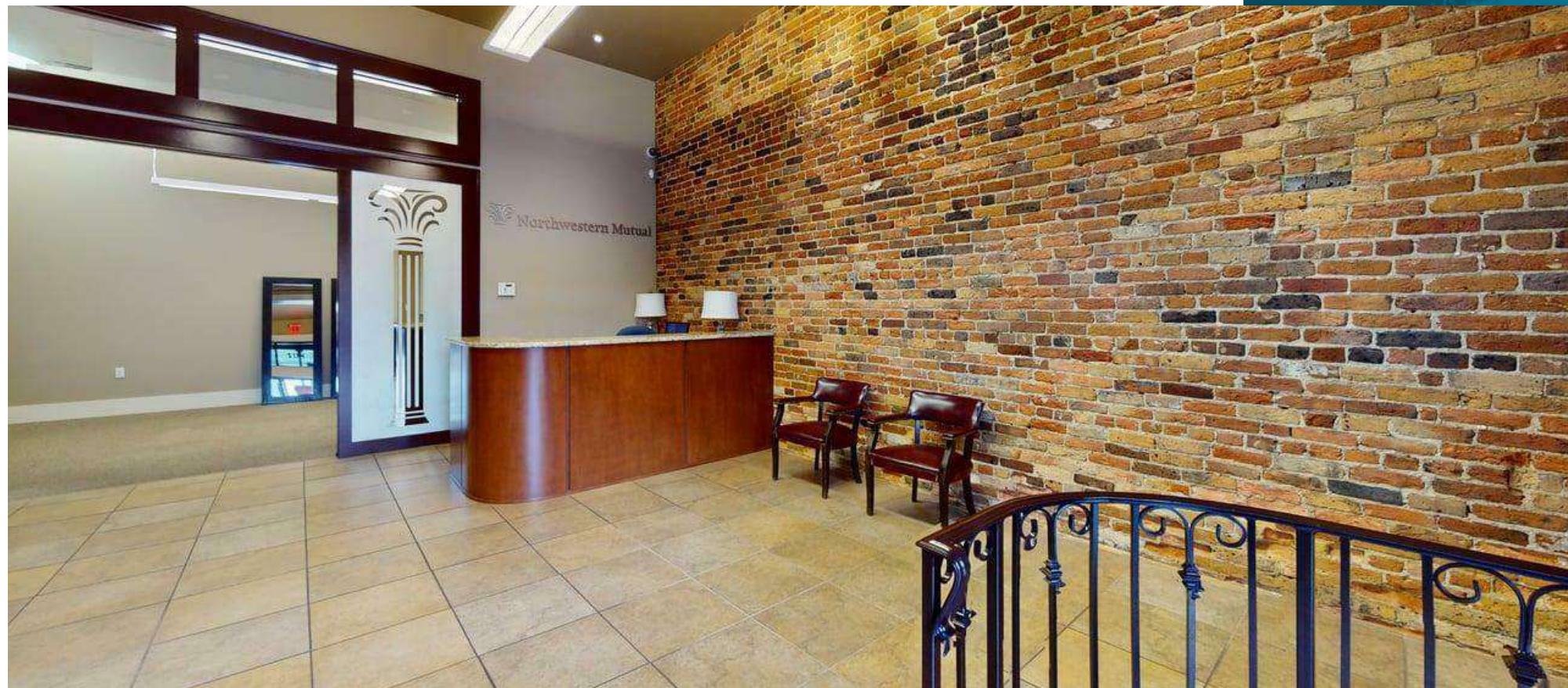


OFFICE | RETAIL OFFERING FOR LEASE

# 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

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## OFFICE OFFERING FOR LEASE

# Downtown Pensacola Lease Opportunity

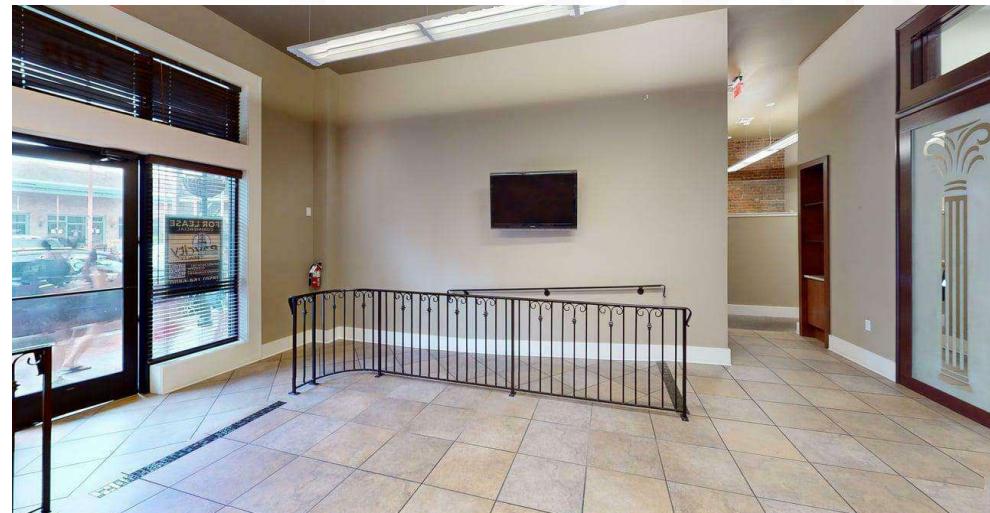
108 South Palafox Street Pensacola, FL 32502



**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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<b>Lease Rate:</b>	<b>\$25.00 SF/Yr</b>
<b>NNN:</b>	<b>\$5.00 SF/Yr</b>

### 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
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### 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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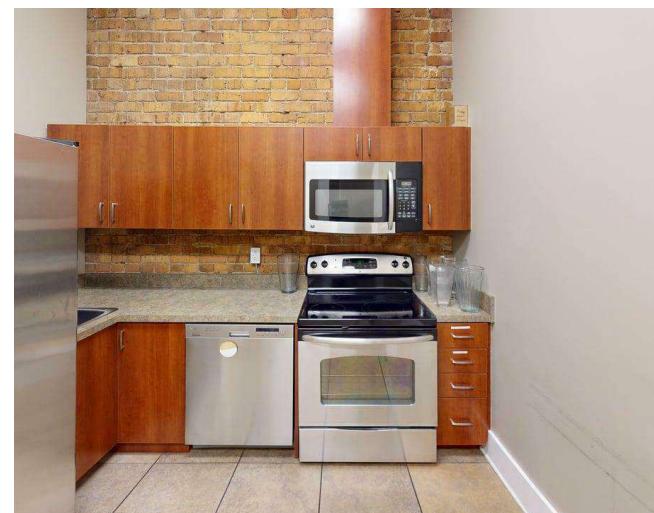
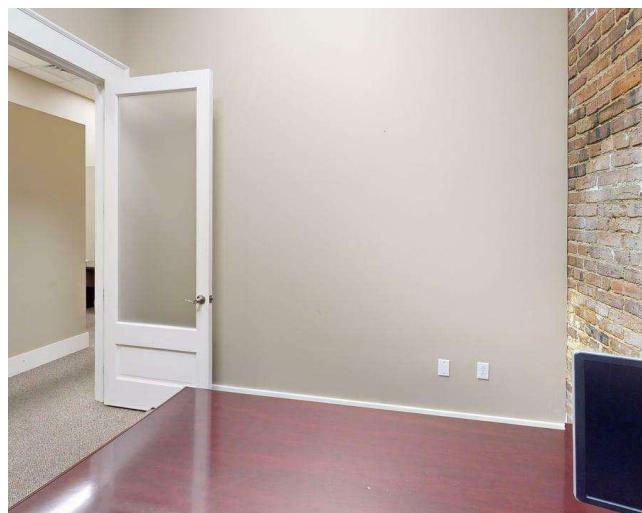
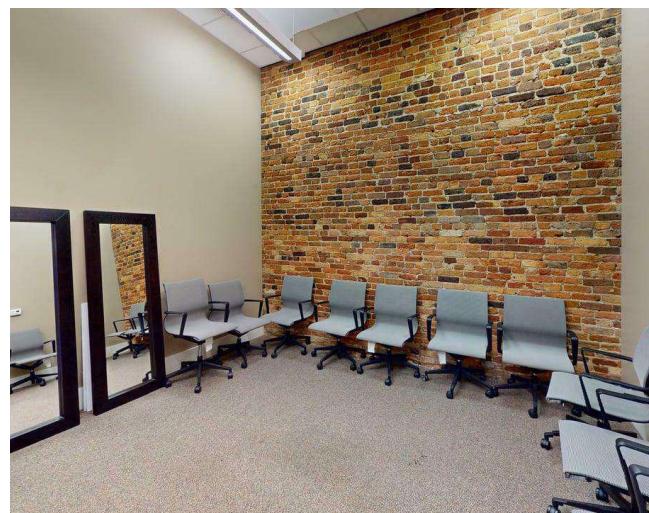
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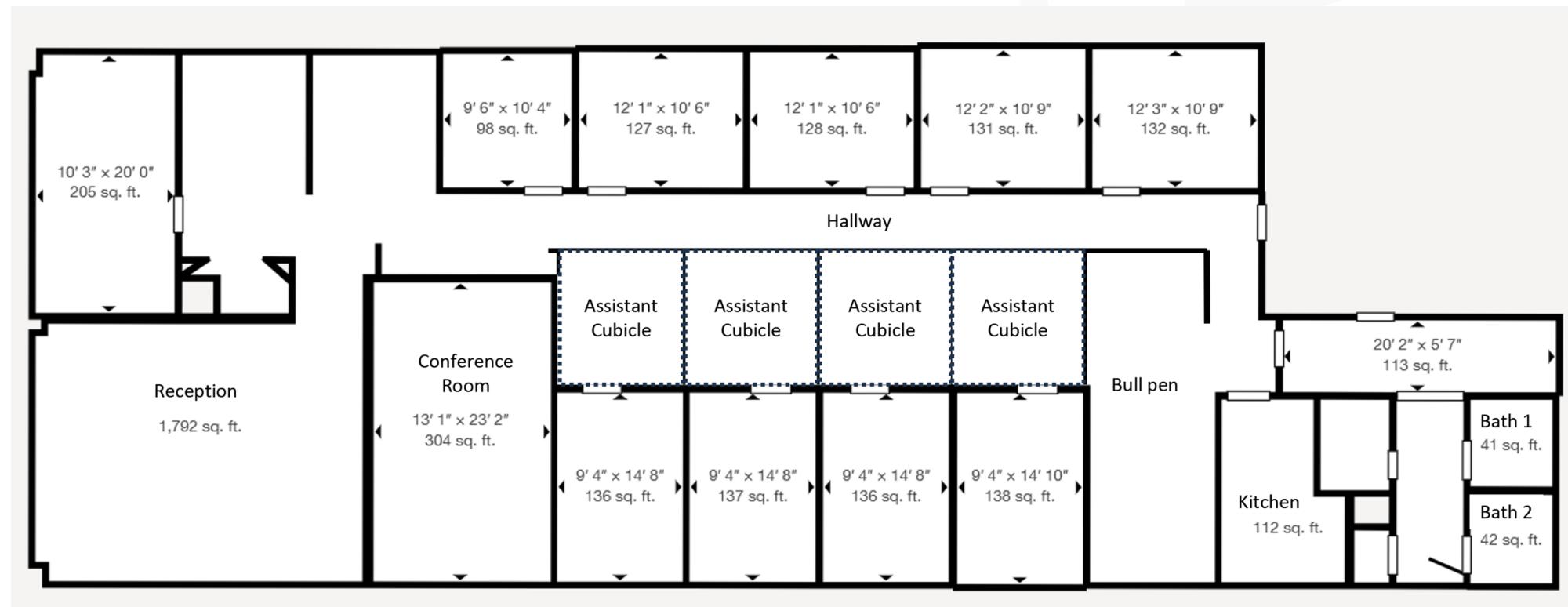
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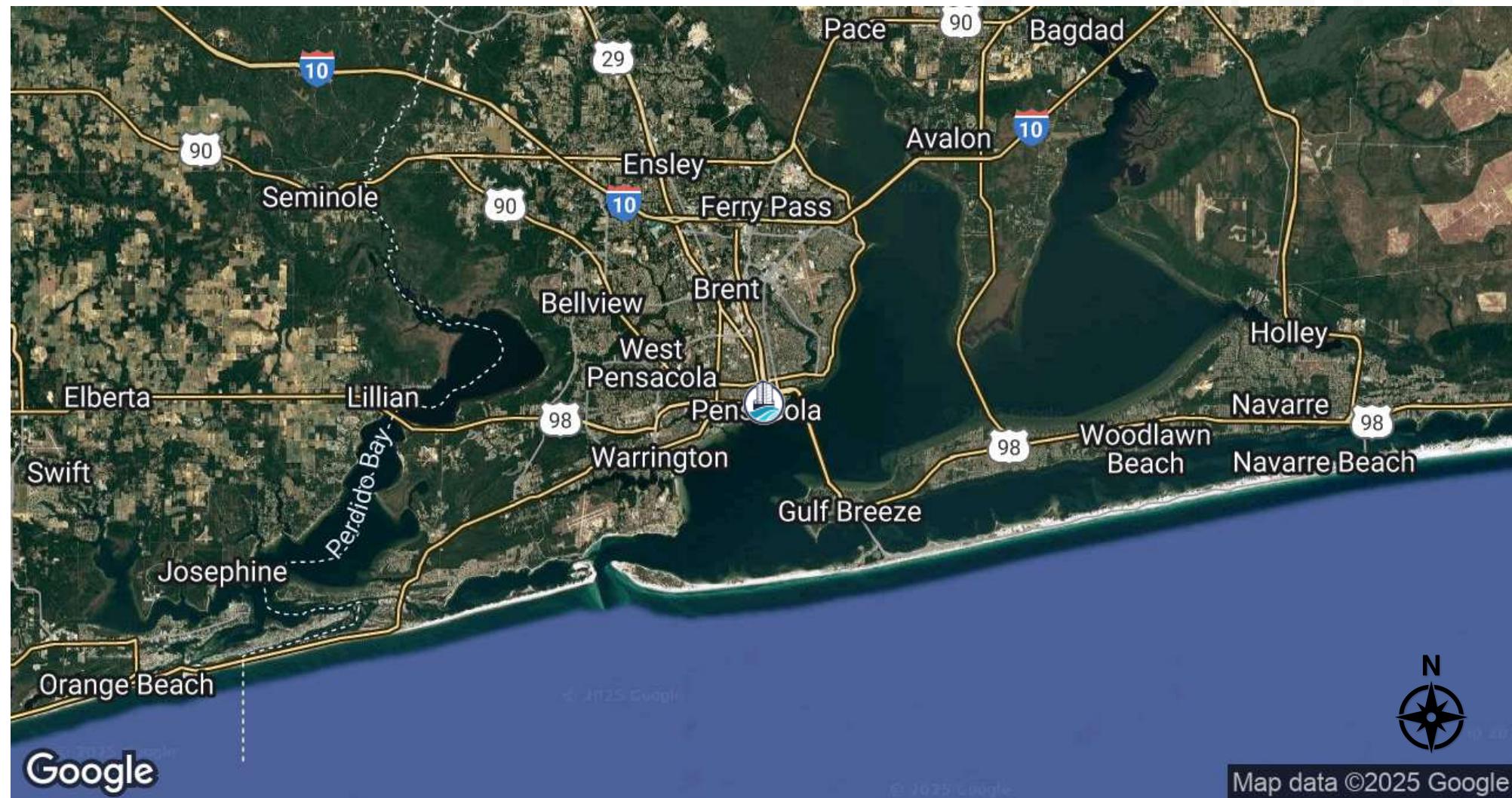
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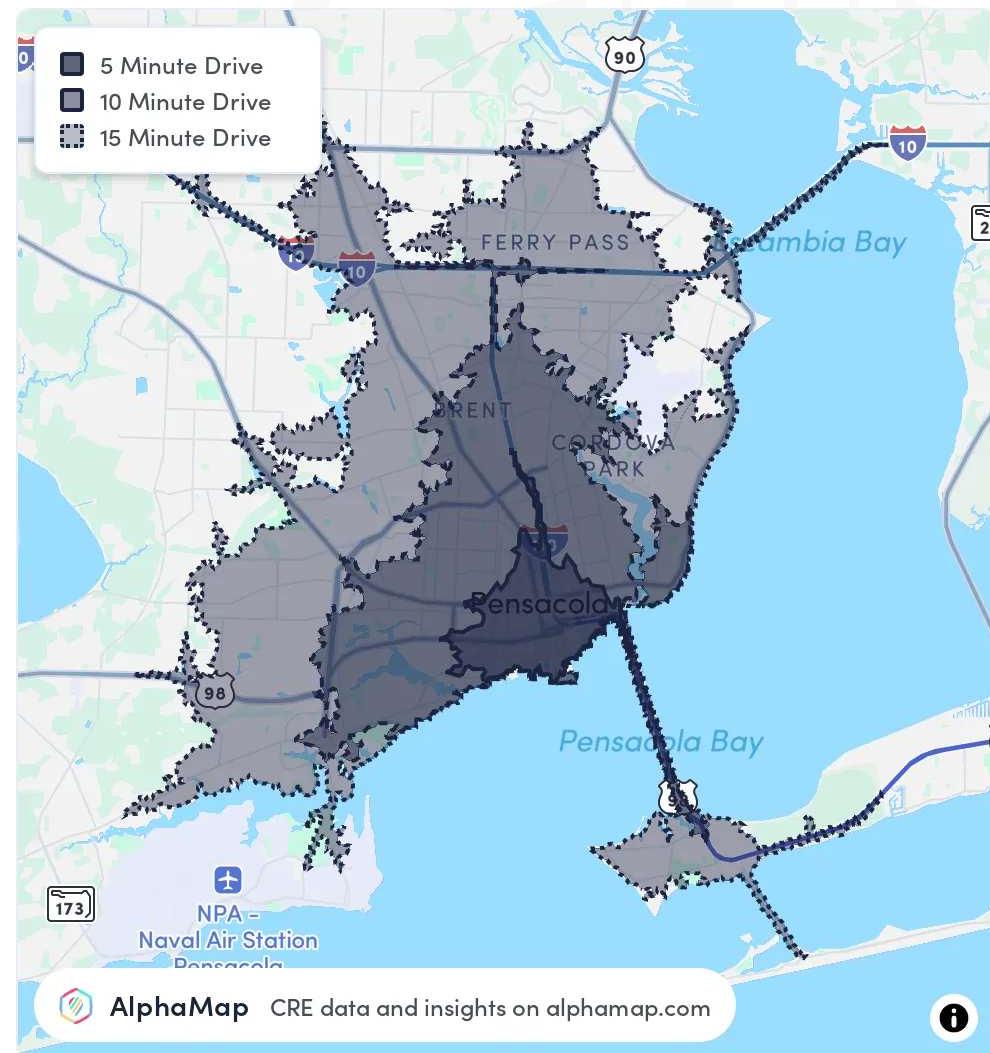
# Downtown Pensacola Lease Opportunity

108 South Palafox Street Pensacola, FL 32502

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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**BayCity**  
REALTY

# About Us



**MEHDI MOEINI**  
**CCIM, CPM, MiCP**  
**Broker | Managing Partner**  
**(850) 380-0877**  
**[Mehdi@BayCityRealty.com](mailto: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](mailto: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.