

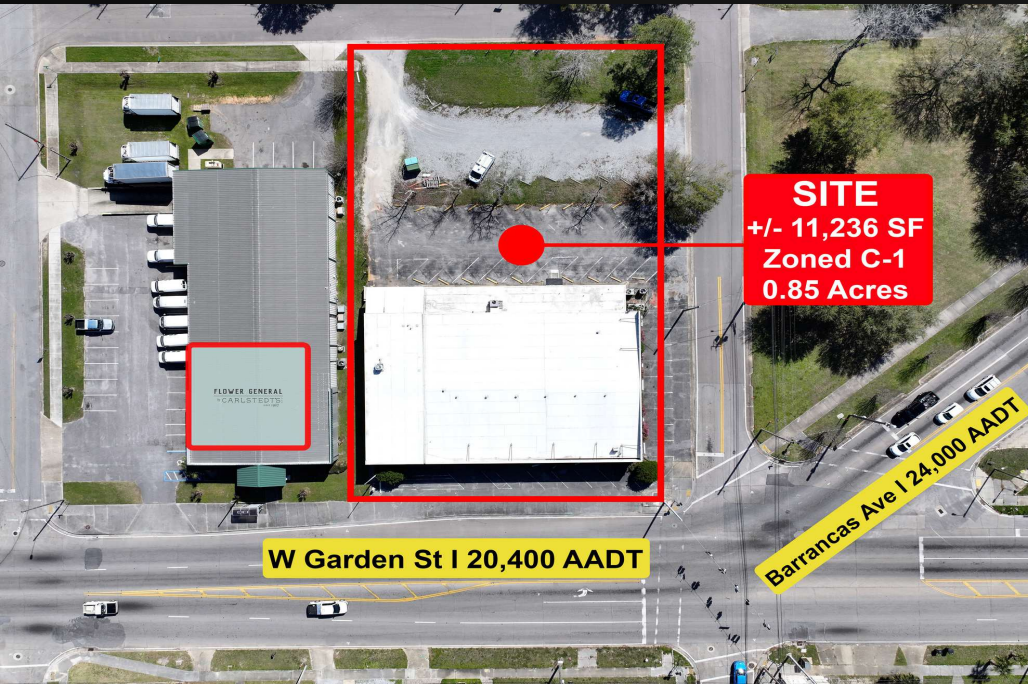
BELLCORE

COMMERCIAL



HIGH-VISIBILITY OFFICE BUILDING ON W GARDEN ST

1011 W GARDEN ST, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

This 11,236 SF office building in the heart of Pensacola offers a rare investment opportunity with high visibility, accessibility, and ample parking. Built in 1955 and last renovated in 2012, the property features a versatile open floor plan, making it ideal for a variety of commercial uses. Zoned C-1, it includes over 70 dedicated parking spaces and is strategically positioned on W Garden St, a key corridor in Pensacola. Currently leased to Siemens, the building will soon be available, providing flexibility for investors or owner-occupiers looking to secure a prime asset in a sought-after location.

PROPERTY HIGHLIGHTS

- 11,236 SF office building
- Zoned C-1
- Prime location in Pensacola area

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.85 Acres
Building Size:	11,236 SF
Zoning	C-1
Property Type	Office
Traffic Count	24,000

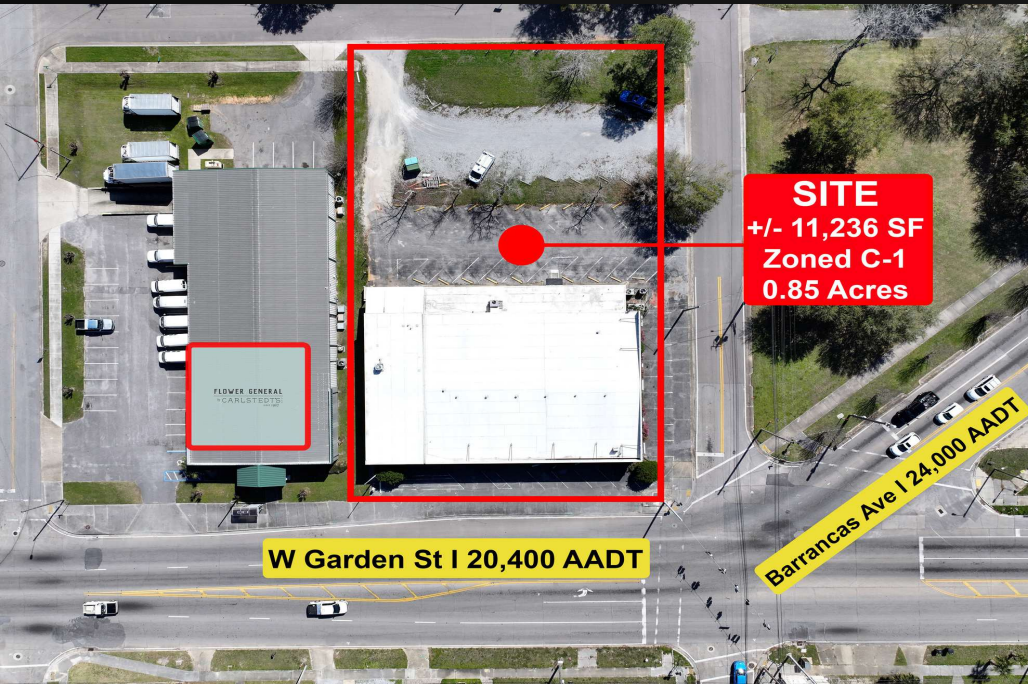


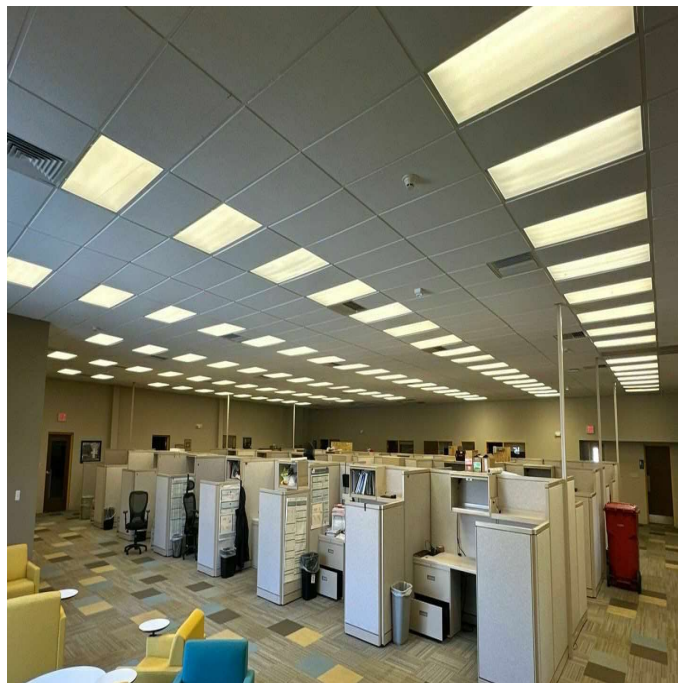
LEASE INFORMATION

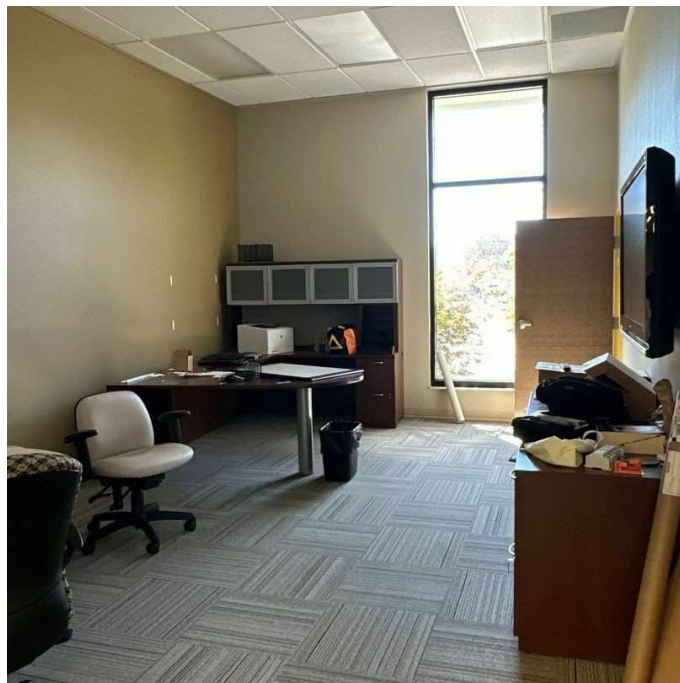
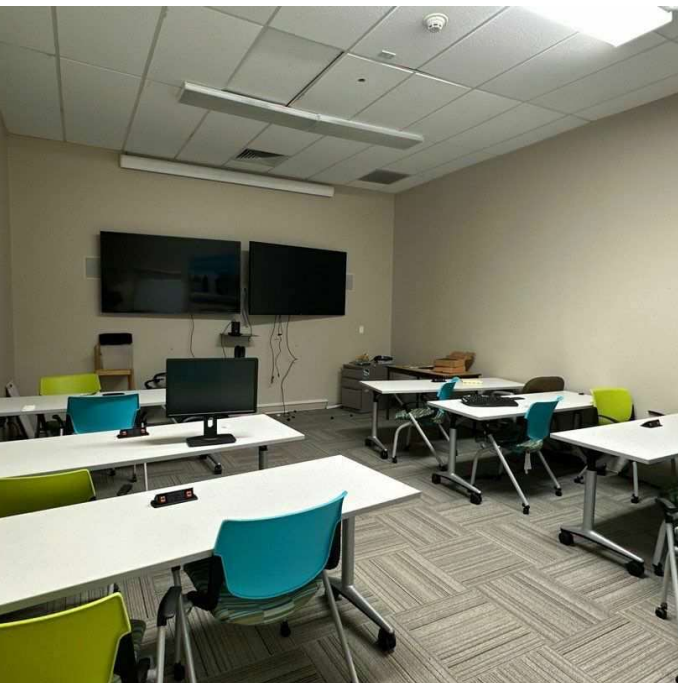
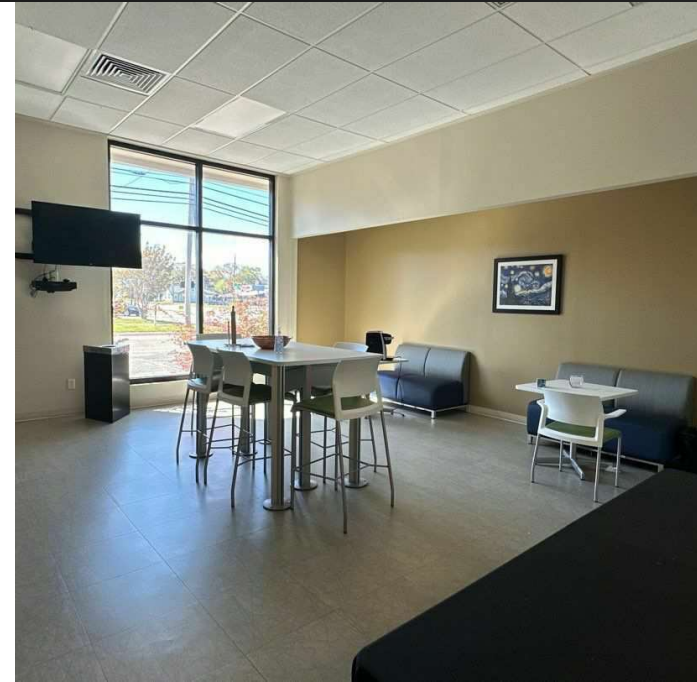
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,236 SF	Lease Rate:	\$14.00 SF/yr

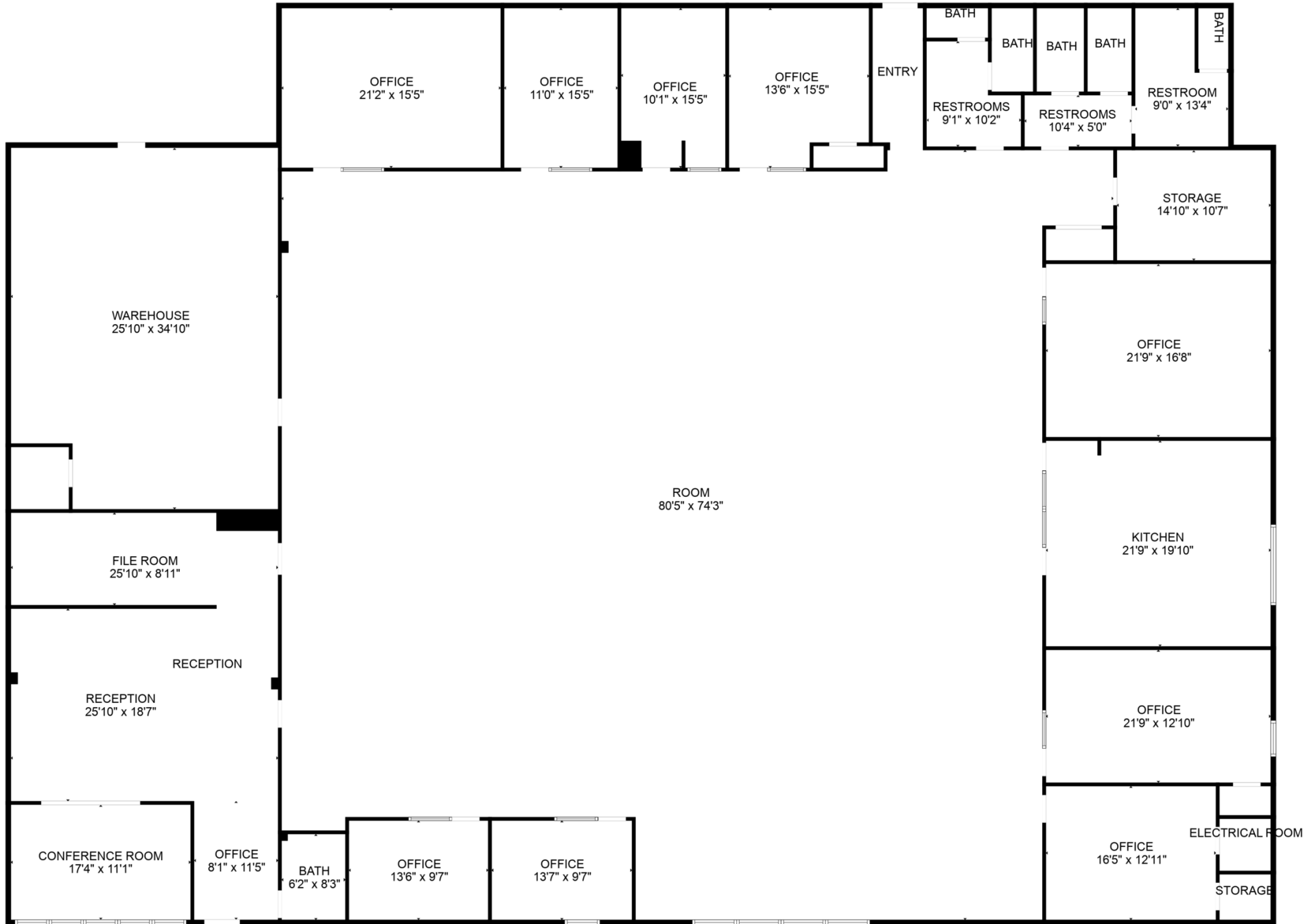
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1011 W Garden St	Available	11,236 SF	NNN	\$14.00 SF/yr











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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	2,087	6,874	22,647
Average Age	45	43	43
Average Age (Male)	44	41	41
Average Age (Female)	47	44	44

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	1,007	3,254	9,927
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$66,049	\$62,904	\$64,277
Average House Value	\$368,035	\$332,952	\$309,765

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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