

FOR SALE

315 EDGE AVENUE | VALPARAISO

*AN EXCEPTIONAL +/- 17,913 SF CLASS A OFFICE BUILDING OFFERING PREMIUM WORKSPACE
AND CLASS A OFFICE FACILITIES JUST MINUTES FROM EGLIN AFB & THE EMERALD COAST*



PROPERTY HIGHLIGHTS

315 Edge Avenue offers a rare opportunity to acquire a premier Class A office building in the heart of Valparaiso, Florida. This fully renovated two-story, +/- 17,913 square-foot property showcases modern upgrades throughout, including numerous private offices, lab area, secured classified space, multiple conference rooms, an elegant lobby, a secured open storage area, a high bay with a metal rollup door, sitting areas, with restrooms and kitchens on both floors. Designed with both functionality and prestige in mind, the elevator-served building features flexible floor plans to support a wide range of professional and technical uses. Situated on +/- 1.81 acres, the property also provides expansive on-site parking to accommodate employees and visitors. Ideally located just minutes from Eglin Air Force Base, Niceville, Shalimar, and Fort Walton Beach, 315 Edge Avenue delivers exceptional connectivity and visibility within one of Northwest Florida's most desirable business corridors. With superior construction, a strategic location, and tremendous accessibility, this property stands out as a secure and sophisticated option for organizations seeking a strong presence along the Emerald Coast. Whether for an owner-user or an investor, 315 Edge Avenue represents a compelling and versatile commercial real estate opportunity.



Property Type - Office

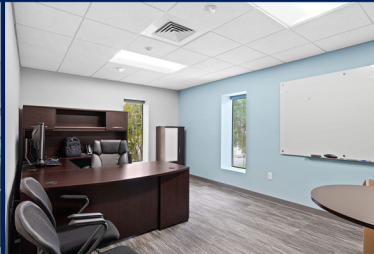
Parking Spaces - 50

Acres - +/- 1.81

Building SF - +/- 17,913 SF

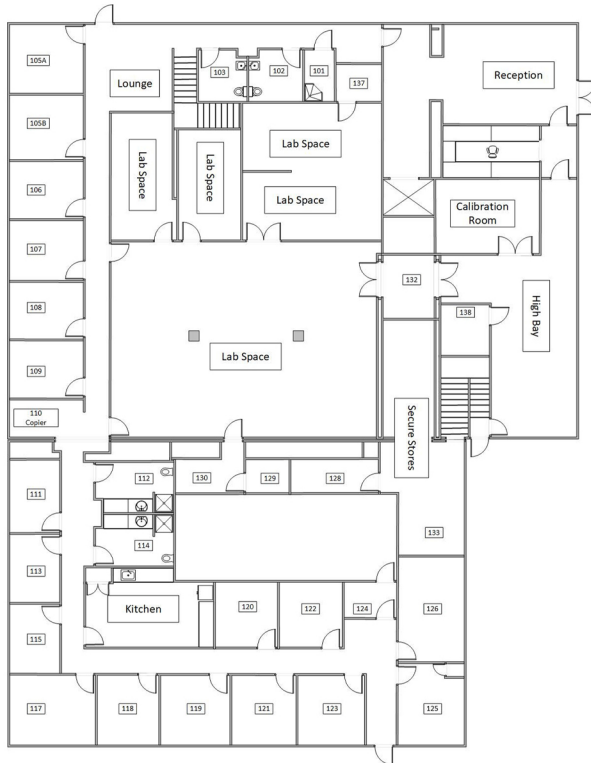
Building Class - A

Percent Leased - 100%

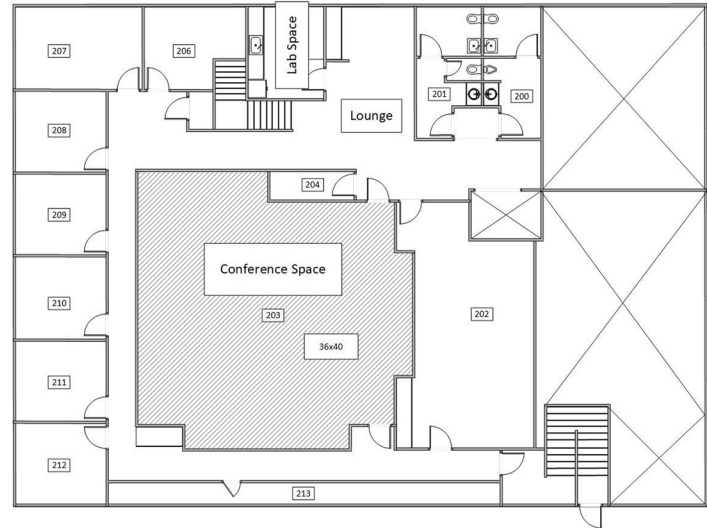




FLOOR PLANS



First Floor



Second Floor

LOCATION HIGHLIGHTS

KEY LANDMARKS & EMPLOYERS

- ▶ EGLIN AIR FORCE BASE – 2 MINUTES
- ▶ DESTIN-FORT WALTON BEACH AIRPORT – 10 MINUTES
- ▶ HCA FLORIDA TWIN CITIES HOSPITAL – 8 MINUTES
- ▶ NORTHWEST FLORIDA STATE COLLEGE – 10 MINUTES

NEARBY CITIES & BUSINESS HUBS

- ▶ NICEVILLE – 3 MILES
- ▶ SHALIMAR – 6 MILES
- ▶ FORT WALTON BEACH – 10 MILES
- ▶ DESTIN – 20 MILES

AMENITIES & RECREATION

- ▶ BLUEWATER BAY RESORT & GOLF CLUB – 10 MINUTES
- ▶ STARBUCKS, PUBLIX, AND WINN-DIXIE – NEARBY NICEVILLE
- ▶ THE WHARF 850 & LJ SCHOONERS DOCKSIDE RESTAURANT – WATERFRONT DINING
- ▶ EGLIN GOLF COURSE – JUST MINUTES AWAY

MAJOR ROADWAYS

- ▶ HIGHWAY 85 – NORTH-SOUTH CONNECTION
- ▶ HIGHWAY 20 – EAST-WEST ACCESS
- ▶ EGLIN PARKWAY (FL-85A) – QUICK ROUTE TO SHALIMAR & FORT WALTON BEACH

Destin-Fort
Walton Beach
Airport



Main Gate



Eglin Air
Force Base

HCA Florida
Twin Cities
Hospital



**315 EDGE AVENUE
VALPARAISO, FL**



85

Niceville

Starbucks,
Publix, and
Winn-Dixie

Bluewater Bay
Resort & Golf Club

85

Fort Walton
Beach

Shalimar

20

Bluewater
Bay Resort
& Golf Club



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