



SNS
REALTY INC

PRIME OFFICE BUILDING IN MARCUS POINTE COMMERCE PARK



PRESENTED BY:
RODNEY SUTTON
MANAGING BROKER



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120 E MAIN STREET, SUITE A
PENSACOLA, FL 32502

**AVAILABLE FOR
PURCHASE
OR LEASE**

6451 N W STREET
PENSACOLA, FL 32505



SUMMARY



PROPERTY DETAILS

This 14,014-square-foot office building is immediately available and ready to support a wide range of business operations. With over 50 workspaces already in place, the property is well-suited for use as a single-tenant headquarters, multi-tenant office complex, or executive suites.

The building includes private offices, an employee breakroom with a fully equipped kitchen, and a modern, fully wired security system for peace of mind. Designed to handle high-traffic operations, it features a four-lane drive-through with an after-hours drop box, making it highly functional for businesses requiring customer-facing services.

Accessibility is a key feature, with multiple entry points from W Street and Marcus Pointe Boulevard, including a side entrance that leads to a lighted intersection. Ample paved parking for 130 vehicles ensures convenience for employees and visitors. Additionally, a well-maintained backup generator supports uninterrupted operations in any situation.

Situated in a high-traffic area with excellent visibility, this property is an ideal choice for businesses looking for a functional, well-equipped space in a convenient location. The property is available for lease offering flexibility for businesses seeking a move-in-ready solution.

SALES OVERVIEW

SALES PRICE: \$2,200,000

YEAR BUILT: 2003

LEASE RATE: 14.75 PSF + NN

YEAR RENOVATED: 2011

BUILDING SIZE (SF): 14,014 SF

ZONING: HC/LI- Heavy Commercial/
Light Industrial

GROSS LAND AREA: 2.54 Acres



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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TRADE MAP



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MEET THE AGENT



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Rodney is the Managing Broker of SNS Realty, Inc. He is a Licensed Commercial Real Estate Broker in Florida representing Buyers, Sellers, Landlords and Tenants while staying heavily involved in his community. For the last 16 years, Rodney has been successfully developing residential, commercial, medical, and industrial real estate. Over the course of his career, he has owned and operated many successful businesses and brings entrepreneurial spirit and first-hand business experience to any project benefiting his clients and partners.

Background:

Rodney was born and raised in Pensacola, but has lived in Chicago, Orlando, Tampa and Atlanta. He has been 'back home' in Gulf Breeze for 21 years with his wife of 23 years, Amy Sutton, and their two sons, Jacob and Blake. He enjoys boating, biking, camping and tailgating.

He earned a Bachelor of Science in Marketing at University of West Florida while earning the Annual Student Leadership & Service Award. Rodney also serves on the UWF Foundation Board as the Chairman of the Bucket and Audit committee.



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WHY SNS?



SNS REALTY IS A DIVERSELY EXPERIENCED TEAM FOCUSED ON:

- Commercial Real Estate Brokerage: Representing Buyers, Sellers, Landlords, and Tenants
- Commercial Real Estate Property Management: Representing Owners.
- Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities
- Build or Repurpose To Suit. Private Equity Investment. Joint Venture Partnerships. Acquisition/Leasebacks.

**WE HAVE A REPUTATION FOR LOYALTY
AND HONESTY WHICH REFLECTS OUR TOP PRIORITY:
TO BUILD LASTING RELATIONSHIPS**



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