

Building  
**6**

**LEASE**  
Quietwater Office Park  
Building 1 - Floor 3

**1101 GULF BREEZE PKWY**  
Gulf Breeze, FL 32561

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**  
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Building  
**4**

Building  
**3**

Building  
**2**

Building  
**1**

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$650-\$8,600/MO + NNN (\$11.20 SF)
<b>AVAILABLE SF:</b>	192 - 14,832 SF
<b>FLOOR:</b>	3rd Floor
<b>LOT SIZE:</b>	5.281 Acres
<b>MARKET:</b>	Pensacola
<b>SUBMARKET:</b>	Gulf Breeze Proper

## PROPERTY OVERVIEW

Situated in Gulf Breeze, Florida, this exceptional Class A, 3rd Floor office space spans an impressive 14,832 square feet, encompassing an entire floor of a prestigious building. Boasting panoramic views that extend across the tranquil waters, this workspace offers an unparalleled setting that seamlessly blends nature's beauty with a professional environment. The expansive windows invite abundant natural light, creating an uplifting and inspiring atmosphere for productivity and collaboration. With its generous size, this office space provides ample room for various departments, flexible workstations, and dedicated meeting areas, ensuring a seamless workflow for any organization. Whether enjoying the stunning vistas during breaks or hosting clients in a truly awe-inspiring location, this Gulf Breeze office space exemplifies elegance, sophistication, and a harmonious integration of work and nature. \* Furniture is NOT included\*

## PROPERTY HIGHLIGHTS

- 5 Acre Campus
- 6 Office Buildings
- Located in Gulf Breeze Proper
- Home of AppRiver Tech Campus
- Elevators in All Buildings

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## OFFICE SPACE



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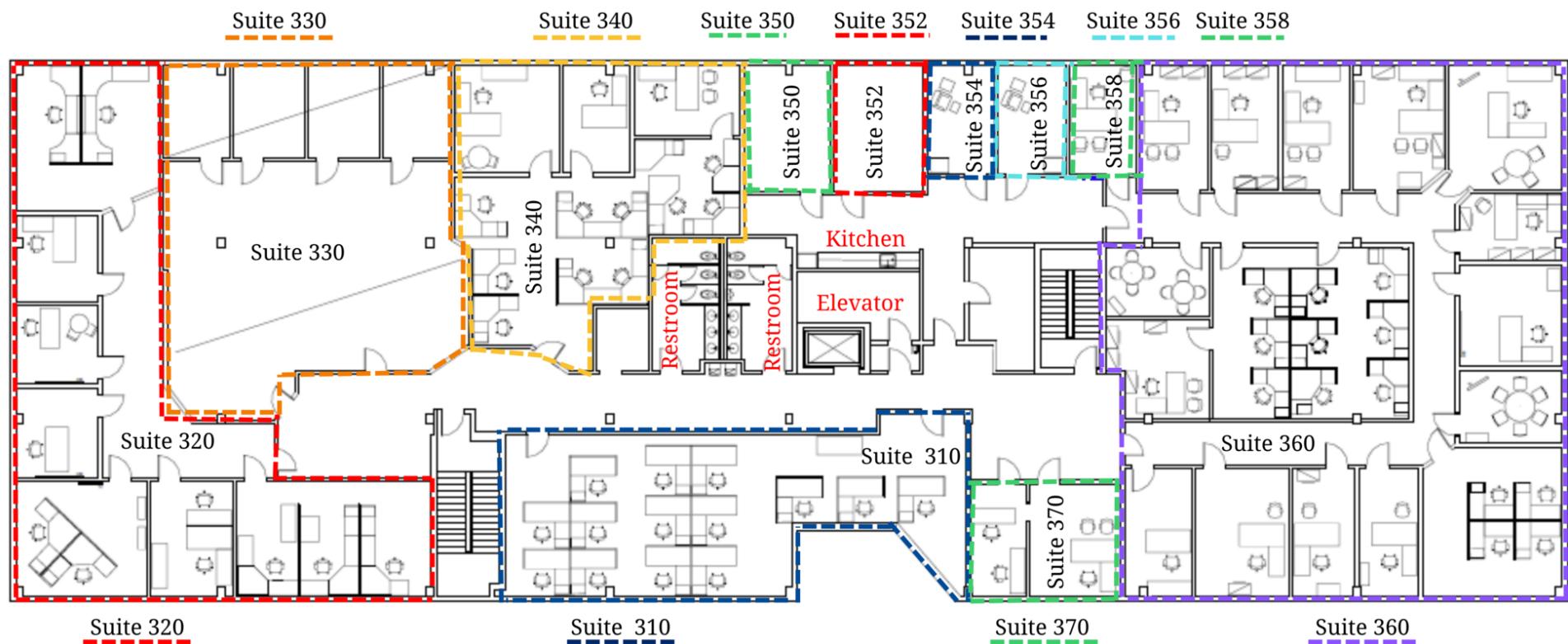
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## FLOOR PLAN



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## LEASE SPACES

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 310	1,821 SF	NNN	\$2,500 per month	Large Open Area
Suite 330	1,801 SF	NNN	\$2,400 per month	Leased
Suite 340	1,676 SF	NNN	\$2,500 per month	Large suite includes 3 Offices with multiple windows
Suite 350	261 SF	Full Service	\$750 per month	Executive Office with windows
Suite 352	261 SF	Full Service	\$750 per month	Executive Office with windows
Suite 354	192 SF	Full Service	\$650 per month	Executive Office with windows
Suite 356	192 SF	Full Service	\$650 per month	Executive Office with windows
Suite 358	192 SF	Full Service	\$650 per month	Executive Office with windows
Suite 360	5,185 SF	NNN	\$8,600 per month	Large suite with 2 Corner offices, with multiple windows
Suite 370	421 SF	NNN	\$1,300 per month	Double Executive Office with windows

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## BUILDING PHOTOS



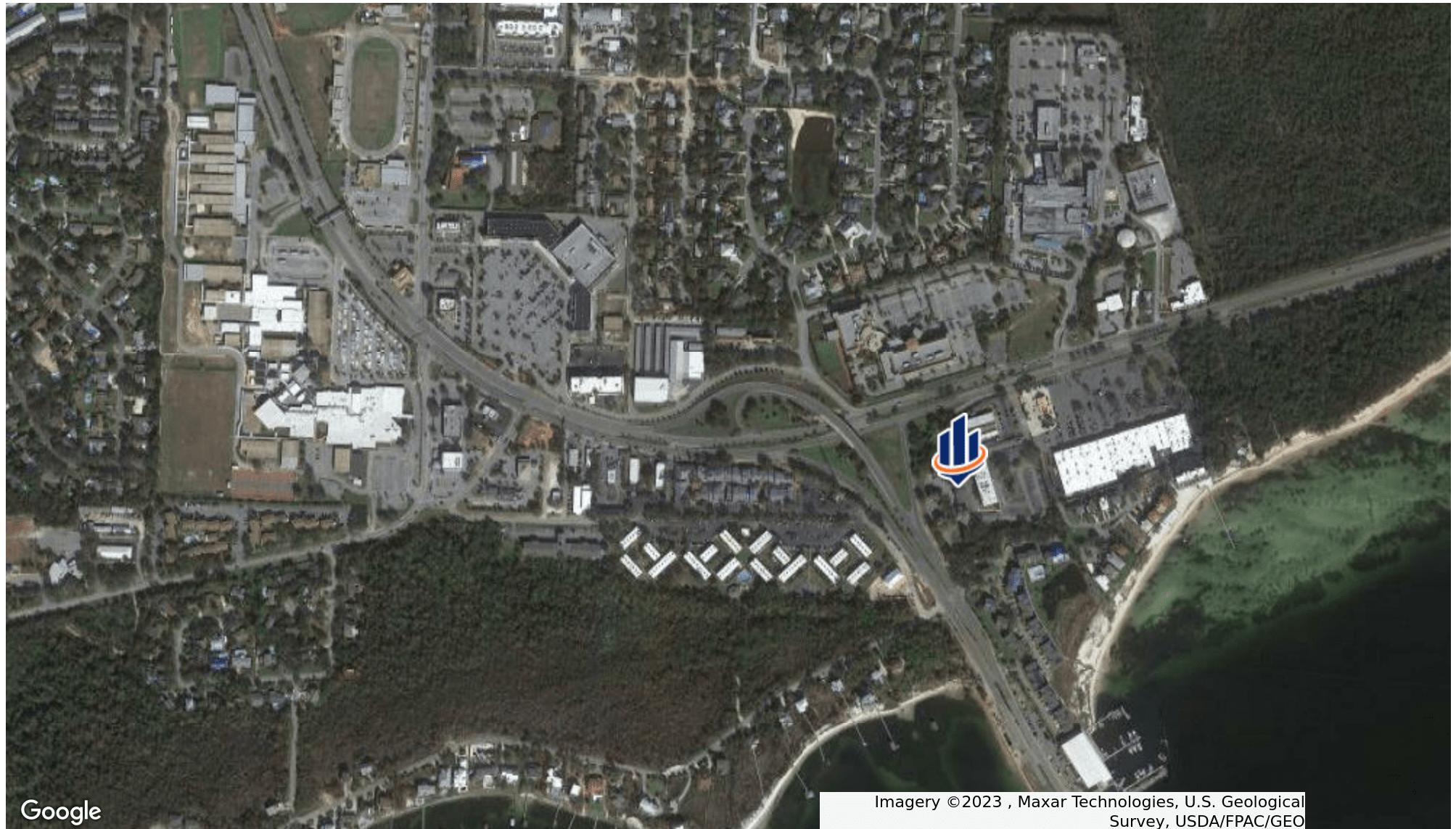
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## LOCATION MAP



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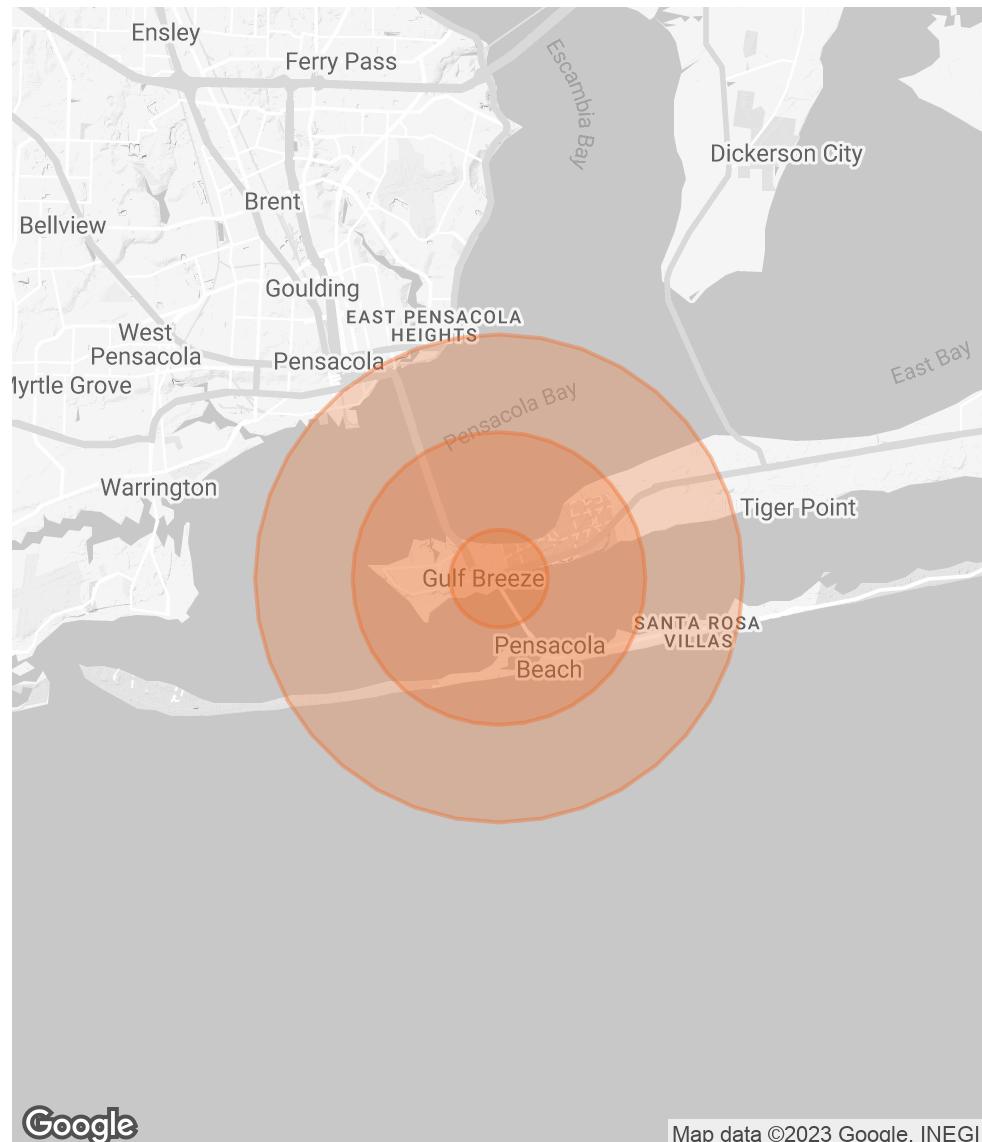
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,178	9,547	23,333
<b>AVERAGE AGE</b>	41.0	49.2	45.7
<b>AVERAGE AGE (MALE)</b>	44.3	48.3	43.8
<b>AVERAGE AGE (FEMALE)</b>	40.6	49.5	46.8
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	529	4,749	11,604
<b># OF PERSONS PER HH</b>	2.2	2.0	2.0
<b>AVERAGE HH INCOME</b>	\$129,494	\$120,745	\$101,747
<b>AVERAGE HOUSE VALUE</b>	\$450,895	\$452,045	\$378,222

\* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google, INEGI

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# MICHAEL CARRO, CCIM



## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial  
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)  
2016 #1 Top Producer in the State of Florida for SVN  
2016 #3 Top Producer in the USA for SVN  
2016 NAIOP Broker Deal of the Year Award Winner

### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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