

OFFICE BUILDING FOR LEASE

SWAN FINANCIAL – BAYLEN ANNEX

401 N BAYLEN ST
PENSACOLA, FL

stirling

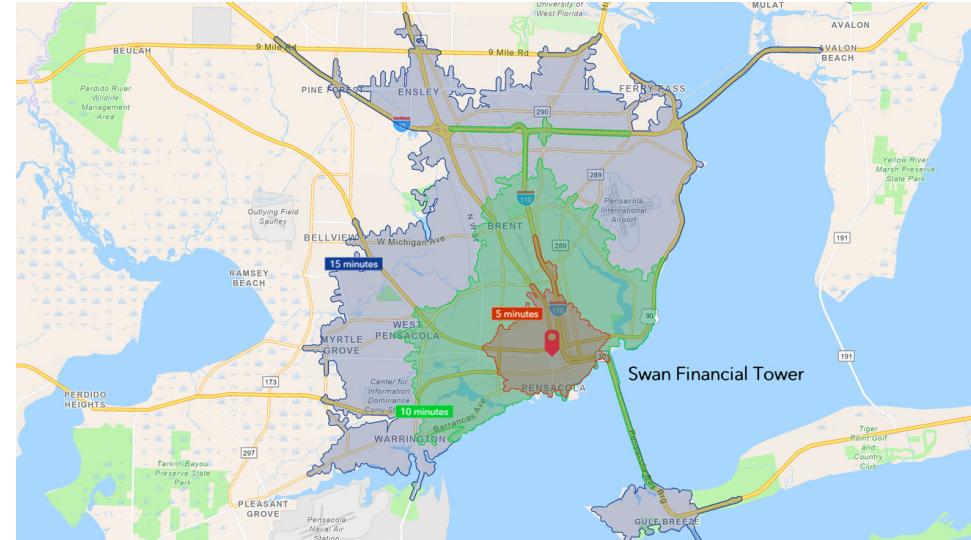




PROPERTY DESCRIPTION

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 |

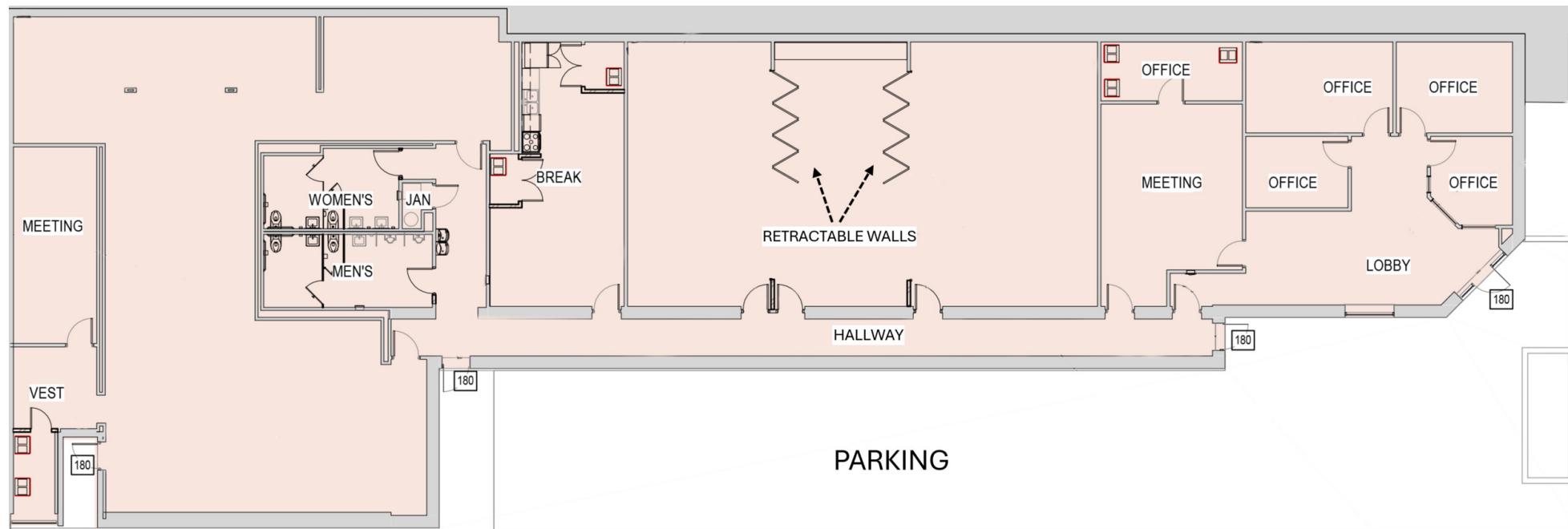
KYLLE SHOEMAKER

Licensed in FL

850.972.0161

kshoemaker@stirlingprop.com

(Not to Scale)



AVAILABLE SPACES

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

KYLLE SHOEMAKER

Licensed in FL

850.972.0161

kshoemaker@stirlingprop.com



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

