

OFFICE | RETAIL OFFERING FOR LEASE

Downtown Pensacola

108 South Palafox Street Pensacola, FL 32502



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

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

| 850.764.6800

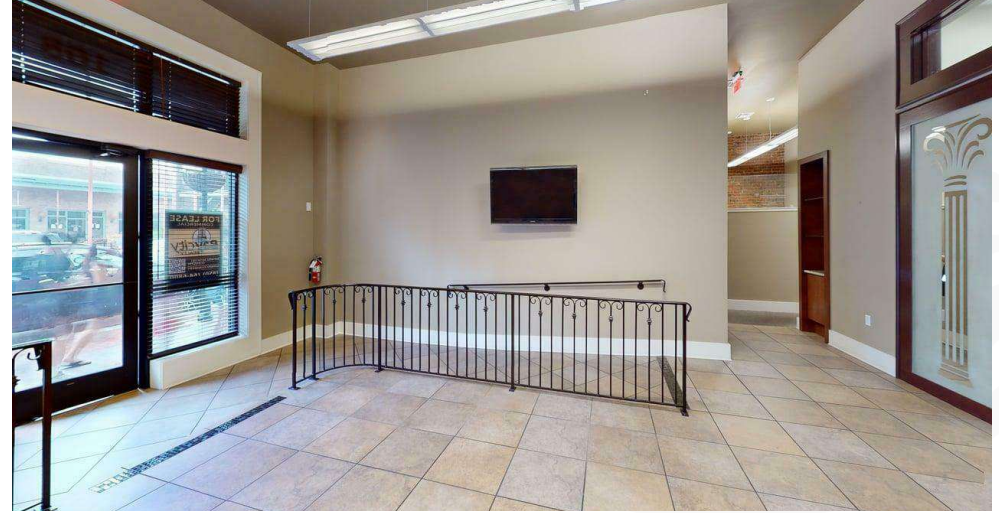
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360° VIRTUAL TOUR

Offering Summary

| | |
|---------------|---------------------|
| LEASE RATE: | \$25.00 SF/yr (NNN) |
| NNN | \$5.00 SF/yr |
| AVAILABLE SF: | 4,552 SF |

Property Description

Designed for modern businesses, the property at 108 South Palafox Street offers a prime leasing opportunity in the heart of Pensacola, FL. Boasting state-of-the-art amenities and sleek, professional finishes, the building provides an exceptional environment for success. With ample natural light, spacious floor plans, and customizable layouts, tenants can tailor their space to suit their individual needs. The property also features dedicated parking, easy access to major highways, and is situated in close proximity to public transportation. Whether for an office or an entire office building, this prestigious location offers an unparalleled opportunity for businesses to thrive in a dynamic and thriving city.

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|-------------|---------------|
| Lease Rate: | \$25.00 SF/Yr |
| NNN: | \$5.00 SF/Yr |

Location Information

| | |
|--------------------|--|
| Building Name | Downtown Pensacola Lease Opportunity |
| Street Address | 108 South Palafox Street |
| City, State, Zip | Pensacola, FL 32502 |
| County | Escambia |
| Market | Pensacola |
| Sub-market | Downtown Pensacola |
| Cross-Streets | Between S Intendencia and S Romana Streets |
| Side of the Street | East |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | Business Hwy 98 |
| Nearest Airport | Pensacola International Airport |

Building Information

| | |
|---------------|----------|
| Building Size | 4,552 SF |
|---------------|----------|

Property Information

| | |
|------------------|------------------|
| Property Type | Office Retail |
| Property Subtype | Office Building |
| Zoning | C-2A |
| Lot Size | 0.112 Acres |
| APN # | 000S009001008199 |
| Lot Frontage | 41 ft |
| Lot Depth | 113 ft |

Parking & Transportation

| | |
|----------------|-----|
| Street Parking | Yes |
| Parking Type | Yes |

Utilities & Amenities

| | |
|--------------|---------|
| Central HVAC | Yes |
| Restrooms | 2 |
| | 3 Units |

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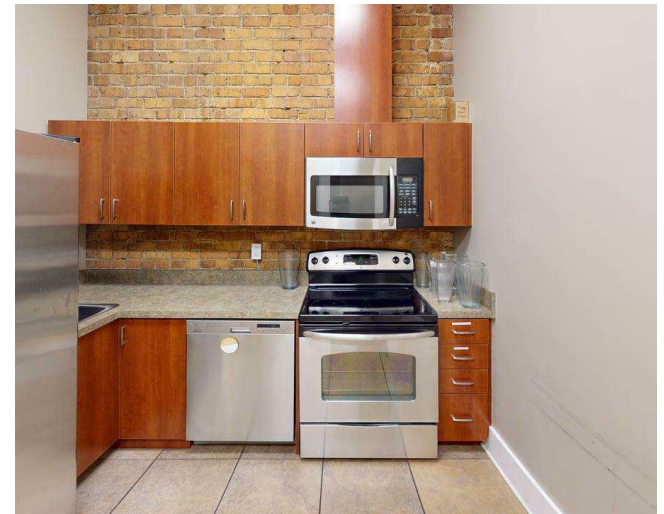
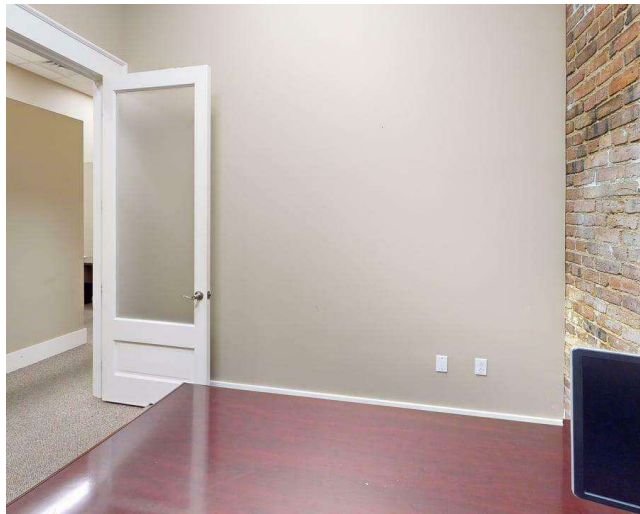
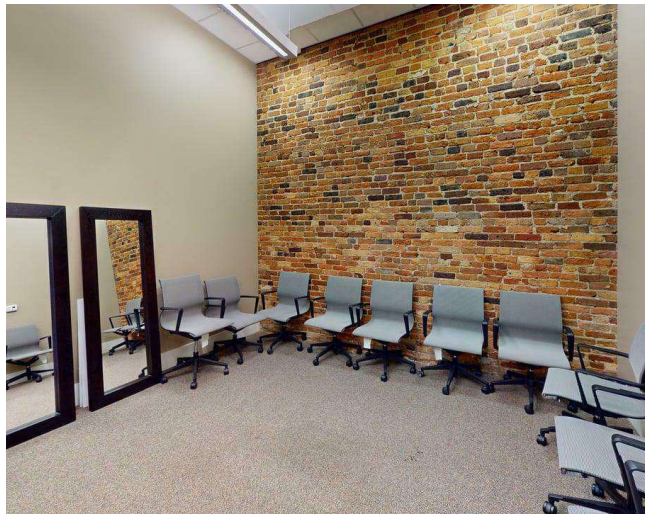
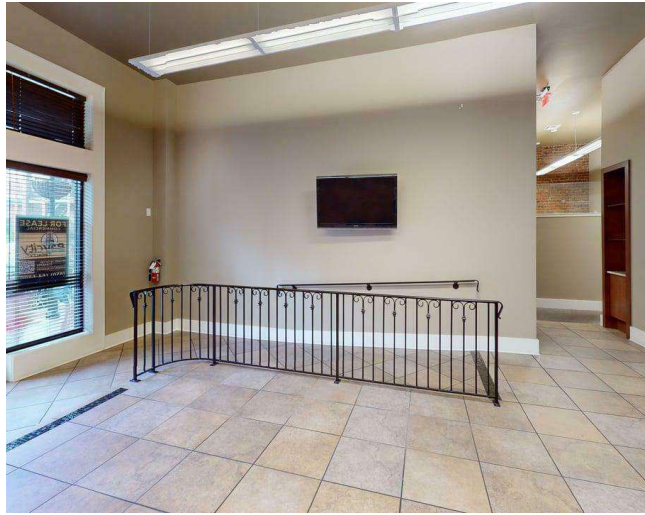
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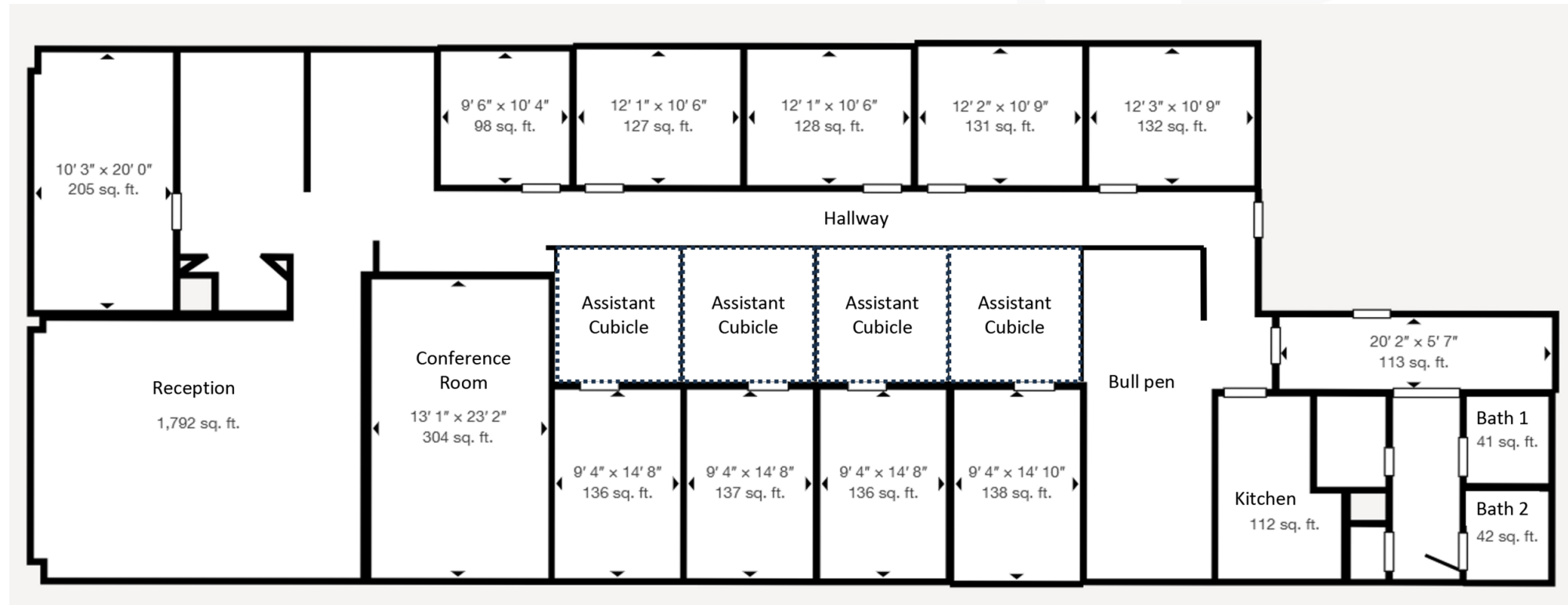
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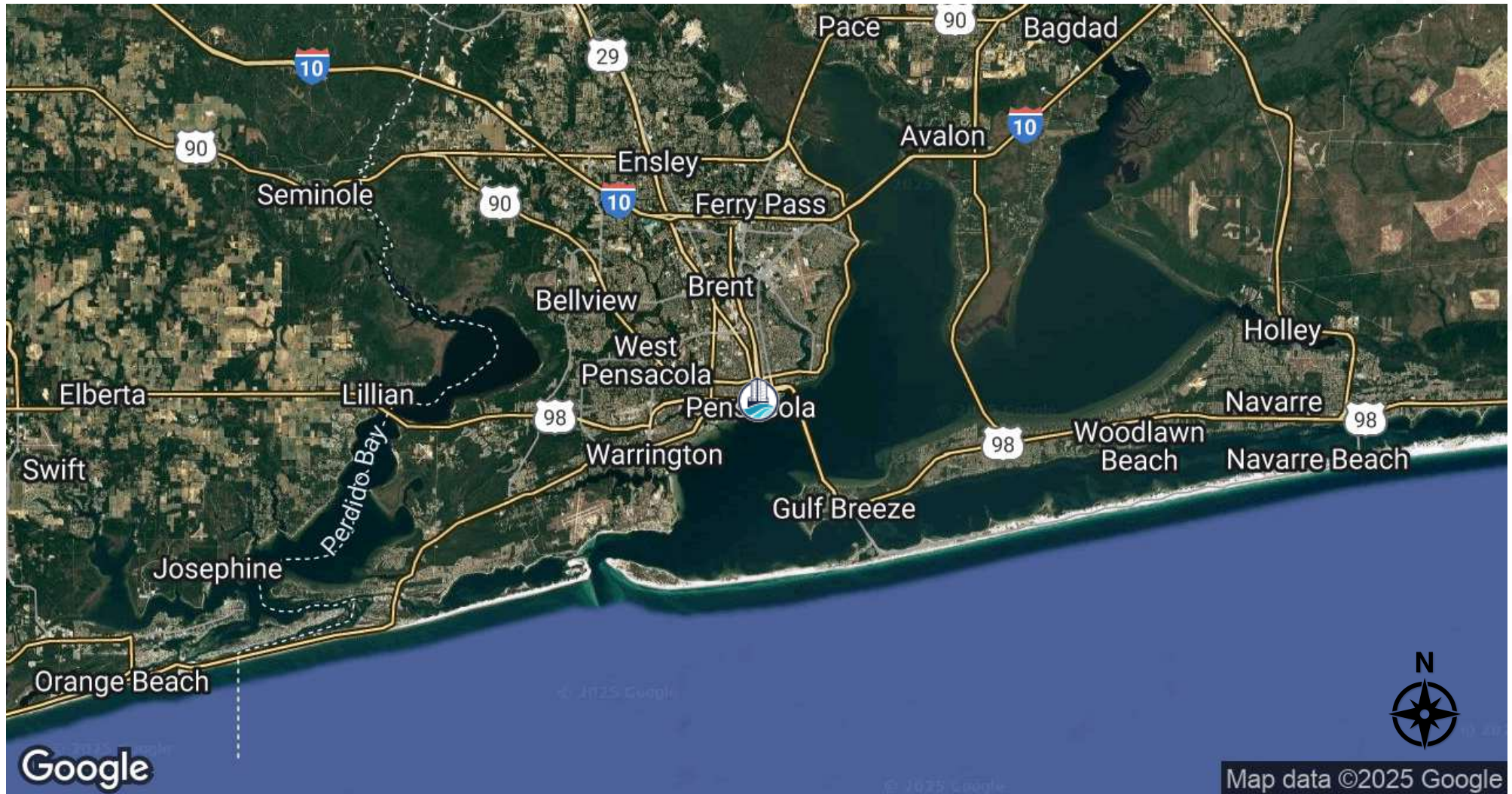
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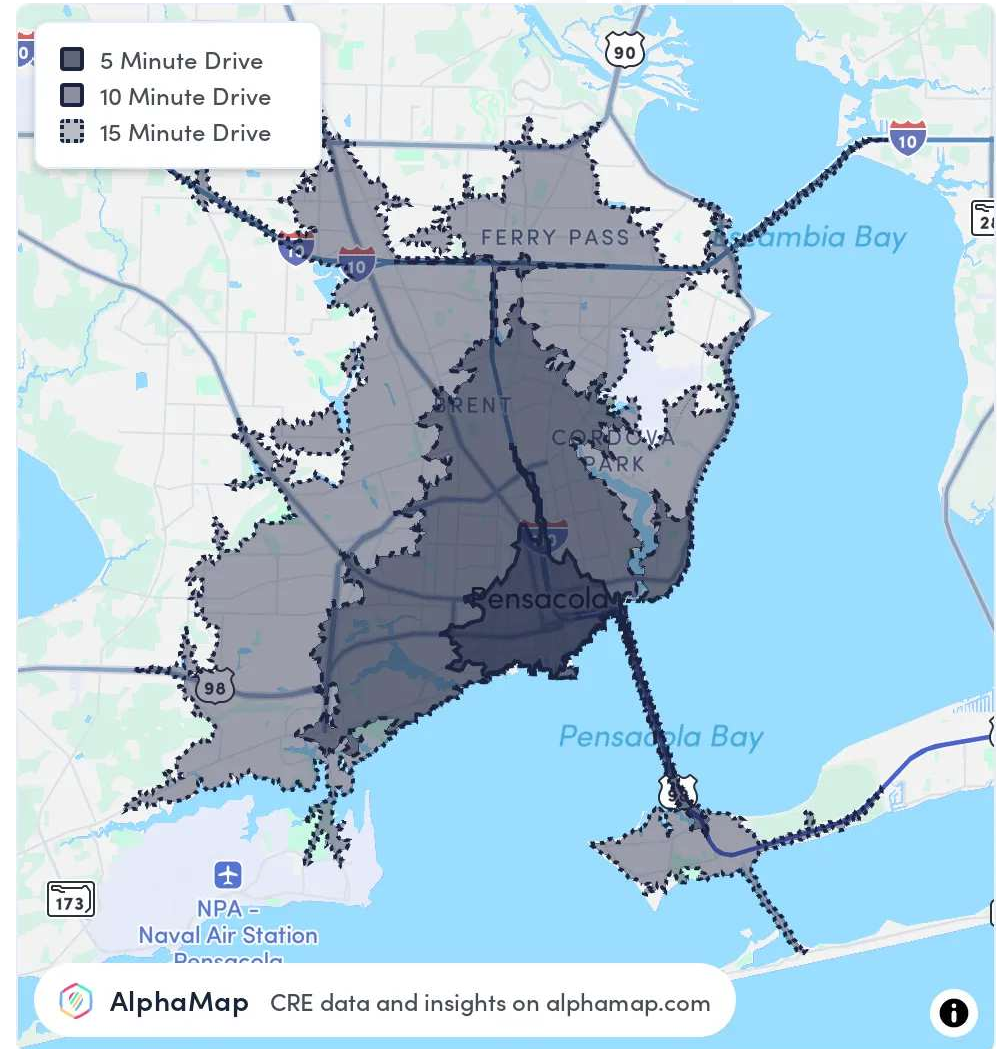
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| Population | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population | 7,185 | 48,118 | 126,720 |
| Average Age | 44 | 40 | 41 |
| Average Age (Male) | 43 | 39 | 39 |
| Average Age (Female) | 46 | 42 | 42 |
| | | | |
| Household & Income | 5 Minutes | 10 Minutes | 15 Minutes |
| Total Households | 3,366 | 18,937 | 51,236 |
| Persons per HH | 2.1 | 2.5 | 2.5 |
| Average HH Income | \$78,255 | \$72,128 | \$76,771 |
| Average House Value | \$437,820 | \$304,198 | \$286,743 |
| Per Capita Income | \$37,264 | \$28,851 | \$30,708 |

Map and demographics data derived from AlphaMap



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About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
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Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



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

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.