

OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



VIDEO

360° VIRTUAL TOUR

Property Description

This state-of-the-art office is now available for sale or lease, offering a beautiful solution for medical professionals seeking a modern workspace. Designed with both functionality and aesthetic appeal in mind, the office space is elegantly and provides high-end finishes, natural lighting, and a calm, inviting atmosphere to ensure a comfortable experience for patients and staff alike.

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561

Sale Price	\$1,250,000
------------	-------------

Lease Rate	\$25.00 SF/Yr
------------	---------------

Location Information

Building Name	Medical Office at Gulf Breeze proper
Street Address	85 Baybridge Drive
City, State, Zip	Gulf Breeze, FL 32561
County	Santa Rosa
Market	Gulf Breeze
Side of the Street	Northeast
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 98
Nearest Airport	Pensacola International Airport, 10 Miles North

Building Information

Building Size	3,964 SF
---------------	----------

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	C1
Lot Size	0.079 Acres
APN #	05-35-29-0215-00100-0110
Traffic Count	57500
Traffic Count Street	Hwy 98 Gulf Breeze Pkwy

Parking & Transportation

Street Parking	No
Parking Type	Surface

Utilities & Amenities

Central HVAC	Yes
--------------	-----

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

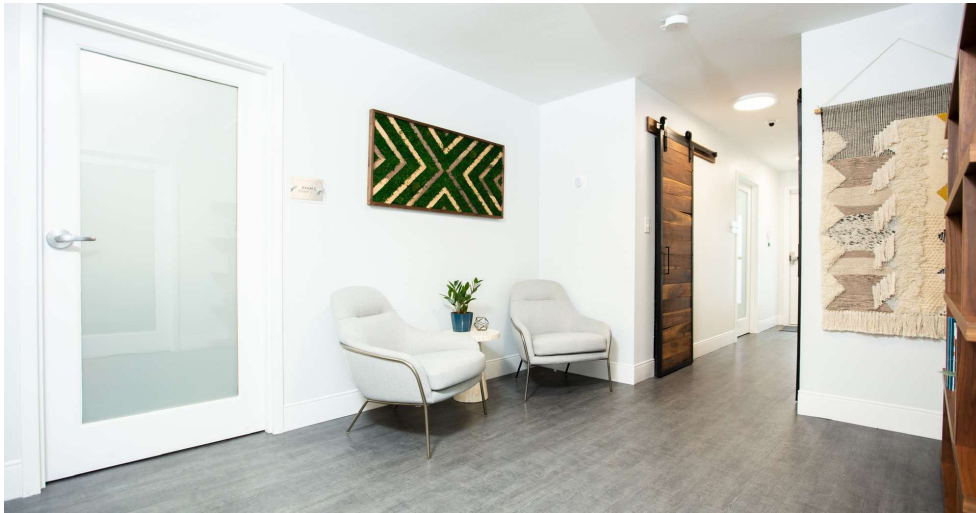
BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Property Highlights

- - Spacious 3,964 SF building
- - Suitable for office or medical use
- - Recently renovated in 2023
- - Contemporary amenities
- - Well-maintained interior
- - Zoned C1 for versatile commercial use
- - 3,964 SF modern building
- - Prime location in Gulf Breeze
- - Spacious and functional layout

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

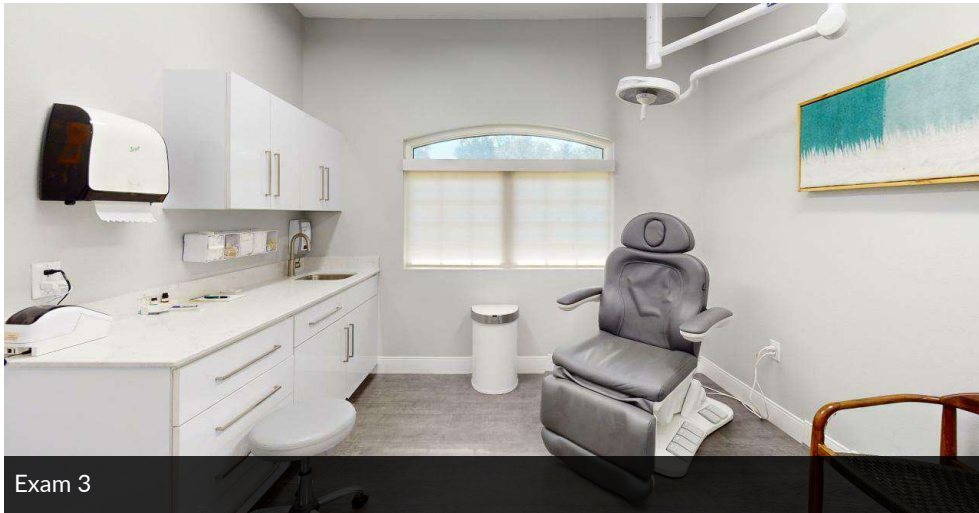
BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

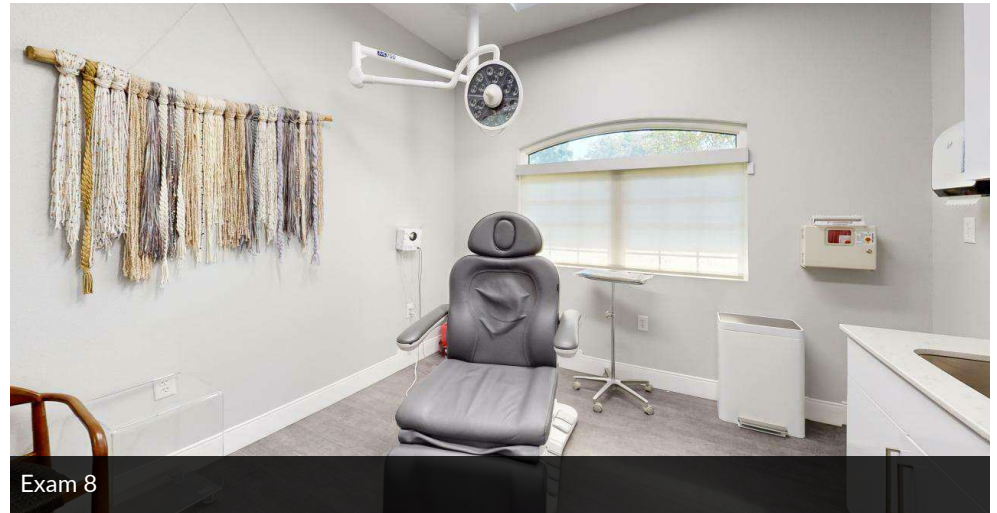
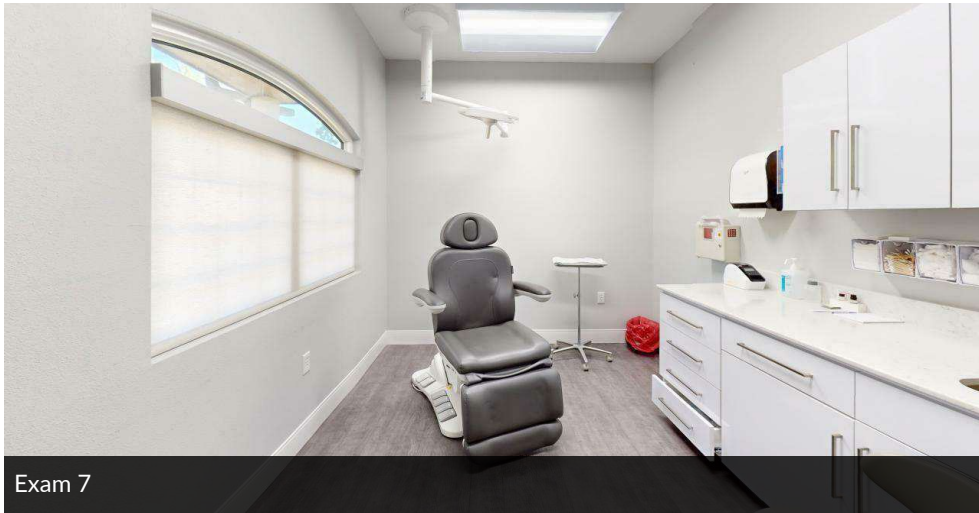
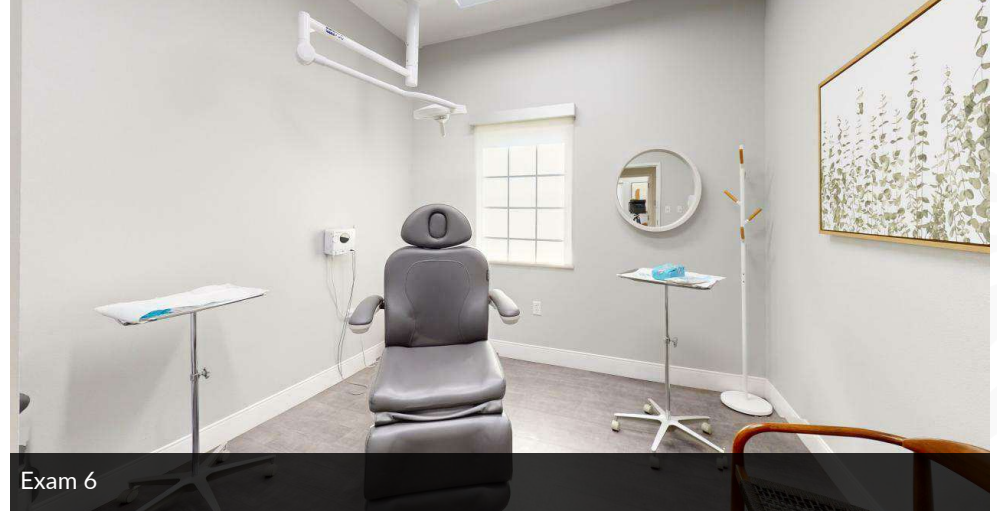
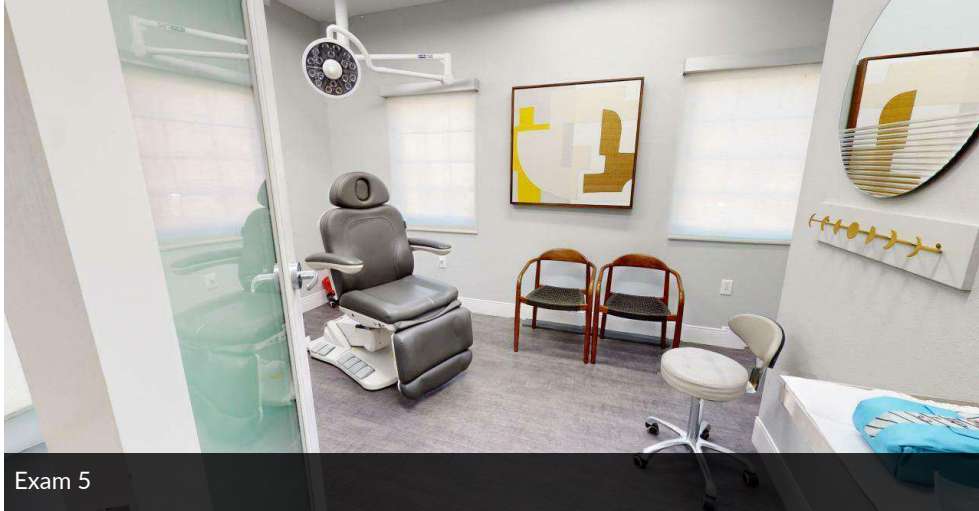
BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

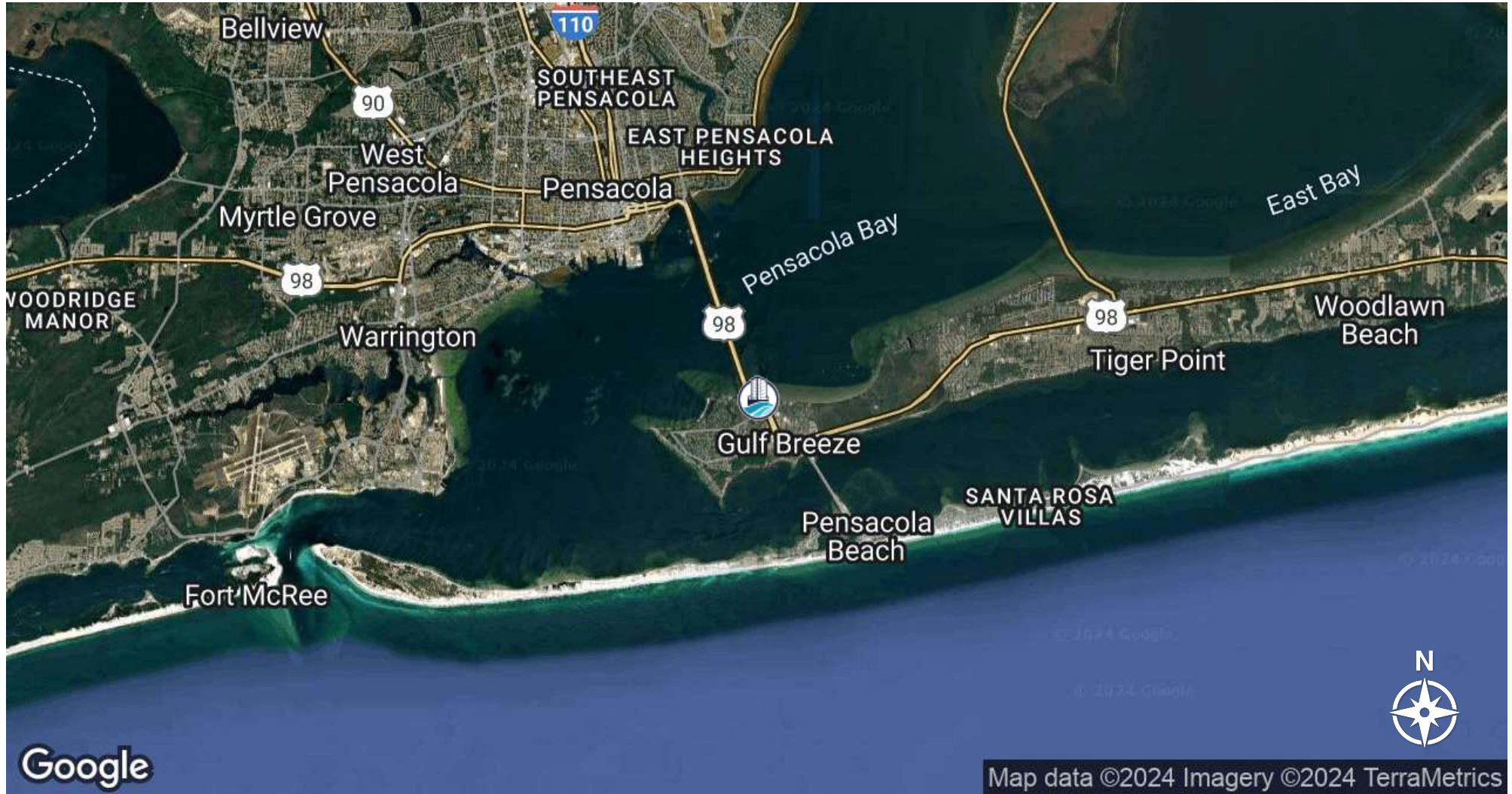
BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

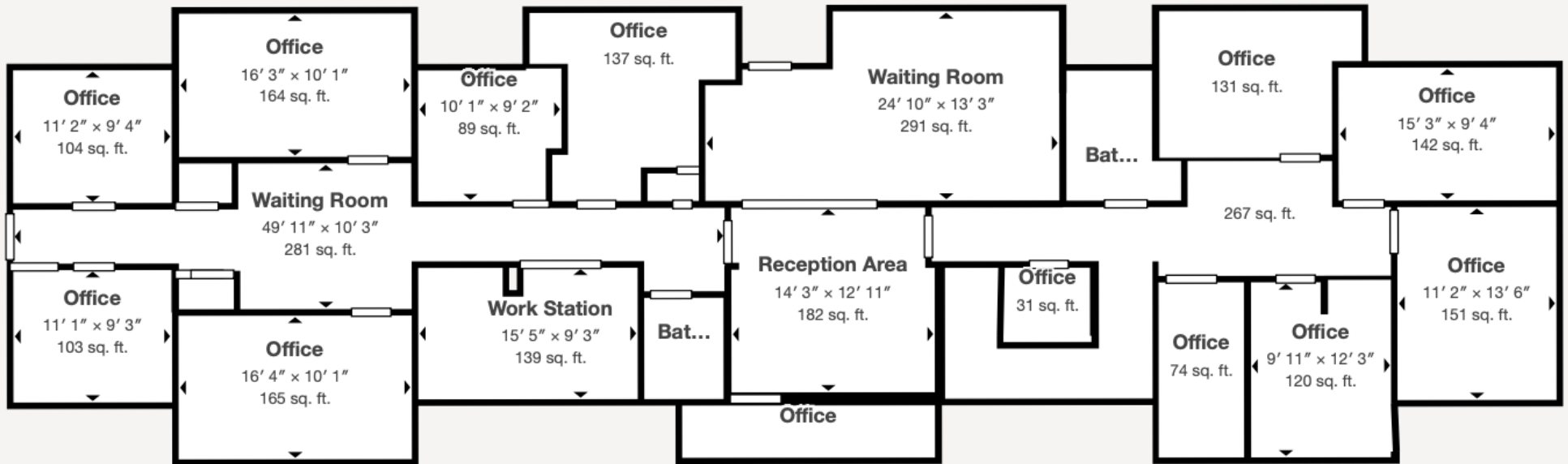
BayCityRealty.com



Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561

360° VIRTUAL TOUR

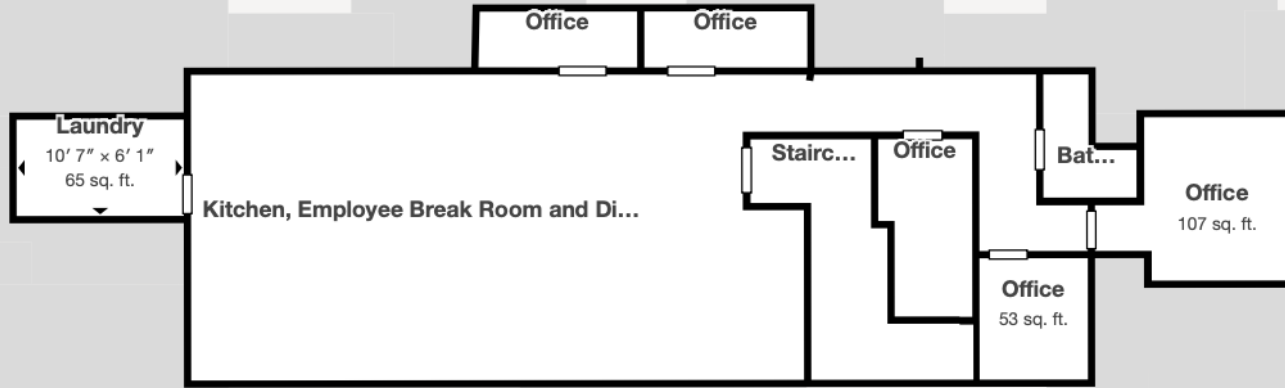


OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561

360° VIRTUAL TOUR



 Matterport Property Report:

85 Baybridge Dr

Indoor Scanned Area - Full Property 4,078 sq. ft. | Floor 2 1,319 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561

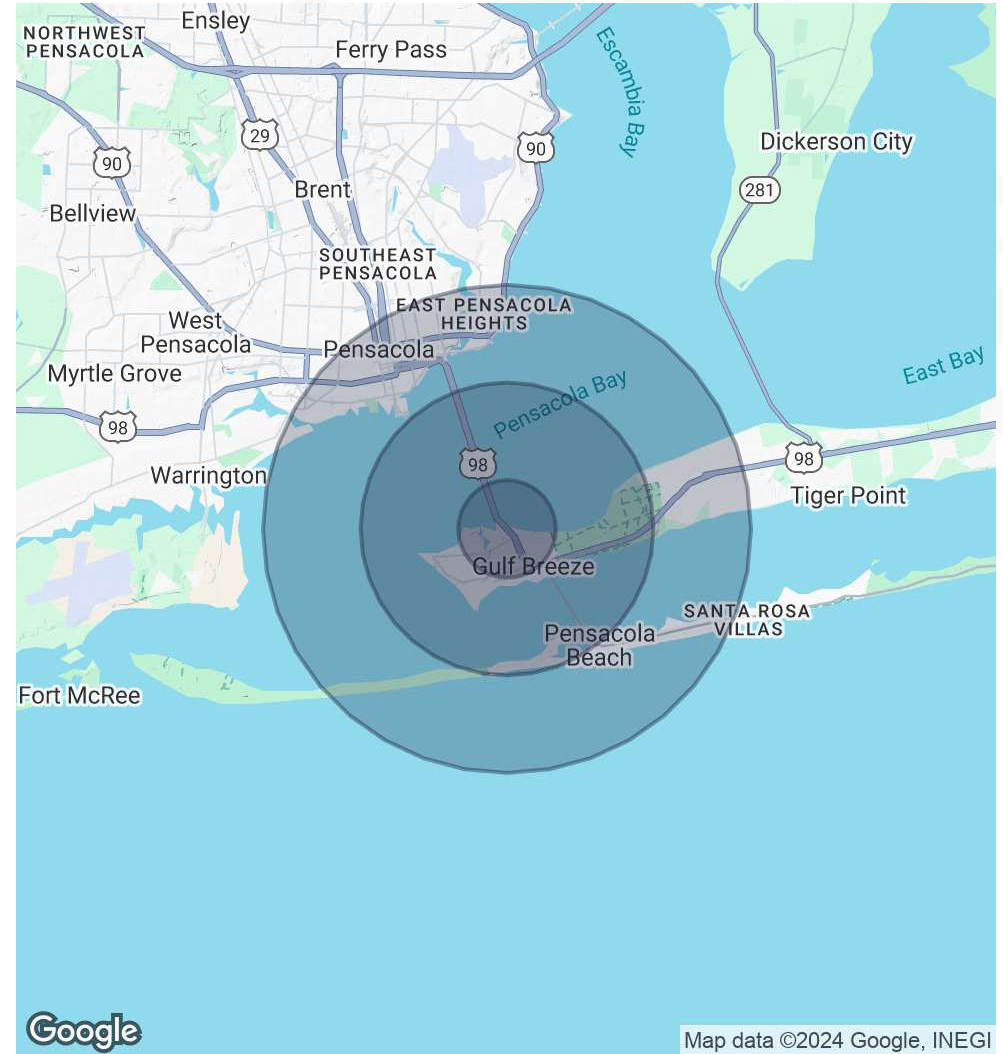
Population	1 Mile	3 Miles	5 Miles
Total Population	3,369	7,726	37,582
Average Age	46	47	45
Average Age (Male)	44	45	44
Average Age (Female)	48	48	46

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,379	3,205	16,665
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$180,200	\$180,066	\$124,798
Average House Value	\$748,632	\$776,676	\$545,736

Traffic Counts

Gulf Breeze Parkway	57,500/day
---------------------	------------

Demographics data derived from AlphaMap



Map data ©2024 Google, INEGI

Bay City Realty
 850.764.6800
 Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



OFFICE OFFERING FOR SALE / LEASE

Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



Medical Office at Gulf Breeze proper

85 Baybridge Drive Gulf Breeze, FL 32561

Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.