



NOW LEASING THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

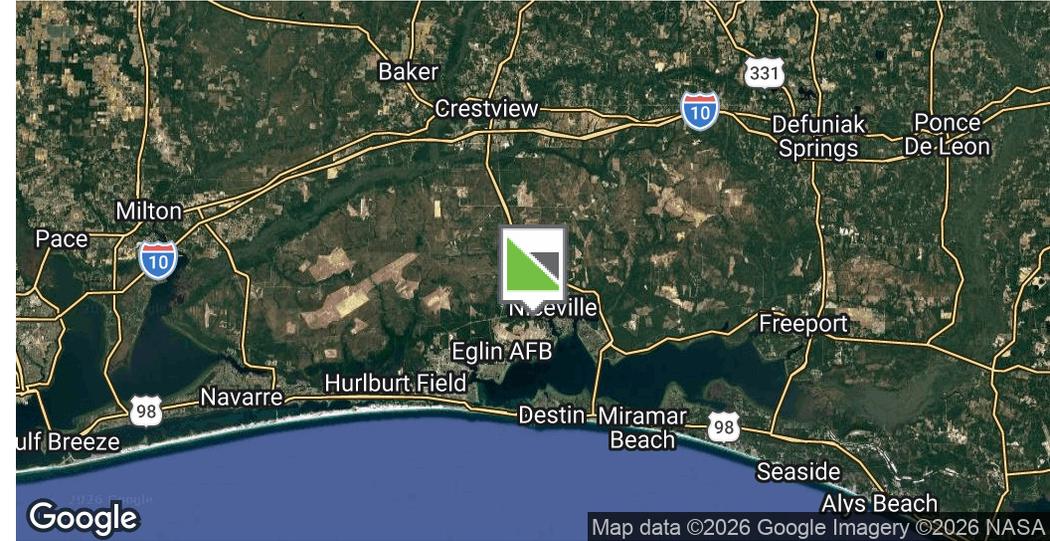
NOW LEASING - THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Triple Net)
Building Size:	152,000 SF
Available SF:	2,543 SF ~ 25,000 SF
Lot Size:	13.47 Acres
Year Built:	2025
Market:	Central Okaloosa County - Niceville / Valparaiso

PROPERTY OVERVIEW

Introducing The District! This state of the art new Class "A" Office building spanning over 13 acres, the campus includes this one of a kind office environment but also includes updated facilities for Okaloosa Gas for operations, HR and training. The District office building has been designed with all the latest technology, safety and comfort in mind. The location of this property near the East Gate of Eglin AFB gives access to defense contractors looking for professional working environment. Common elements of the property include a ground floor dining facility & coffee bar open to the public, beautiful green space as well as a large multi-purpose room that will allow up to 300 people to gather for events. Tenant spaces are available now as the building has opened for business by its anchor tenant, Okaloosa Gas in January 2026.

PROPERTY HIGHLIGHTS

- Competitive Lease Rates & Tenant Improvement Money available
- First Class Office Environment close to Eglin AFB East Gate
- Located 1.5 miles from Eglin AFB, 13 miles from Duke Field, 20 miles from Hurlburt Field

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 2

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

NOW LEASING ~ THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 3

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

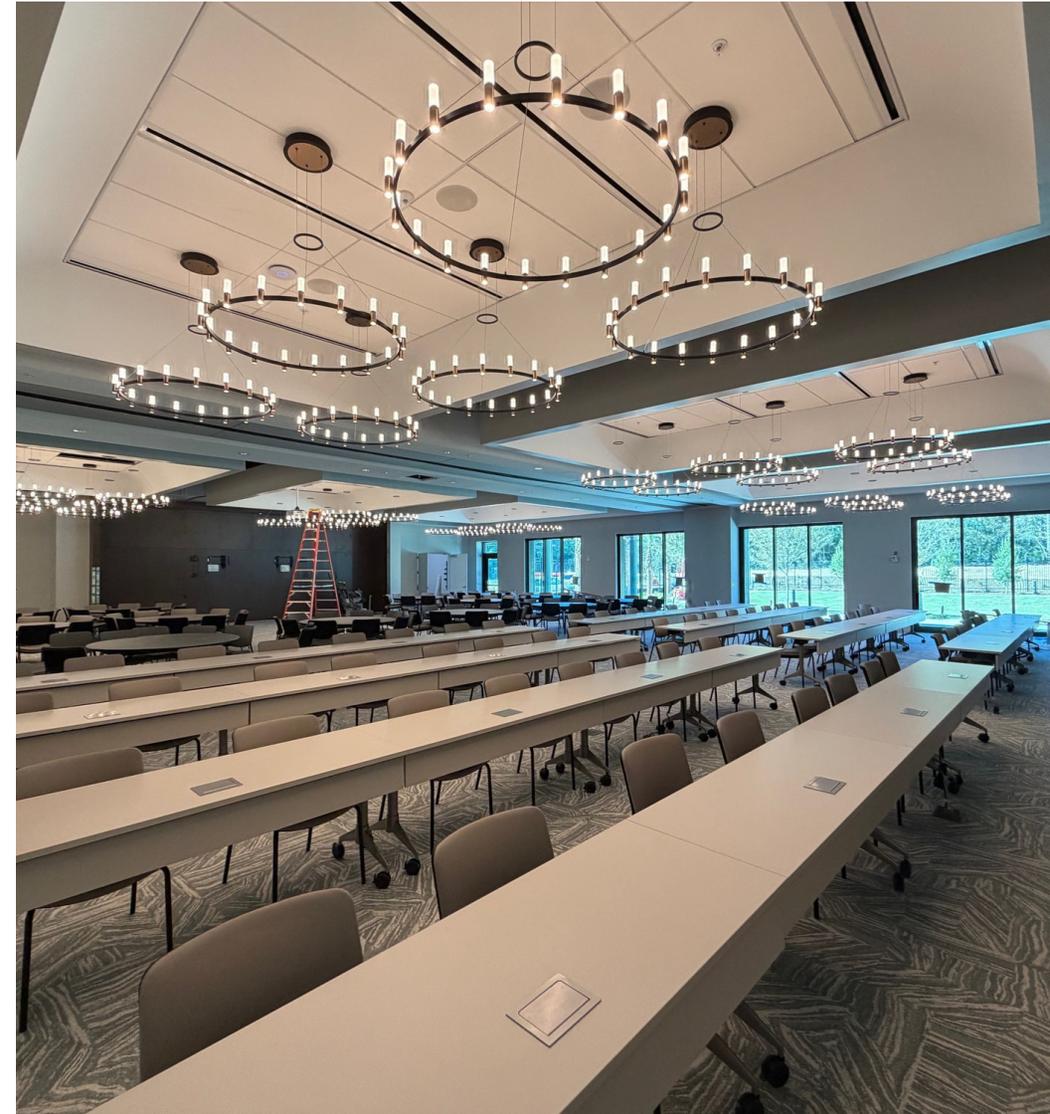
NOW LEASING - THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 4

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

NOW LEASING ~ THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 5

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

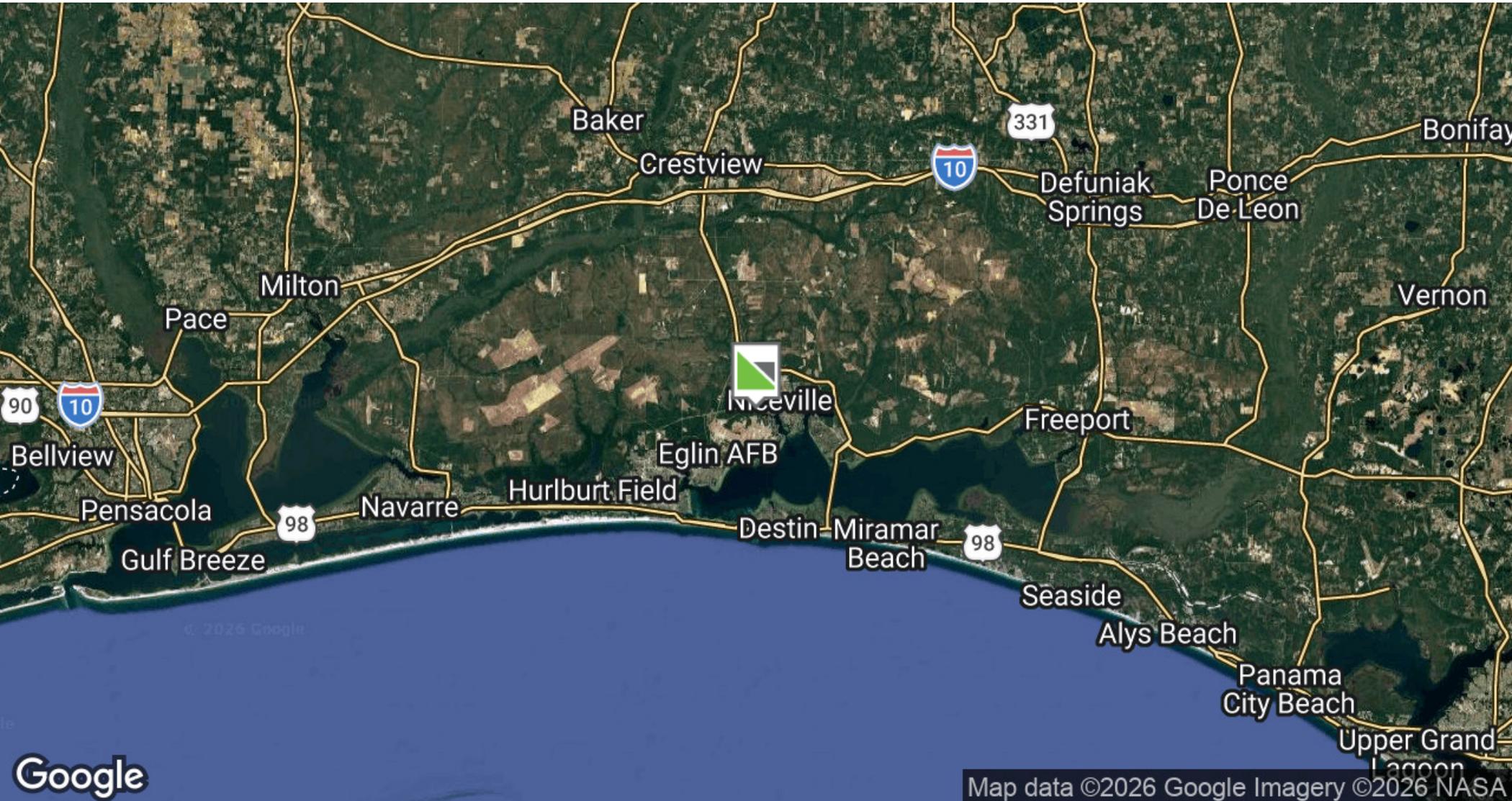
NOW LEASING - THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

LOCATION MAP

TAYLORALLEN
PROPERTIES



Map data ©2026 Google Imagery ©2026 NASA

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 6

1219 Airport Road | Destin, FL 32541

taylorallenllc.com

NOW LEASING - THE DISTRICT

511 Government Avenue, Valparaiso, FL 32580

OFFICE BUILDING FOR LEASE

TAYLORALLEN
PROPERTIES

RETAILER MAP



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



1219 Airport Road , Suite 311
Destin, FL 32541
T 850.865.9123
C 850.865.9123
brett@taylorallenllc.com
FL #678851

PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)

Leadership Okaloosa ~ Class of 2018

ECAR (Emerald Coast Association of Realtors)

All Sports Association Member ~ 2019

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com