

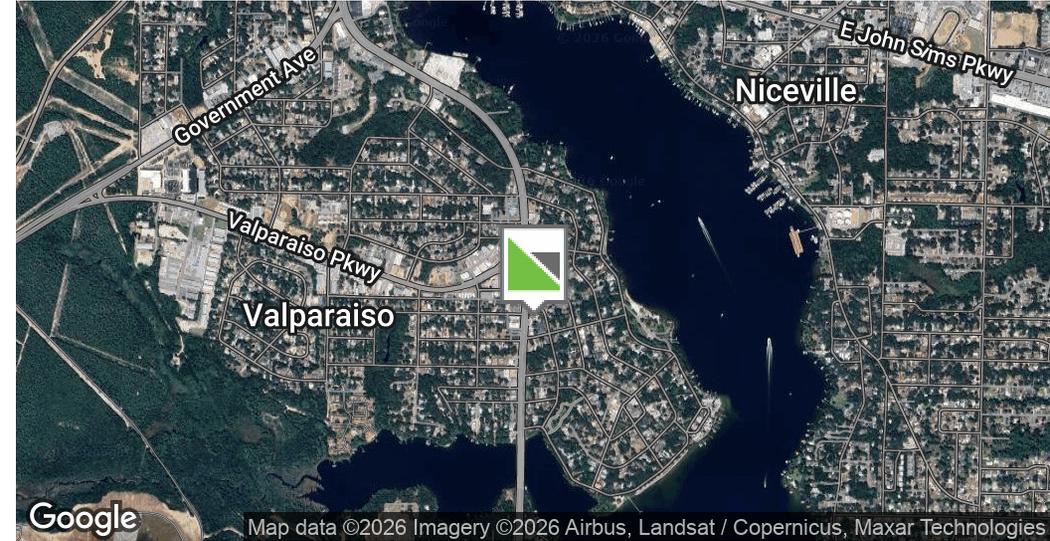
3,200 SF OFFICE AVAILABLE - STE. A & B - NEAR EGLIN AFB

120 South John Sims Parkway, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$7,000.00 SF/yr (Full Service)
Building Size:	4,546 SF
Available SF:	3,200 SF
Year Built:	1953
Renovated:	2025
Market:	Okaloosa County
Submarket:	Valparaiso

PROPERTY OVERVIEW

3,200 SF of updated office space located just outside of Eglin AFB east gate in Valparaiso, FL. Ste. A & B has a very efficient office layout which includes a nice reception area with built-in desk & cabinetry, large conference room, large open work spaces, kitchen / break area, 5 offices and two restrooms. Front & rear access doors make it convenient for both clients and staff parking. The space has updated features throughout with LDV flooring, tall ceilings, lots of natural light and recent paint on the walls. Rate structure here is \$7,000 per month, full-service which includes Base Rent, NNN fees, Electricity, Water, Sewer, Trash and HVAC maintenance costs. Tenant will be responsible for its own janitorial. Parking field up 18 parking spaces.

PROPERTY HIGHLIGHTS

- Updated office space

For More Information:

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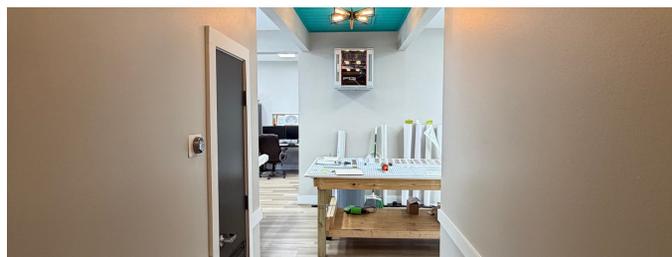
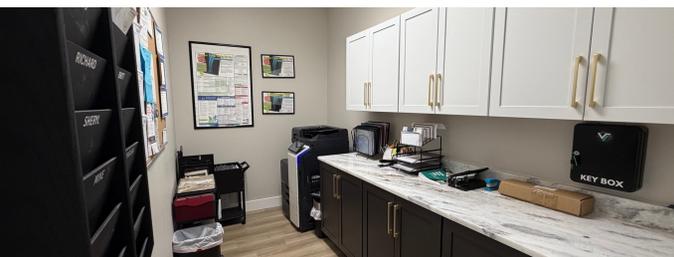
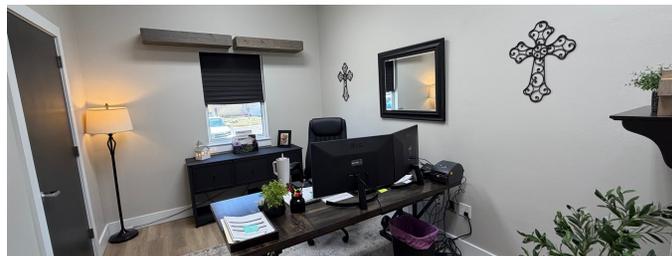
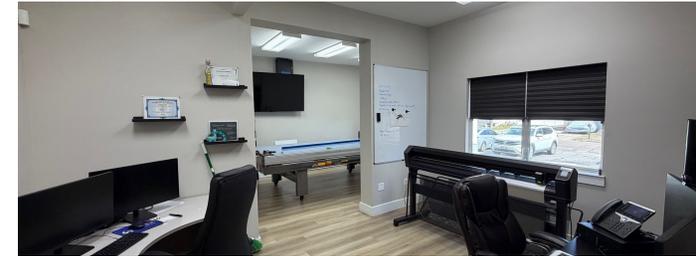
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ADDITIONAL PHOTOS

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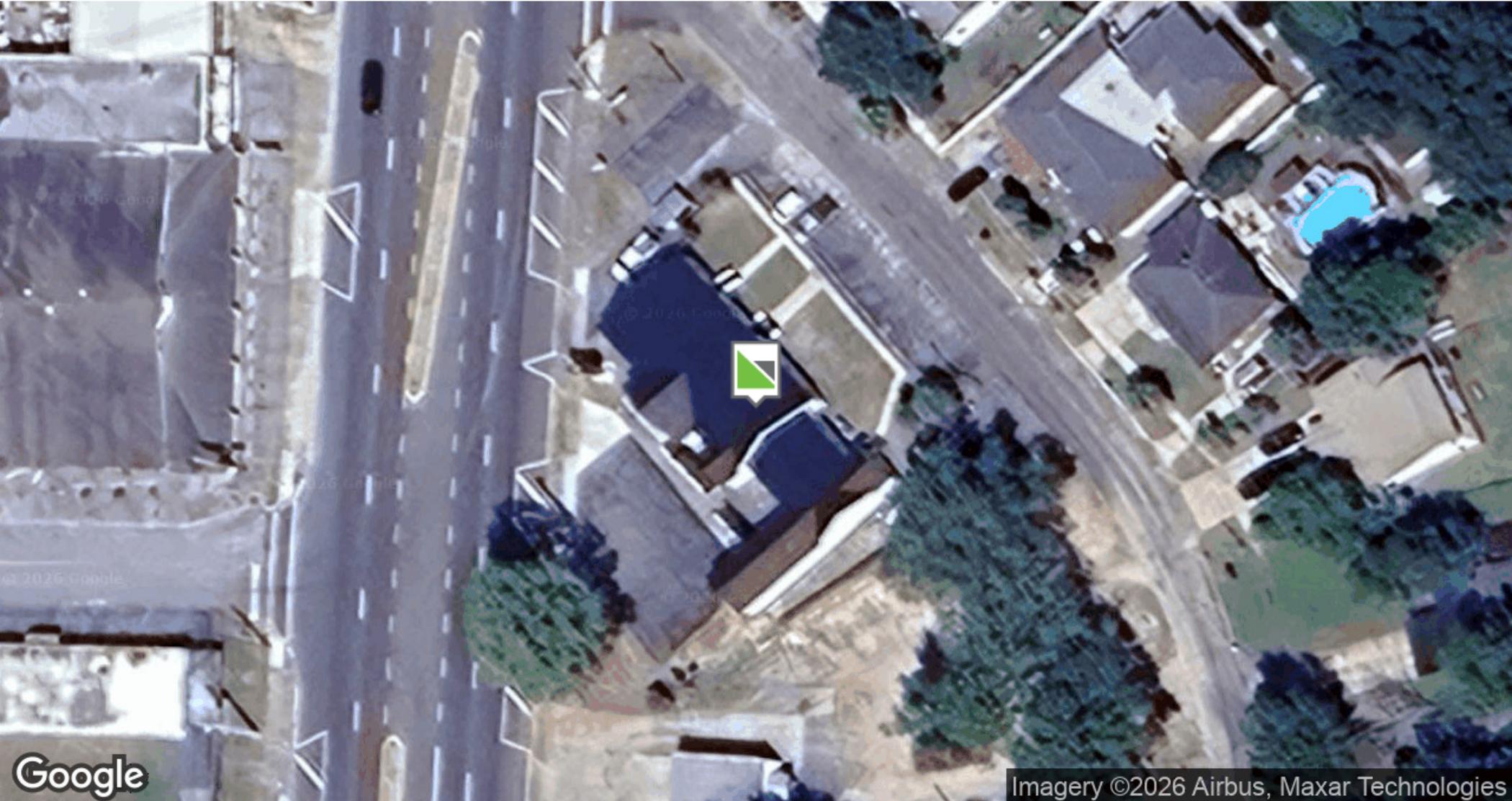
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LOCATION MAP

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ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)

Leadership Okaloosa ~ Class of 2018

ECAR (Emerald Coast Association of Realtors)

All Sports Association Member ~ 2019

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