



725 South J Street, Pensacola, FL 32502
For Sale: \$899,000 | \$159.74 PSF
Lease Option Potential | Terms Negotiable



HIGHLIGHTS

Position your business in a highly functional South Pensacola office property designed for flexibility and scale. 7725 South J Street offers 17 private offices, conference/work areas, multiple restrooms, two kitchens, secure infrastructure features, and a strategic HUBZone location.



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725 South J Street, Pensacola, FL 32502
Renovated 5,628 SF Office Building

NAIPensacola



HIGHLIGHTS

Beautifully renovated 5,628 SF office property featuring 17 private offices, large collaborative spaces, a fenced courtyard, wraparound porch access, walk-in safe, and full-building generator. A rare opportunity for professional, contractor, engineering, or government-oriented users.

KEY HIGHLIGHTS

- 5,628 SF office building
- .7223 AC commercial site
- 17 private offices
- Large reception/waiting area with additional office potential
- Two large conference or workspace rooms
- Six restrooms, including one with a shower
- Two kitchens / break rooms
- Laundry hookups
- 9'-10' ceilings throughout
- Extensively renovated inside and out in 2020
- Recently replaced roof and HVAC
- Full-building generator onsite
- Walk-in safe with concrete block construction and steel enclosure
- Fully fenced courtyard
- Wraparound porch with direct office access from multiple suites
- Ample storage throughout



FOR SALE

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Major Capital Improvements Completed



Area overview:

Situated in the historic Sanders Beach area of Pensacola, this property benefits from a unique setting that blends longstanding commercial activity with established neighborhoods and newly constructed residential development. The surrounding corridor features an eclectic mix of restaurants, cafés, service-oriented businesses, and marinas, contributing to the area's character and everyday convenience. Just minutes from Downtown Pensacola, the location offers excellent access to the city's central business district, as well as major federal, judicial, and financial institutions, making it especially well positioned for professional office, contractor, and government-oriented users.



725 South J ST. Pensacola, FL 32502
Located in a HUBZone, which may benefit
qualified businesses

Property Information



HUBZone Benefits

This property is located in a designated HUBZone, which may be especially beneficial for qualified businesses engaged in federal contracting. SBA-certified HUBZone firms can access certain procurement advantages, including eligibility for HUBZone set-aside opportunities, sole-source awards under qualifying circumstances, and a 10% price evaluation preference in full and open competition. For users who understand and leverage the program, this location may provide meaningful long-term value. Address eligibility and certification requirements should be verified through the official SBA HUBZone Map.

Property Information

- Approx. 216' frontage
- .7223 AC (31,463 SF)
- Parcel #: 000F009080001182
- Located in a HUBZone
- Adjacent to Pensacola Yacht Club
- Close proximity to Downtown Pensacola

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