

OFFICE BUILDING FOR LEASE

SWAN FINANCIAL – BAYLEN ANNEX

401 N BAYLEN ST
PENSACOLA, FL

stirling

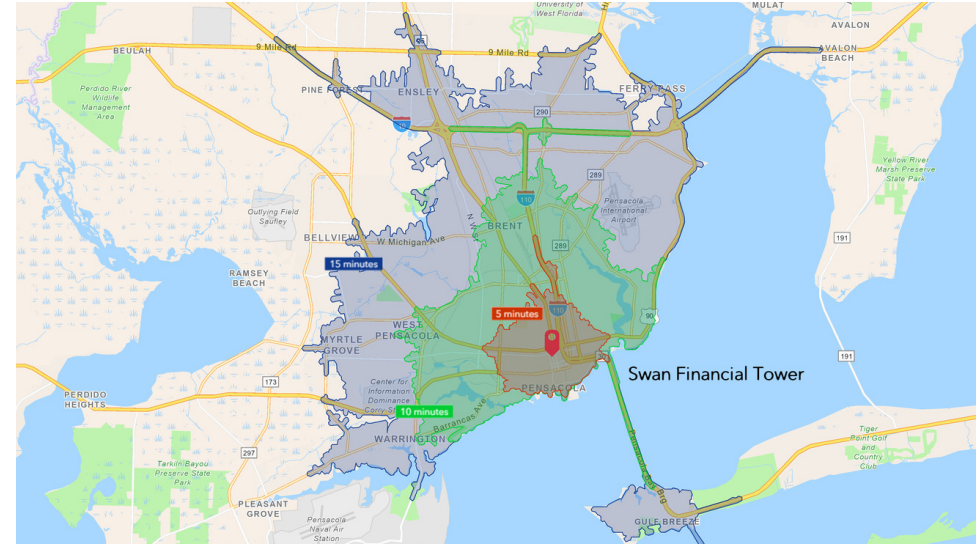




PROPERTY DESCRIPTION

The Swan Financial – Baylen Annex is a ±8,100 SF boutique office building in Downtown Pensacola currently undergoing a comprehensive renovation with significant capital investment. Delivery is anticipated in Q2 2026. The redesigned layout features a combination of private offices, conference rooms, and a large flexible collaboration area with retractable walls, allowing the space to adapt to meetings, training, and group functions.

The building offers ample on-site parking and convenient client access, along with a walkable downtown location adjacent to the Swan Financial Tower. Its central positioning provides efficient access to Pensacola's CBD, I-110, and Gulf Breeze.

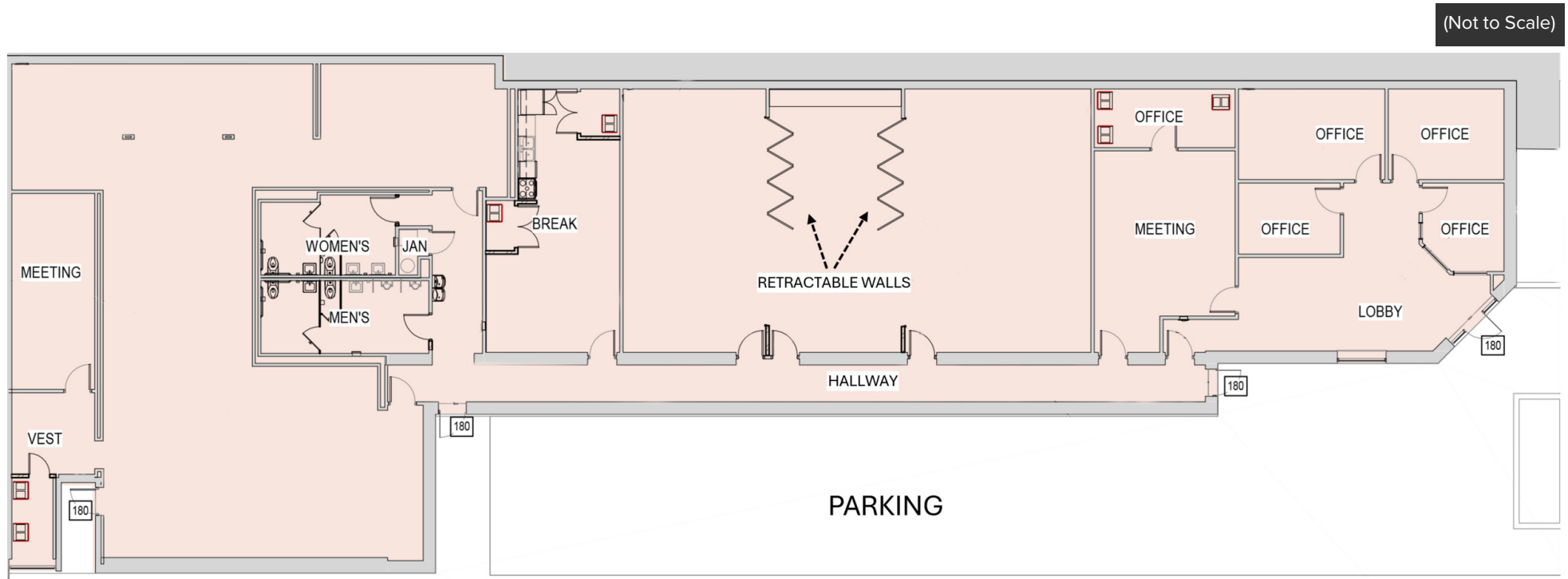


PROPERTY HIGHLIGHTS

- ±8,100 SF boutique office, potentially demisable (subject to layout and lease terms)
- Major renovation underway, delivery anticipated Q2 2026
- Private offices, conference rooms, and flexible collaboration space
- Ample on-site parking with easy client access
- Downtown Pensacola location adjacent to the Swan Financial Tower

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Gross)
Available SF:	8,132 SF
Lot Size:	2.3 Acres



AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8,132 SF	Gross	\$26.00 SF/yr	Tenant Responsible for Janitorial & Power



Why This Location Works For Retiree-Focused Professional Firms:

- Adjacent to Swan Financial Tower, serving an established retiree client base
- Easy access from Downtown Pensacola and Gulf Breeze without a high-rise feel
- Ample on-site parking and simple client arrival for older clientele
- Quiet, professional setting well suited for advisory, legal, and administrative uses

KYLLE SHOEMAKER

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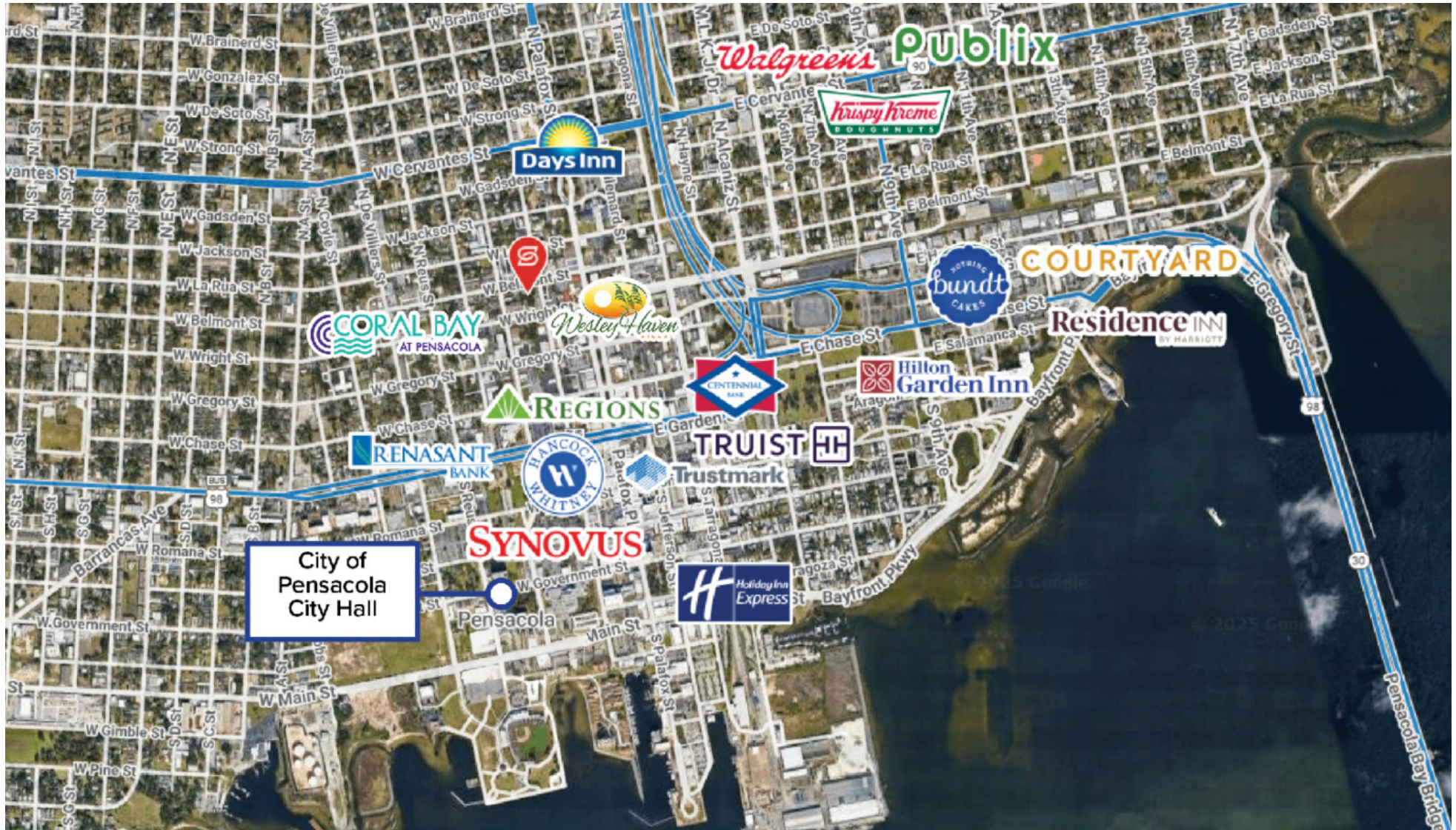
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