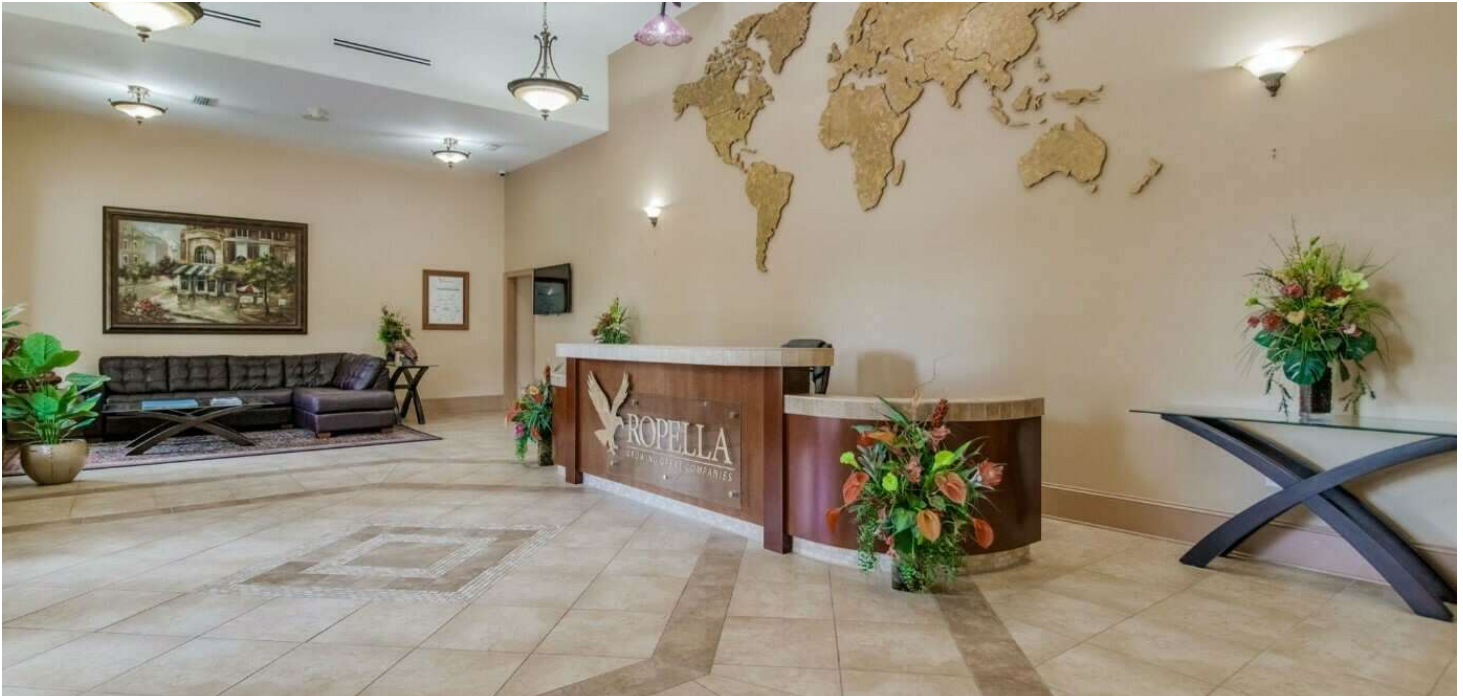


LEASE

BLDG. A-3

8100 Opportunity Dr Bldg. A-3 Milton, FL 32583



LOCATION DESCRIPTION

East Milton has become a major hub for expansion in Santa Rosa County with the continued growth and development of the industrial parks found along the SR 87/ I-10/US Hwy 90 corridor in Milton, FL. This site is located inside the fully occupied Santa Rosa Industrial Park, housing the new distribution center for Amazon. The continued success of Santa Rosa County's investment into the area's infrastructure and 5 Industrial Parks is driving business into East Milton, with over 2,500 new jobs expected within the immediate vicinity of this location. Northern Santa Rosa County's 4 additional Industrial Parks are located just minutes to this campus. Santa Rosa County has the 8th fastest growing population, and 4th highest median household income in the state of Florida. According to the Santa Rosa Economic Development Council, the County will require the addition of 1,500 new homes each year to meet its expected population growth of 1.9% annually.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,718	10,332	32,179
Total Population	11,209	30,637	89,351
Average HH Income	\$103,073	\$90,540	\$102,230

PROPERTY DESCRIPTION

Executive Office Space available in state-of-the-art Class "A" Conference Center. Circular driveway with covered entrance leads you into the grand entrance lobby and waiting room. Large conference room with 4 executive style private offices and large server room included in the available space. This campus includes 3.09 acres and +45 parking spaces, giving staff and clients a more enjoyable experience and superior accessibility to your business away from the complications of a Downtown environment. Additional advantages include immediate access to US Hwy 90/ SR 87 and Interstate 10, along with continued growth of the area's population and services within the immediate area, in order to support the surge in industrial business development sites in the surrounding area.

SPACES	LEASE RATE	SPACE SIZE
8100-Bldg A, Suite 3, Opportunity Dr.	\$2,277 per month	607 SF
8100-Bldg A, Suite 3, Rm A Opportunity Dr.	\$916 per month	157 SF
8100-Bldg A, Suite 3, Rm B Opportunity Dr.	\$735 per month	126 SF
8100-Bldg A, Suite 3, Rm C Opportunity Dr.	\$963 per month	165 SF
8100-Bldg A, Suite 3, Rm D Opportunity Dr.	\$963 per month	165 SF

Melissa Glyptis Simpson
(850) 733-6532



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