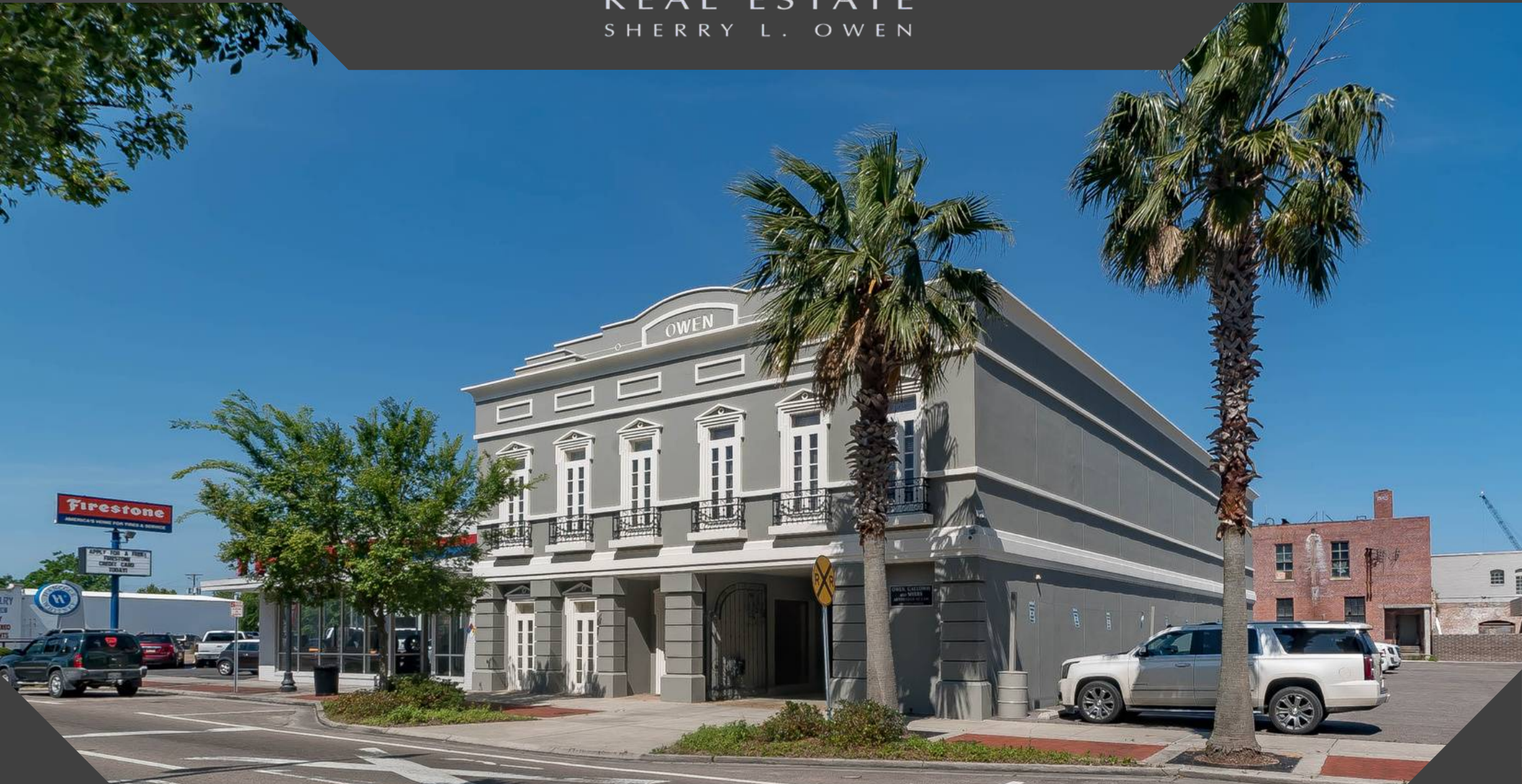
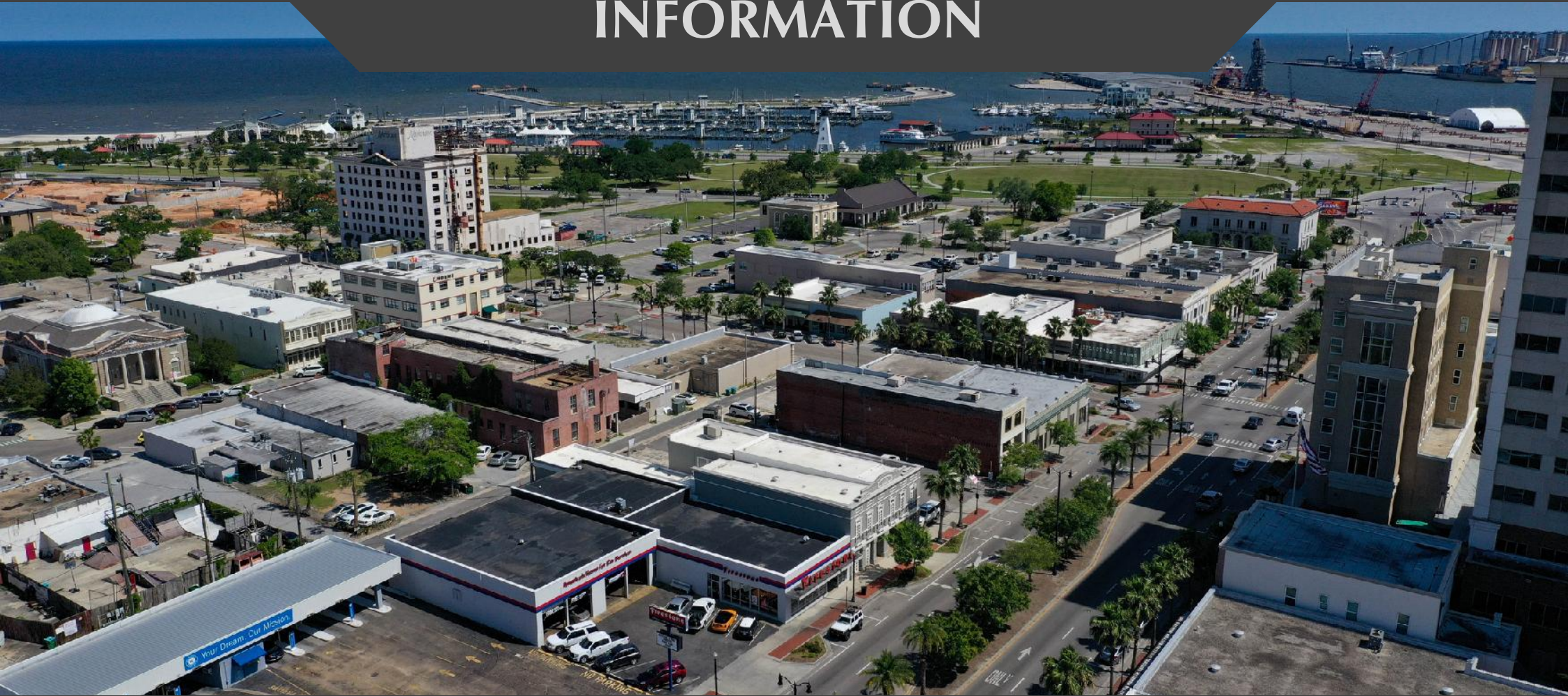


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR LEASE
OFFICE BUILDING FOR LEASE
1414 25TH AVE • GULFPORT • MS 39501

PROPERTY INFORMATION



ZONE

**T6 - URBAN
CORE/DOWNTOWN**



PRICE

**\$1000
PER MONTH**



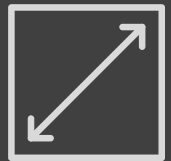
LOCATION

GULFPORT, MS



BUILDING SIZE

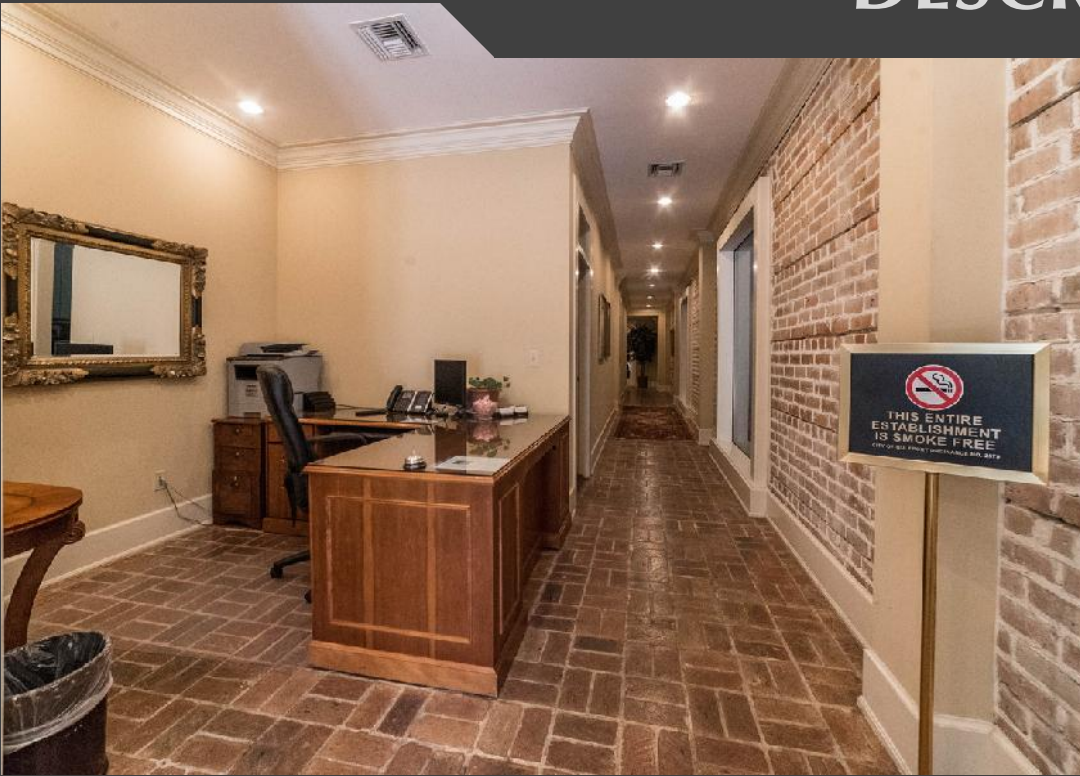
SF 137-207



LOT SIZE

0.18 ACRES

PROPERTY DESCRIPTION



INDIVIDUAL EXECUTIVE OFFICES FOR LEASE — DOWNTOWN GULFPORT

Position your business in this exceptional Class A executive office building on Highway 49 in the heart of Downtown Gulfport. The beautifully appointed space features exposed brick walls, original Heart Pine wood floors, and professional shared amenities, including a conference room, kitchenette, and restrooms. Convenient on-site parking and easy access to I-10, Highway 90, the Port of Gulfport, and Gulfport-Biloxi International Airport.

Four private offices available at \$1,000 per month each:

- Office 1-A: 179 SF
- Office 1-B: 197 SF
- Office 2-A: 207 SF
- Office 2-B: 137 SF

Professional office space with shared amenities and a prestigious downtown location. Contact us today to schedule a tour.

PROPERTY INFORMATION

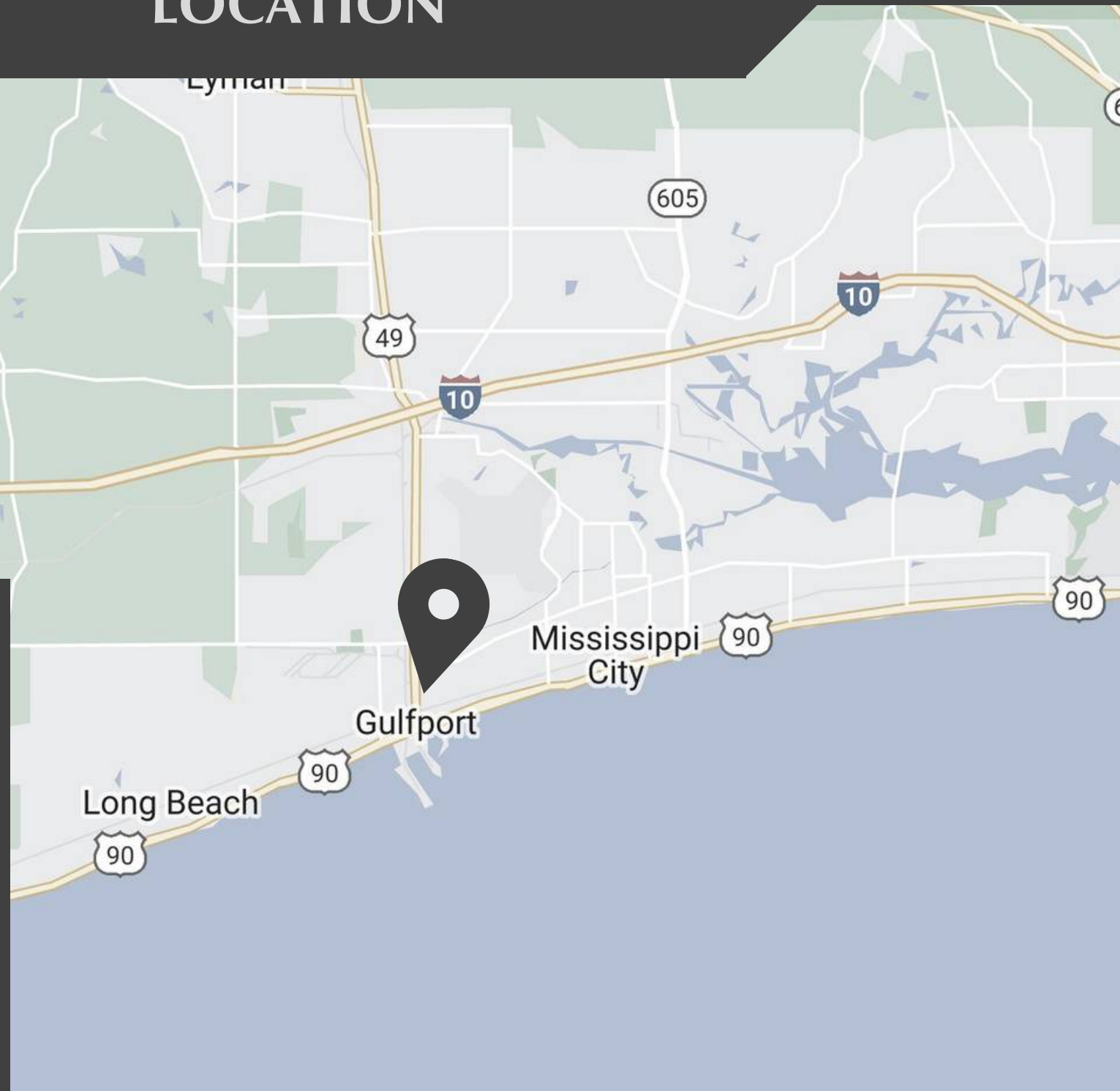
List Price	\$1,000	Commercial Features	Employee Lounge; Employee Restrooms;
Total Floors	2		Fire Alarm; Fire Sprinkler System; Public
Legal Description	LOTS 26 & 27 BLK 160 ORIGINAL ORIGINAL GULFPORT		Restroom(s); Rest Rooms; Security System;
Parcel #	0811k-03-021.000	Expandable	Smoke Detector(s); Telephone System
Directions to Property	Take US Hwy 90 west to 25th Ave., go north on 25th Ave., and 1414 25th Ave. is the grey stucco OWEN Building on your right.	Frontage Feet	Yes
Sub-Type	Office	Number of Restrooms	50
Listing Service	Full Service	Traffic Count	2
Lease Rate Type	Annual	Square Footage Description	15,000
Special Listing Conditions	Standard	Walls - Interior	Ofc. Bldg 2500-5000 SF
Approx Lot Size Acres	0.18	Flooring	Sheetrock
Lot Size Dimensions	50x160	Foundation Details	Brick; Wood
Subdivision	Gulfport City	Heating	Slab
County	Harrison	Cooling	Central; Electric
Zoning	Central Business District	Sewer	Central Air; Electric
N or S of CSX RR	S	Water Source	Public Sewer
N or S of I-10	S	Expenses Include	Public
Listing Agreement	Exclusive Right To Sell	Price Includes	Common Area; Janitorial Service
Property Condition	Updated/Remodeled	Current Use	Leases
Tax Year	2025	Business Type	Office
Tax Annual Amount	\$10,776	Possible Use	Accounting; Commercial; Professional
Showing Requirements	Showing: Appointment Required; Appointment Phone: 228-297-5208; Appointment Only; Call Listing Agent; Call Listing Office; No Keybox; Occupied; Security System; Text Listing Agent	Exterior Construction/Siding	Research & Development
		Approx Age Code	Medical/Dental; Office
		Parking Features	Stucco
			Under 25 Years
			Parking Total: 12; Additional Parking;
			Asphalt; Off Street; On Site; Parking Lot
			Airport 1-2 Miles; City Street; State
			Highway
			Airport 3+ Miles; City Street; Downtown;
			Historic Area; Office Building; US Highway
			Will Lease
Lease Term	12 Months; 24 Months; Renewal Option	Additional Transportation	Seller/Agent Relationship
		Location	Floodway Map; Leases; Maps;
		Sale Options	Photographs; Traffic Count
		Disclosures	
		Available Documents	

LOCATION

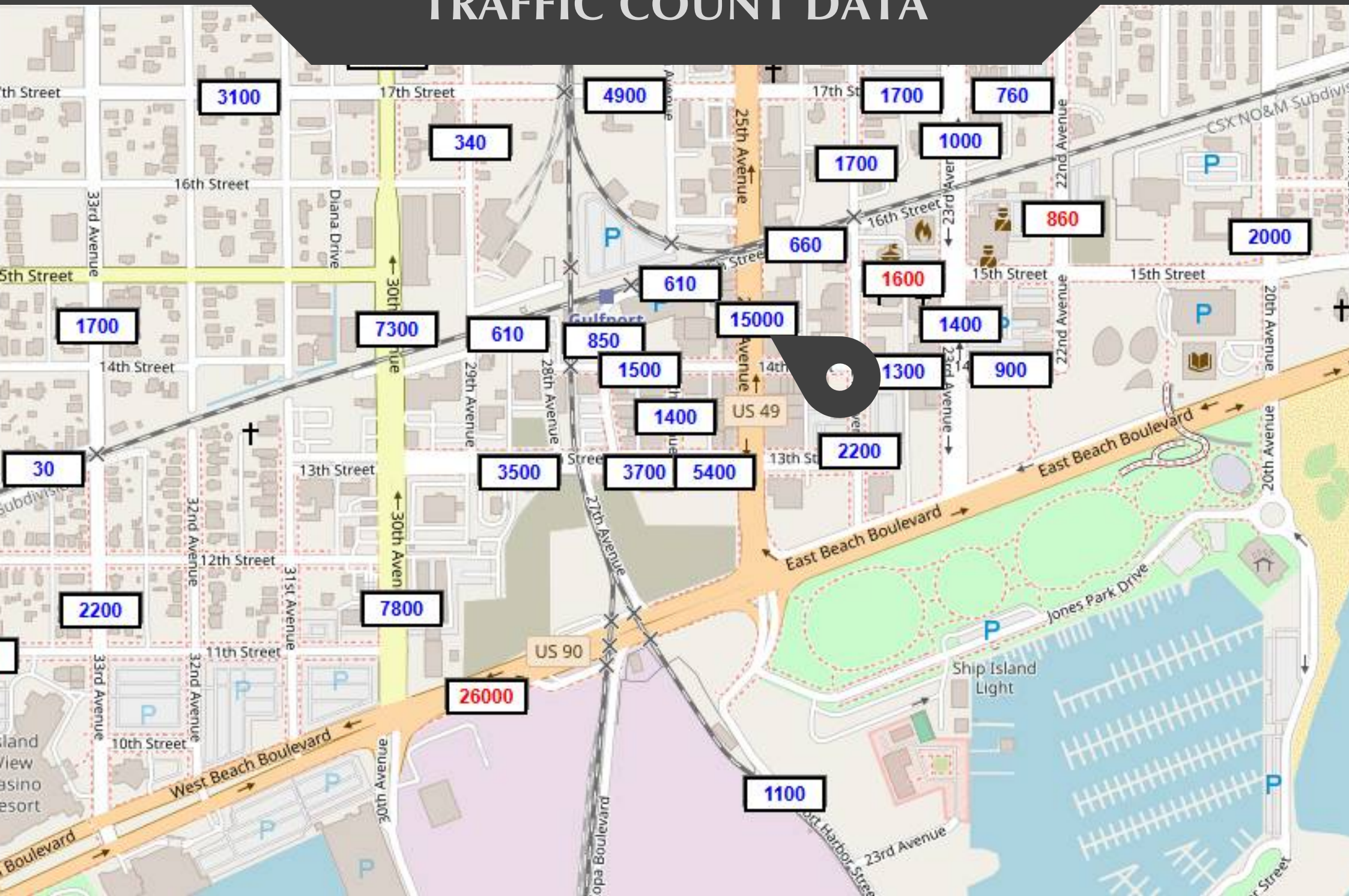


GULFPORT

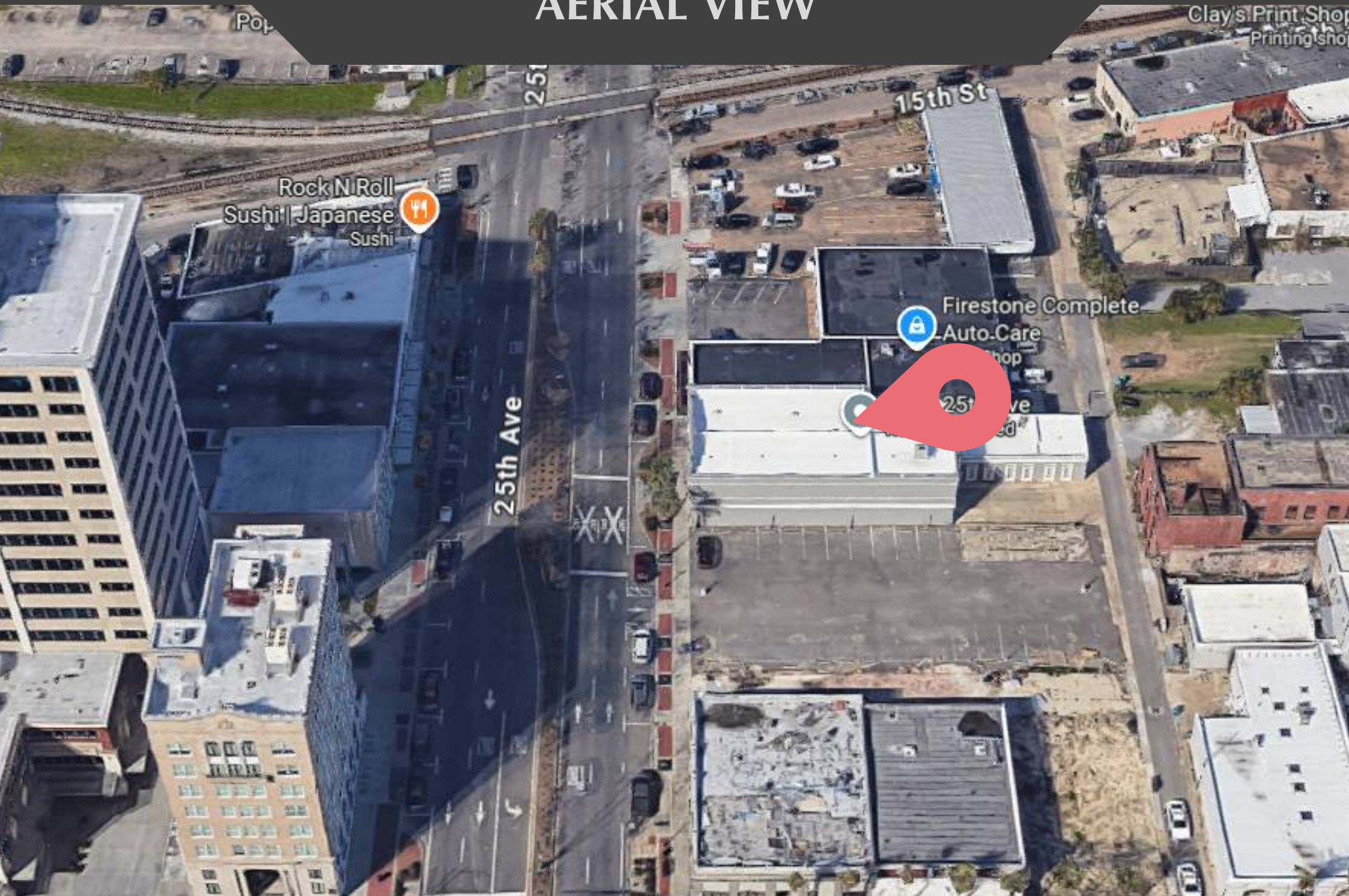
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



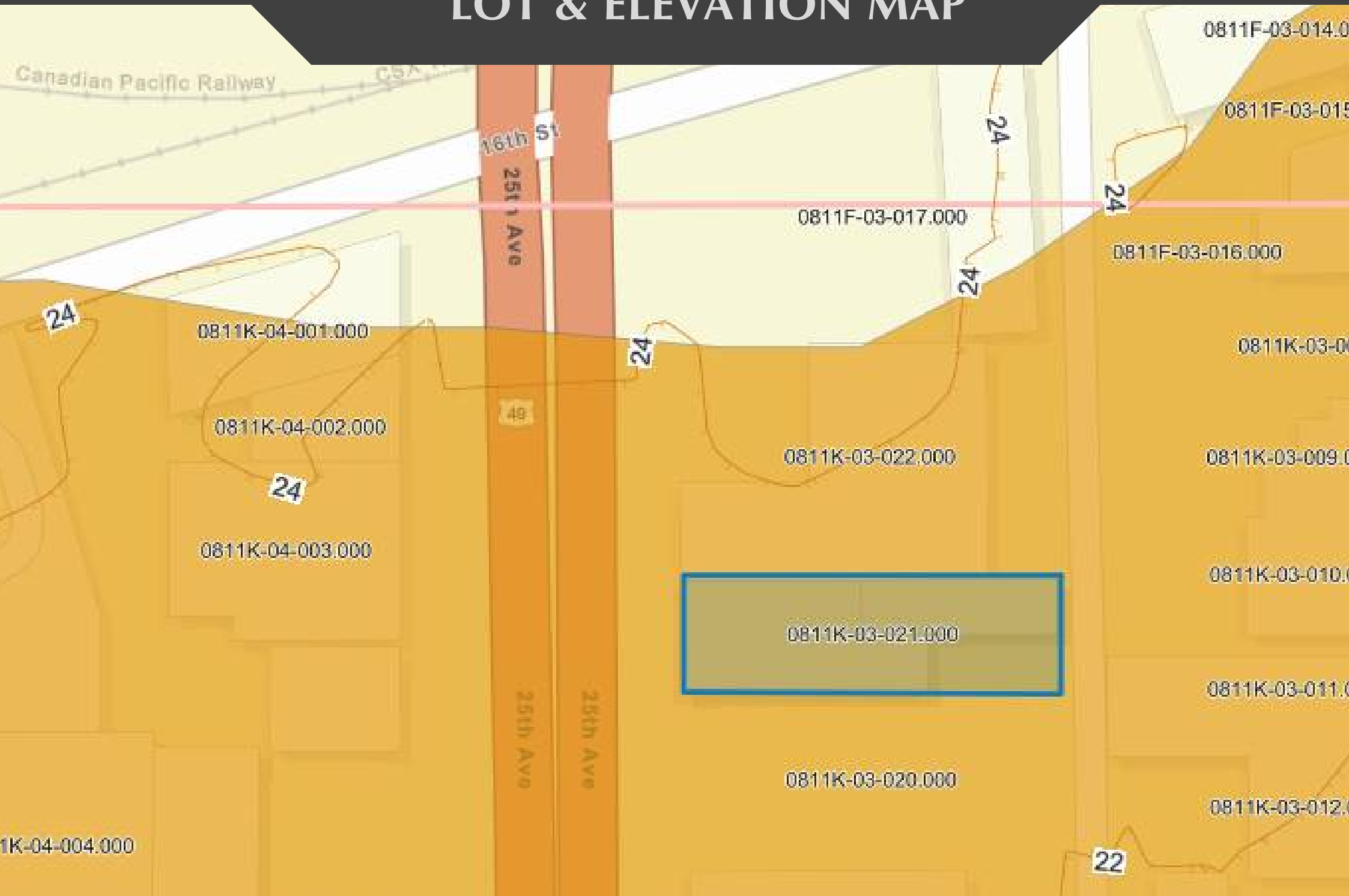
TRAFFIC COUNT DATA



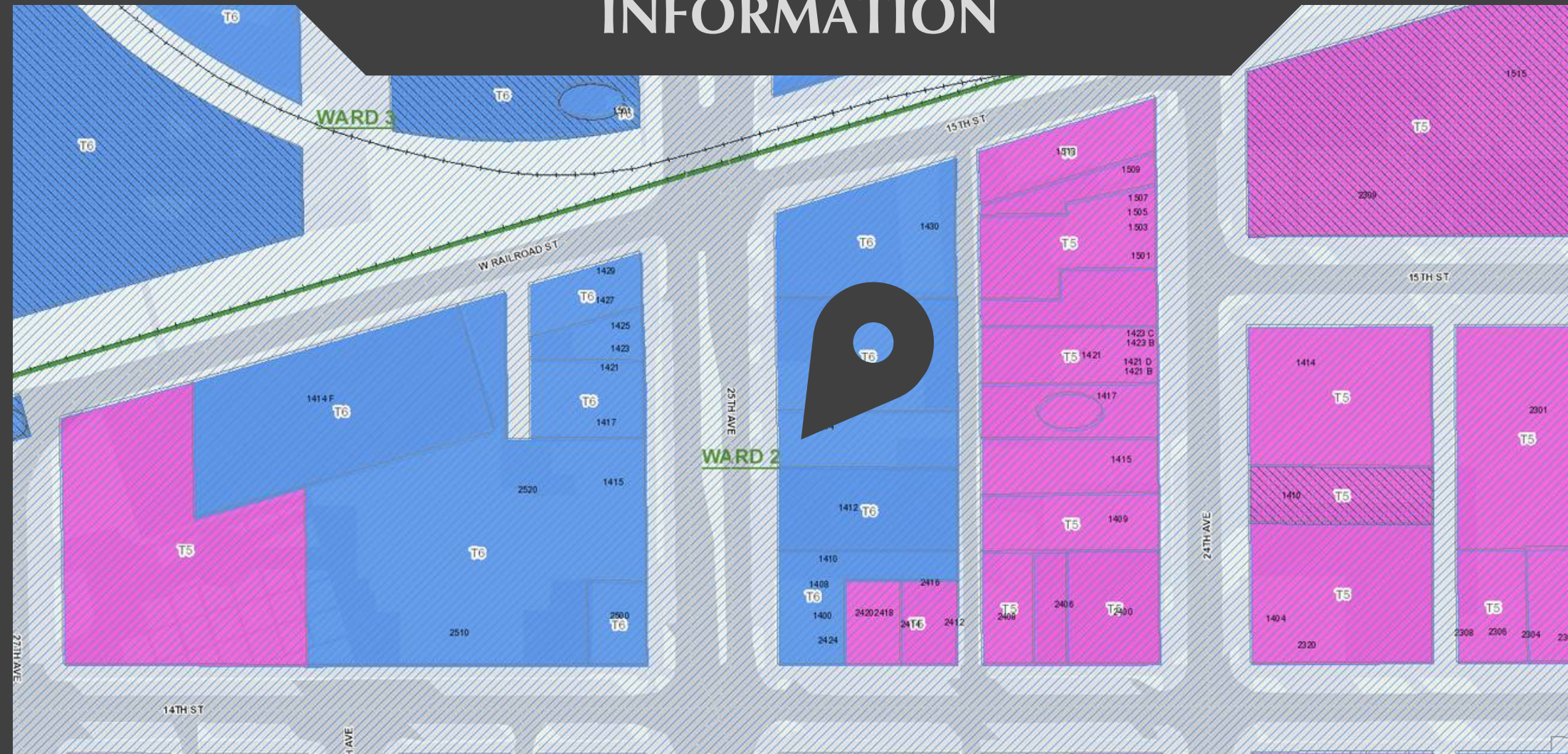
AERIAL VIEW



LOT & ELEVATION MAP



ZONING INFORMATION



T6 - URBAN CORE/DOWNTOWN

Urban Core/Downtown zoning offers a prime opportunity for businesses seeking a central Gulfport location.

This zoning supports a mix of commercial, office, retail, and other urban-core uses, making it ideal for professional offices, shops, and services. Its downtown setting provides excellent visibility, accessibility, and proximity to local amenities.

PHOTOS



PHOTOS



PHOTOS



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Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



OWEN & CO LLC, REAL ESTATE

Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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Address: 2208 18th St, Gulfport, MS 39501