



## 1421 East 9 Mile Road

Pensacola, Florida 32514

### Property Overview

Well-located, professionally maintained office space available for lease on highly visible E Nine Mile Road in Pensacola. This versatile property is well suited for medical office, clinical, professional office, or service-oriented users and is positioned within an established and growing medical and professional corridor.

The building offers efficient floor plans with flexible space configurations that can accommodate a variety of layouts including reception and waiting areas, private offices, exam rooms, open work areas, conference rooms, administrative space, storage, and support areas.

The site provides excellent exposure, convenient access to major thoroughfares, and strong connectivity to surrounding retail and residential neighborhoods. The property offers quick access to key regional corridors including Interstate 110, Interstate 10, and major north-south arterials, providing efficient access throughout Pensacola and the greater Northwest Florida region.



### For More Information

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### Property Highlights

- Highly visible location on E Nine Mile Road in Pensacola
- Professionally maintained office building available for lease
- State approved lead lined X-Ray Room
- Located within an established medical and professional corridor
- Suitable for medical office, clinical, professional office, or service-oriented users
- Efficient floor plans with flexible space configurations
- Layouts accommodate reception and waiting areas, private offices, exam rooms, open work areas, conference rooms, administrative space, storage, and support areas
- Excellent exposure with strong traffic visibility
- Convenient access to major thoroughfares and regional transportation corridors
- Quick access to Interstate 110 and Interstate 10
- Strong connectivity via nearby north-south arterials serving the Pensacola metro area
- Easy access to surrounding retail and residential neighborhoods
- 7:1,000 parking ratio
- Located within a growing commercial corridor

### Location Description

Situated along E. Nine Mile Rd, a major east-west corridor in Pensacola’s midtown area, offering easy access to both residential zones and commercial centers.

### Offering Summary

<b>Lease Rate:</b>	\$19.50 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	4,380 RSF   \$19.50 SF/yr NNN
<b>Lot Size:</b>	0.86 Acres



