Core.

Pensacola is a renowned historic waterfront tourist destination. The walkable heart of America's First Settlement, Downtown Pensacola, boasts an array of local restaurants, including several five-star establishments, along with historic attractions, shops, and various other amenities.

