

FORT WALTON BEACH CLASS A OFFICE

1046 Mar Walt , Fort Walton Beach , FL 32547

OFFICE BUILDING FOR SALE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	8,300,000
Building Size:	25,120 SF
Available SF:	25,120 SF
Lot Size:	1.60 Acres
Number of Units:	4
Price / SF:	330.00
Year Built:	2022
Zoning:	Commercial
Market:	Fort Walton Beach

PROPERTY OVERVIEW

25,120sf of New Construction, Class "A" Medical Space located adjacent to Fort Walton Beach Medical Center Campus in Fort Walton Beach, FL. This 4 story office setting has tremendous curb appeal and overall superior quality. This state of the art facility has large windows throughout creating the opportunity for amazing office environments for so many different uses. The open floor plans give opportunity to create the space envisioned, and this building also offers over 90 parking spaces to include a Tesla charging station. This facility is nearly complete and ready for interior finishes.

PROPERTY HIGHLIGHTS

- New construction
- Adjacent to Fort Walton Beach Medical Center
- Parking Ratio - 3.6

For More Information:

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PAGE 1

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ADDITIONAL PHOTOS

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PAGE 2

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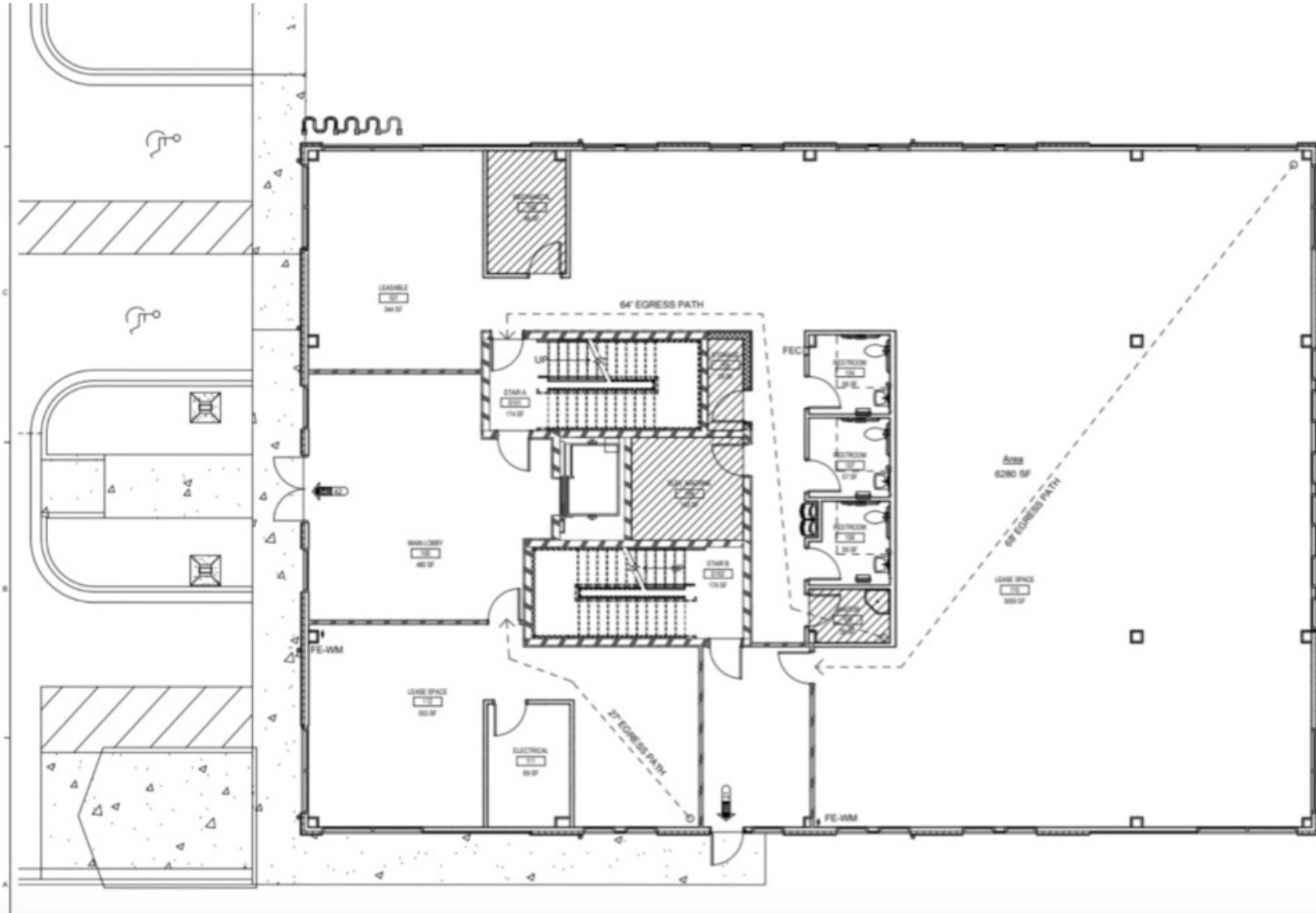
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FLOOR PLATE

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PAGE 3

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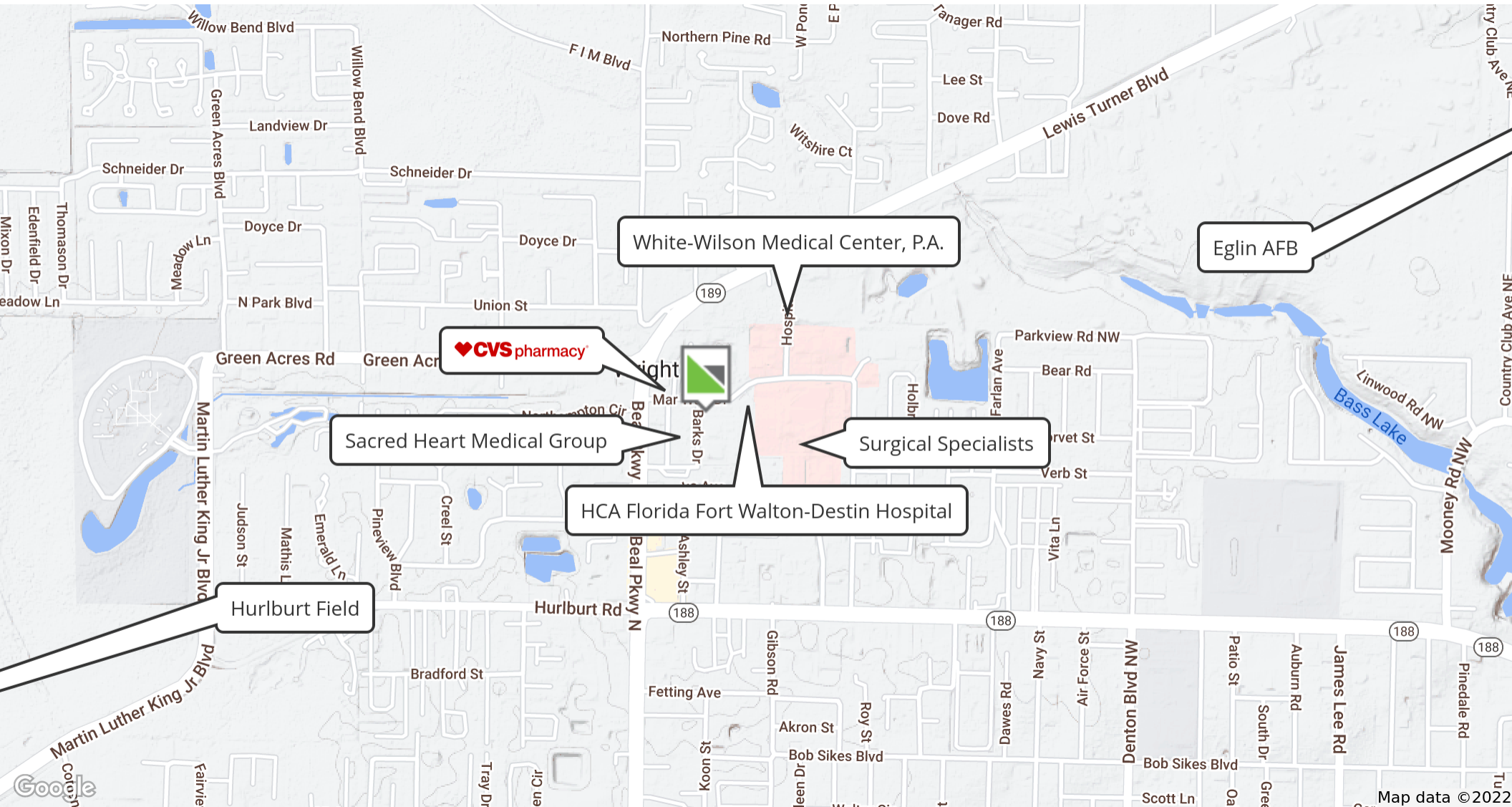
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LOCATION MAP

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PAGE 4

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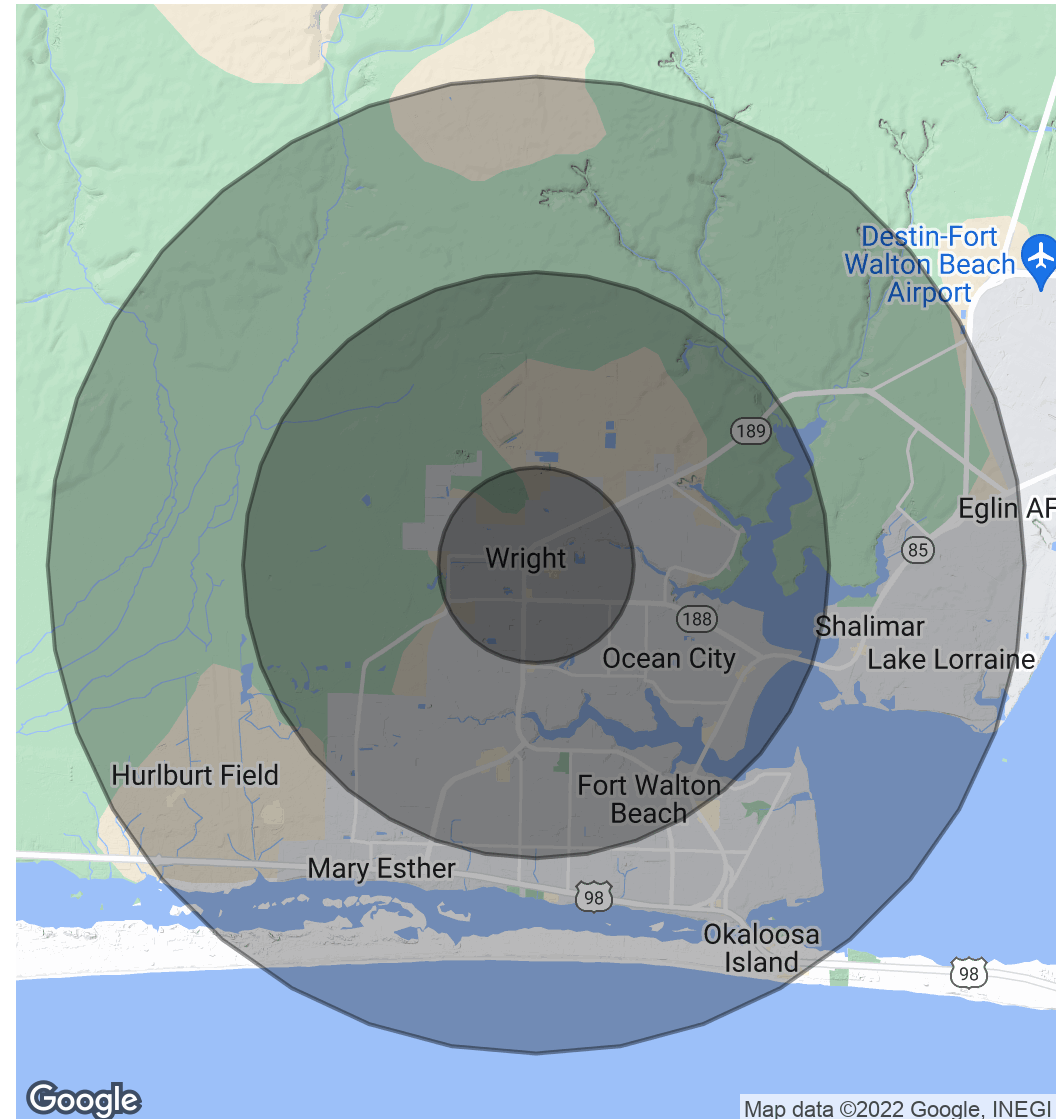
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,865	41,902	66,689
Average Age	35.6	37.1	38.2
Average Age (Male)	34.4	35.6	36.5
Average Age (Female)	37.2	39.5	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,480	17,704	28,263
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,236	\$62,164	\$63,573
Average House Value	\$193,970	\$216,008	\$247,644

* Demographic data derived from 2010 US Census



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PAGE 5

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BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING / PROFESSIONAL BACKGROUND

Director Of Commercial Sales And Leasing



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An industry professional for nearly 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

For More Information:

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CHAD KNAEPPEL, CCIM, SIOR

Executive Director



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PROFESSIONAL BACKGROUND

Chad Knaepple is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last ten years. In 2019, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaepple currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

Louisiana State University- School Of Architecture

MEMBERSHIPS & AFFILIATIONS

CCIM, SIOR

Commercial Realtor of the Year 2015, 2017 & 2021
Gulf Coast Commercial MLS- Board of Directors

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