

OFFICE BUILDING FOR LEASE
DECEMBER 2025

INTERSTATE OFFICE PLAZA- PLAZA 1

7282 PLANTATION ROAD.
PENSACOLA, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$28.00 PSF/Full Service
Building Size:	41,230 SF
Available SF:	2,818 - 10,020 SF

PROPERTY OVERVIEW

Stirling is pleased to offer newly redeveloped office spaces for lease at Plaza I, ideally located just minutes from I-10, I-110, and West Florida Plaza. This prime Pensacola property not only offers excellent visibility from both major interstates, drawing attention to your business, but also provides convenient access to Baptist Hospital and The University of West Florida. In 2021, ownership invested several hundred thousand dollars in significant upgrades, including new elevators and a state-of-the-art HVAC system, ensuring a modern and comfortable work environment.

Flexible office spaces are available on the 1st Floor, ranging from 2,818 to 10,020 square feet, with tenant improvement allowances considered for qualified tenants. Take advantage of this outstanding opportunity to establish your presence in a highly visible, accessible, and newly enhanced location.

PROPERTY HIGHLIGHTS

- 1st Floor Office Spaces for Lease!
- Property has been recently redeveloped with numerous upgrades
- Conveniently located near I-10, I-110 & West Florida Hospital
- Conveniently located near Baptist Hospital & The University of West Florida

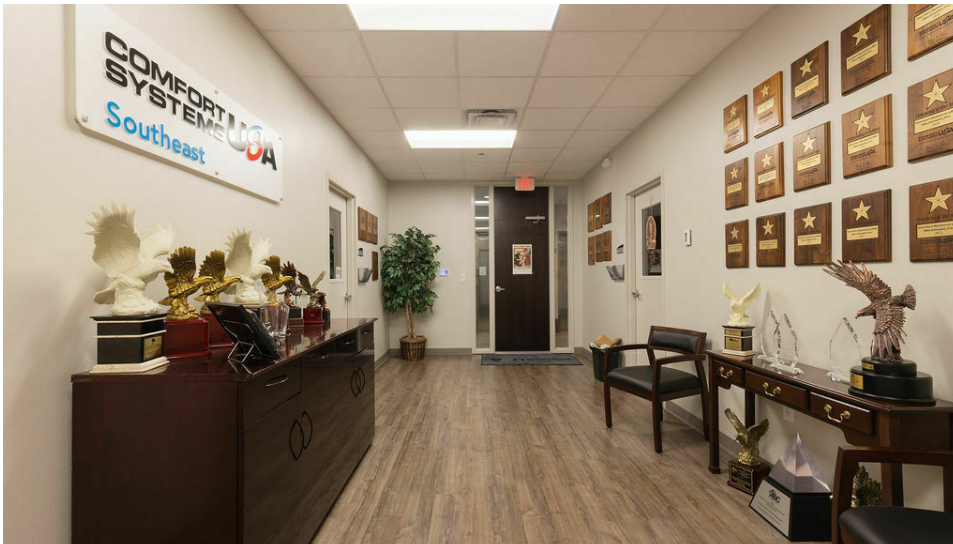


LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	2,818 - 10,020 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	2,818 - 10,020 SF	Full Service	\$28.00 SF/yr	-



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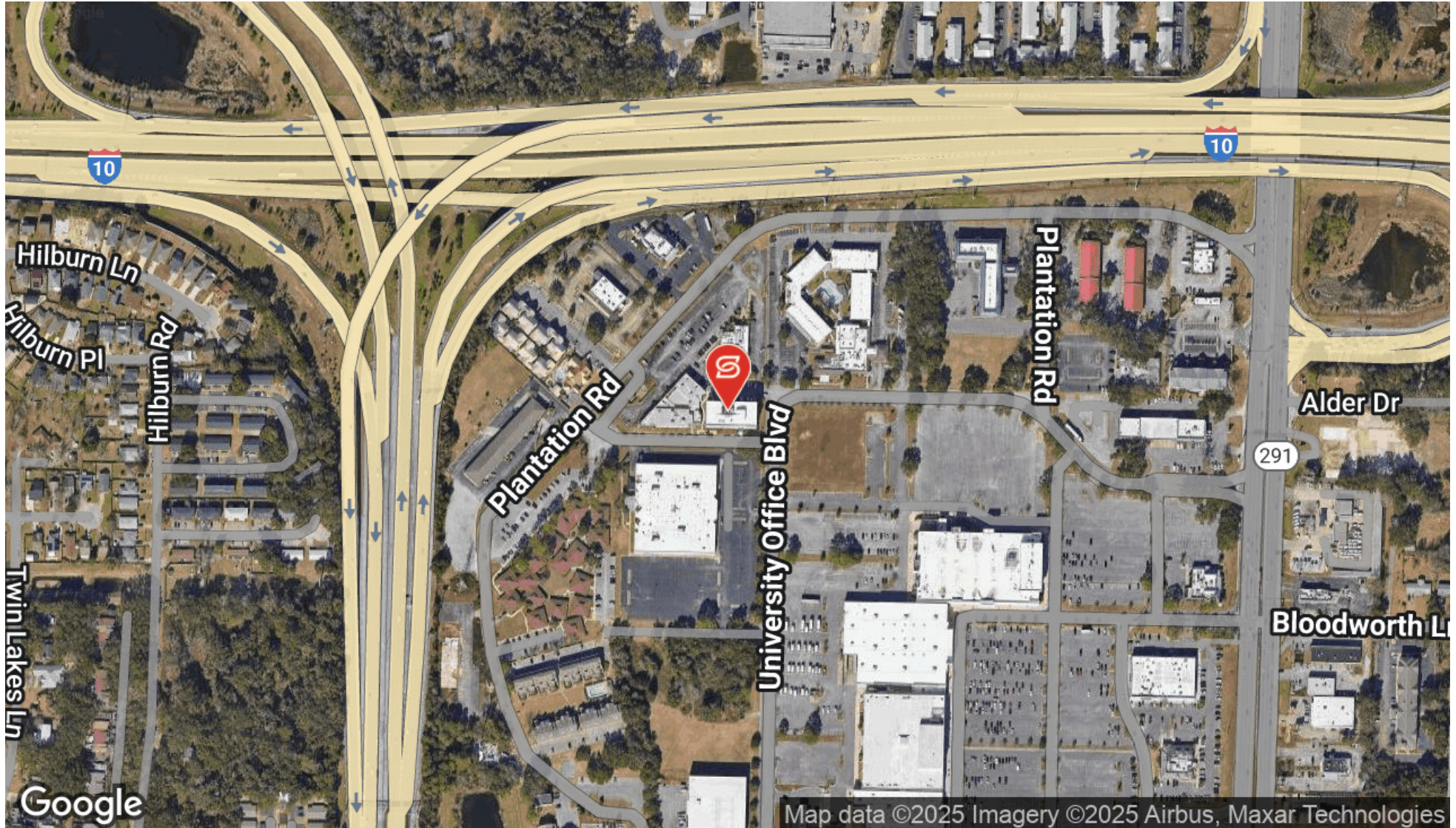
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,765	49,577	129,784
Average Age	35.4	35.3	37.3
Average Age (Male)	33.3	33.4	35.8
Average Age (Female)	38.1	37.9	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,636	20,329	50,346
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$47,101	\$51,958	\$55,954
Average House Value	\$151,960	\$152,694	\$184,033

2020 American Community Survey (ACS)

