



FOR LEASE

TARPON DOCK WATERFRONT OFFICE SUITES @ MASSALINA BAYOU

231 E Beach Drive, Panama City, FL 32401

Kevin Wattenbarger, CCIM

Qualifying Broker
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Anna Branch

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

231 E Beach Drive offers a rare opportunity to lease small-format waterfront office suites in a landmark setting along Massalina Bayou. Located at the foot of the Tarpon Dock Drawbridge, the property is two blocks from Harrison Avenue in Downtown Panama City and adjacent to the historic Cove neighborhood.

This three-suite office building is ideal for professional service providers, creative firms, boutique consultants, and marine-related businesses seeking an accessible, visible, and walkable downtown location with direct waterfront appeal.

Each suite is independently metered and leased separately, allowing occupiers to secure right-sized space with predictable occupancy costs and minimal overhead. The gross lease structure includes all base operating expenses.

OFFERING SUMMARY

Lease Rate:	\$1,865.00 - 2,850.00 per month (Gross)
Number of Units:	3
Available SF:	746 - 2,859 SF
Lot Size:	0.17 Acres
Building Size:	2,859 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,918	15,325	38,050
Total Population	3,173	29,971	75,160
Average HH Income	\$48,059	\$51,905	\$55,153

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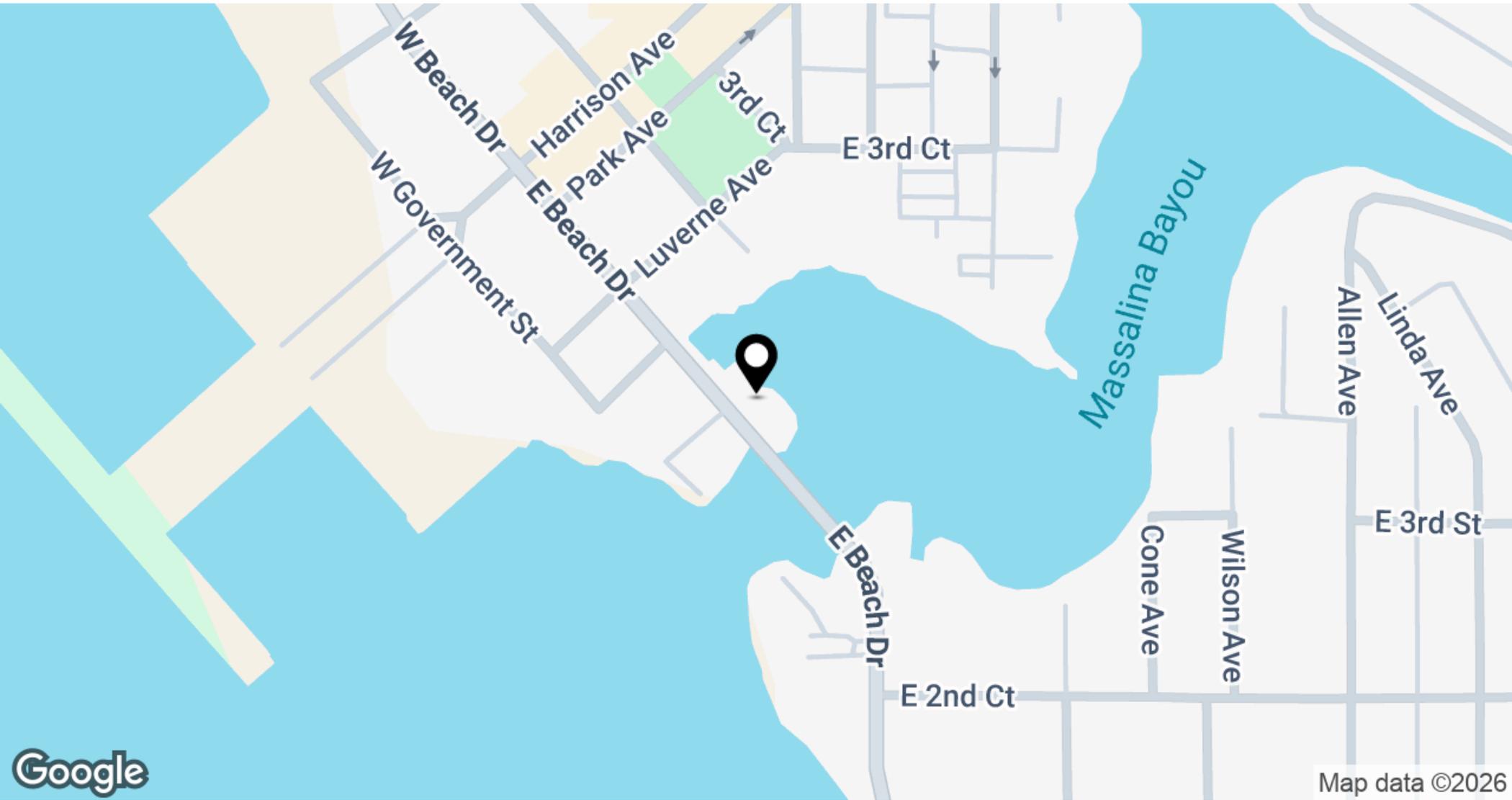
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OFFICE BUILDING FOR LEASE

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KEVIN WATTENBARGER, CCIM

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FL #BK3424407

PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.
3108 West 23rd Street
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PROFESSIONAL BACKGROUND

Anna Branch is a licensed real estate professional with over ten years of hands-on experience managing and developing her family's residential and commercial properties throughout the Panama City area. Her personal investment work has given her a deep understanding of property ownership, leasing, renovation, and long-term value growth.

Anna's career background spans human resources, oral surgery assisting, and youth leadership, where she developed strong communication and organizational skills that now serve her well in real estate and community engagement.

Deeply involved in local schools and athletics, she has volunteered Bay High School Girls' wrestling coach, Booster Club President, Band Booster Vice President, and a Big Brothers Big Sisters mentor.

Married to her husband Allan Branch for more than 20 years, Anna is a proud mother of two children, Jimmy and Sarah, and continues to bring her dedication, integrity, and passion for helping others into every project she undertakes.

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