

NOW PRE-LEASING

OKALOOSA GAS DISTRICT ADMINISTRATION BUILDING

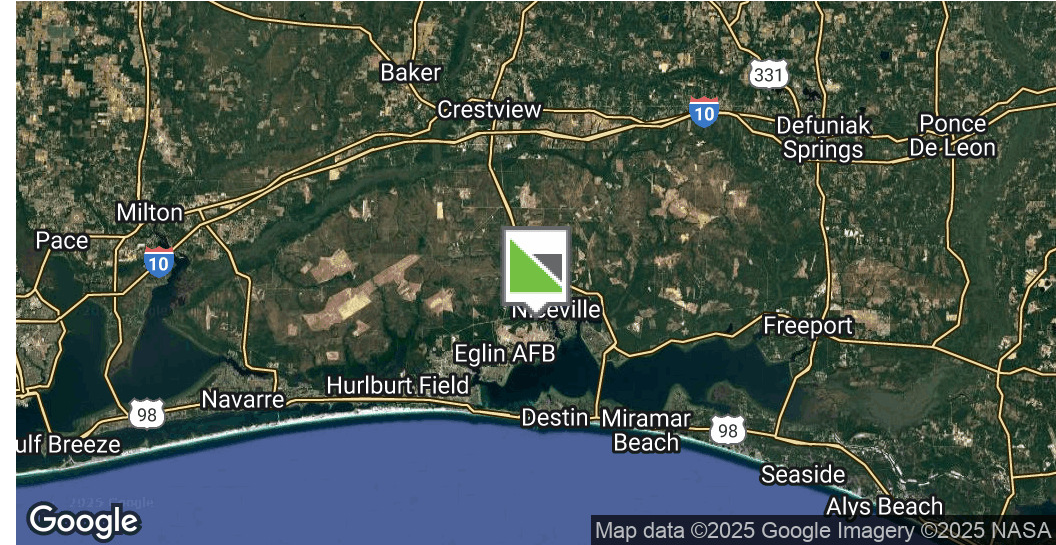
511 Government Avenue, Valparaiso, FL 32580

For More Information:

Brett Stuart, Director
of Commercial Sales
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850.865.9123
brett@taylorallenllc.com

EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Triple Net)
Building Size:	123,695 SF
Available SF:	5,000 - 50,000 SF
Lot Size:	13.47 Acres
Year Built:	2025
Market:	Central Okaloosa County - Niceville / Valparaiso
Colocation:	Valparaiso / Eglin AFB

PROPERTY OVERVIEW

Introducing Okaloosa Gas District Administration Building. This state of the art new Class "A" Office building will revitalize Valparaiso and bring hundreds of jobs to the area. Spanning over 13 acres, the campus includes this one of a kind office environment but also includes updated facilities for Okaloosa Gas for operations, HR and training. The Administration Building has been designed with all the latest technology, safety and comfort in mind for not only its staff but for other businesses alike. The location of this property near the East Gate of Eglin AFB gives access to defense contractors looking for professional working environment. Common elements of the property include a ground floor dining facility open to the public, beautiful green space as well as a large community room that will allow up to 300 people to gather for events. Tenant spaces are available for prelease immediately as we plan to deliver the building by 4th quarter 2025.

PROPERTY HIGHLIGHTS

- Competitive Lease Rates & Tenant Improvement Money available
- First Class Office Environment close to Eglin AFB East Gate
- Located 1.5 miles from Eglin AFB, 13 miles from Duke Field, 20 miles from Hurlburt Field

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ADDITIONAL PHOTOS

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OFFICE BUILDING FOR LEASE

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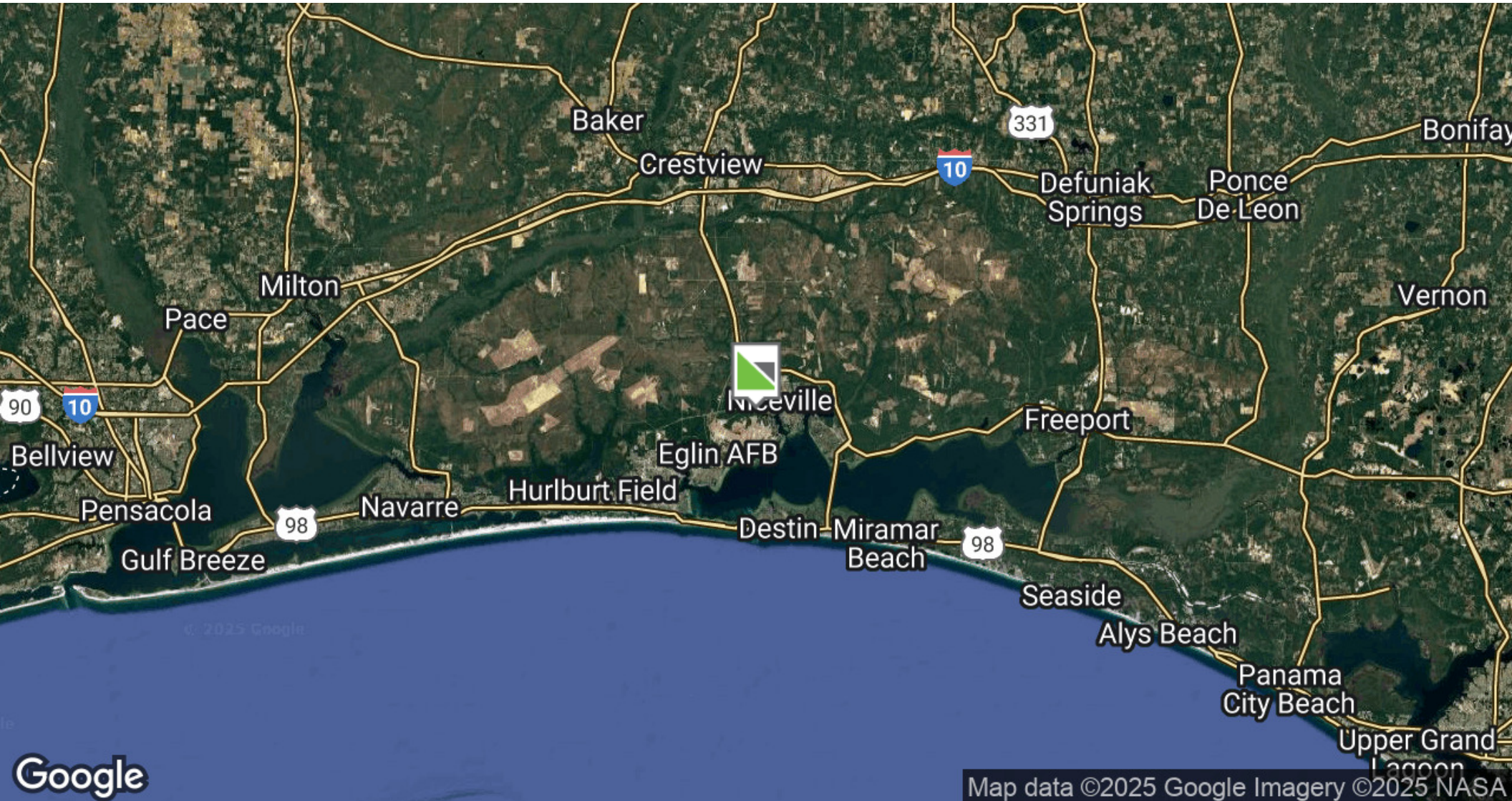
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LOCATION MAP

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RETAILER MAP

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ADVISOR BIO & CONTACT 1



BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)

Leadership Okaloosa ~ Class of 2018

ECAR (Emerald Coast Association of Realtors)

All Sports Association Member ~ 2019

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