



FOR LEASE | GULF BREEZE PARKWAY OFFICE SUITE
 3073 GULF BREEZE PKWY.



- Available Space: ±3,295 SF
- Base Rent: \$4,000/Month (\$14.57 PSF)
- NNN Fees: \$3.00 PSF
- Traffic Count: 40,000+ CPD | Frontage: 133 FT



PROPERTY SPECIFICATION



7 OFFICES



Reception



kitchenette /
breakroom



2 Restrooms,
Plus a Shower

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ABOUT 3073 GULF BREEZE PKWY.

Rare opportunity to lease a highly visible and well-appointed office suite in the thriving Gulf Breeze commercial corridor. Built in 1997 and tastefully renovated in 2015, this ±3,295 SF space offers a professional, flexible layout ideal for a range of business uses.

The property offers strong signage potential, ample parking, and a strategic location with excellent access to the Gulf Breeze and Pensacola markets. Bagelheads will soon occupy the front portion of the building, enhancing visibility and creating synergy with a high-traffic neighboring use.



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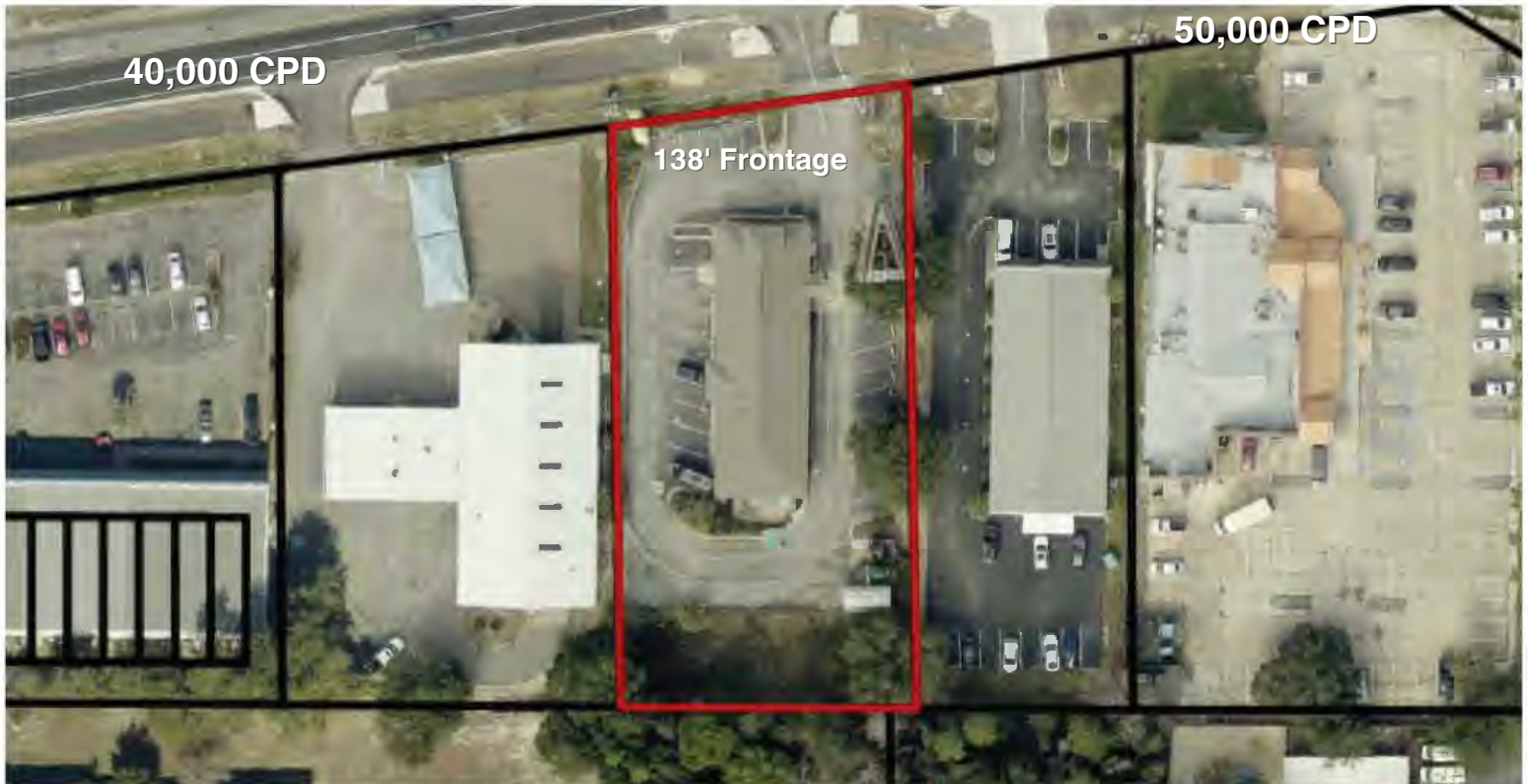
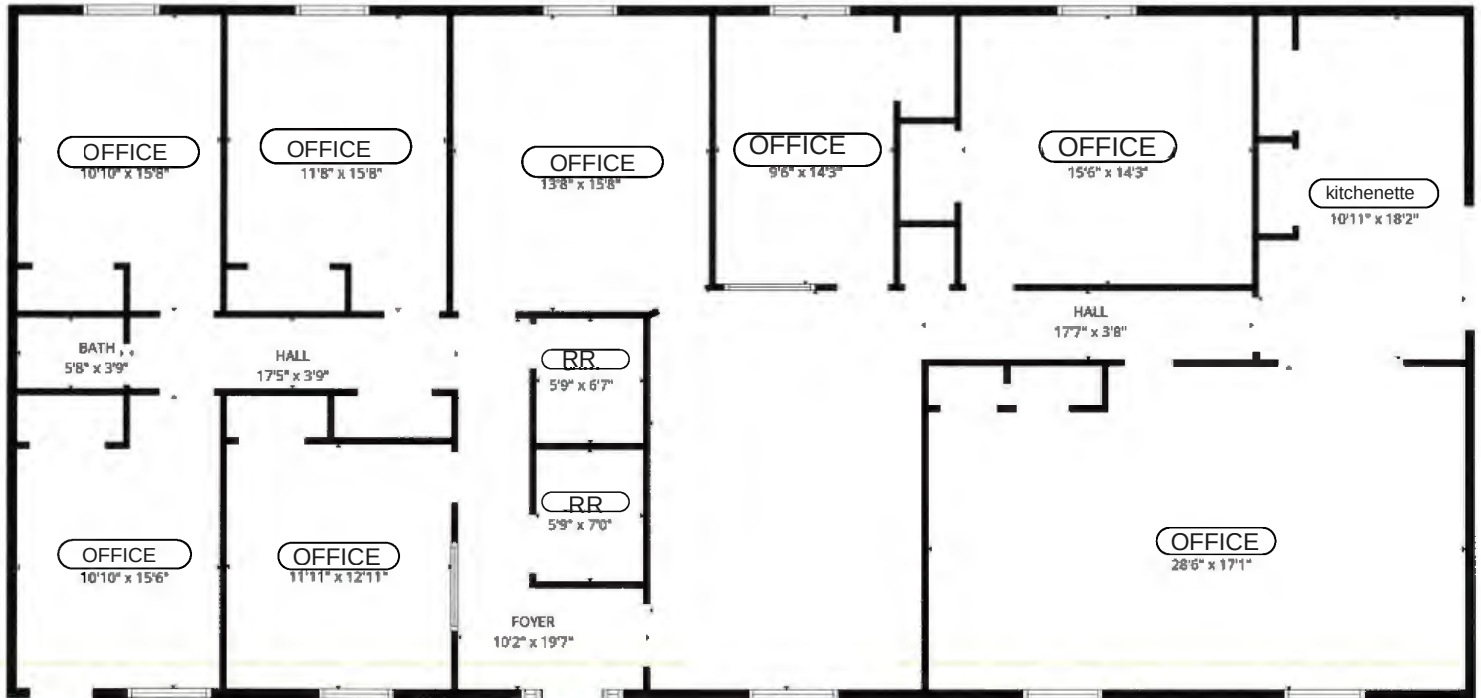
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3073 GULF BREEZE PKWY.

GULF BREEZE OFFICE SPACE

FOR LEASE

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Suite Features:

- 7 private offices
- Large conference room
- Reception/foyer area
- Kitchenette + breakroom
- 2 restrooms + private shower
- Ample storage, closets, and built-in cabinetry
- Private access to select offices
- Small fenced courtyard

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