BELLCORE
COMMERCIAL



CLASS A WATERFRONT OFFICE | DOWNTOWN PENSACOLA

890 S PALAFOX, PENSACOLA, FL 32502

ROBERT BELL | rob@bellcorecommercial.com





PROPERTY DESCRIPTION

Located at 890 S Palafox Street in downtown Pensacola, Suite 108 offers approximately 1,100 SF of Class A waterfront office space in a premier professional setting. Positioned along Pensacola's waterfront, the property provides direct waterfront access and an attractive environment for businesses seeking a distinguished downtown presence. The suite includes common-area restrooms, allowing tenants to use the full 1,100 SF of office space for their business operations. The location offers convenient access to the city's central business district, restaurants, retail, and professional services. Zoned WRD (Waterfront Redevelopment District), the property presents an excellent opportunity for professional office users seeking a highly desirable waterfront location.

PROPERTY HIGHLIGHTS

- Prestigious downtown office with waterfront views
- Convenient access to downtown amenities
- +/- 1,100 square feet of office/retail space
- Open floor plan for versatile use

OFFERING SUMMARY

Lease Rate	$28 SF/yr (NNN)
Available SF	+/- 1,100 SF
Zoning	WRD - Waterfront Redevelopment District
Property Type	Office
Traffic Count	5,700
Market	Pensacola



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,100 SF	Lease Rate:	$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,100 SF	NNN	$28.00 SF/yr	Open layout with one office and a break room/closet. Estimated NNN: $11.68 psf/yr



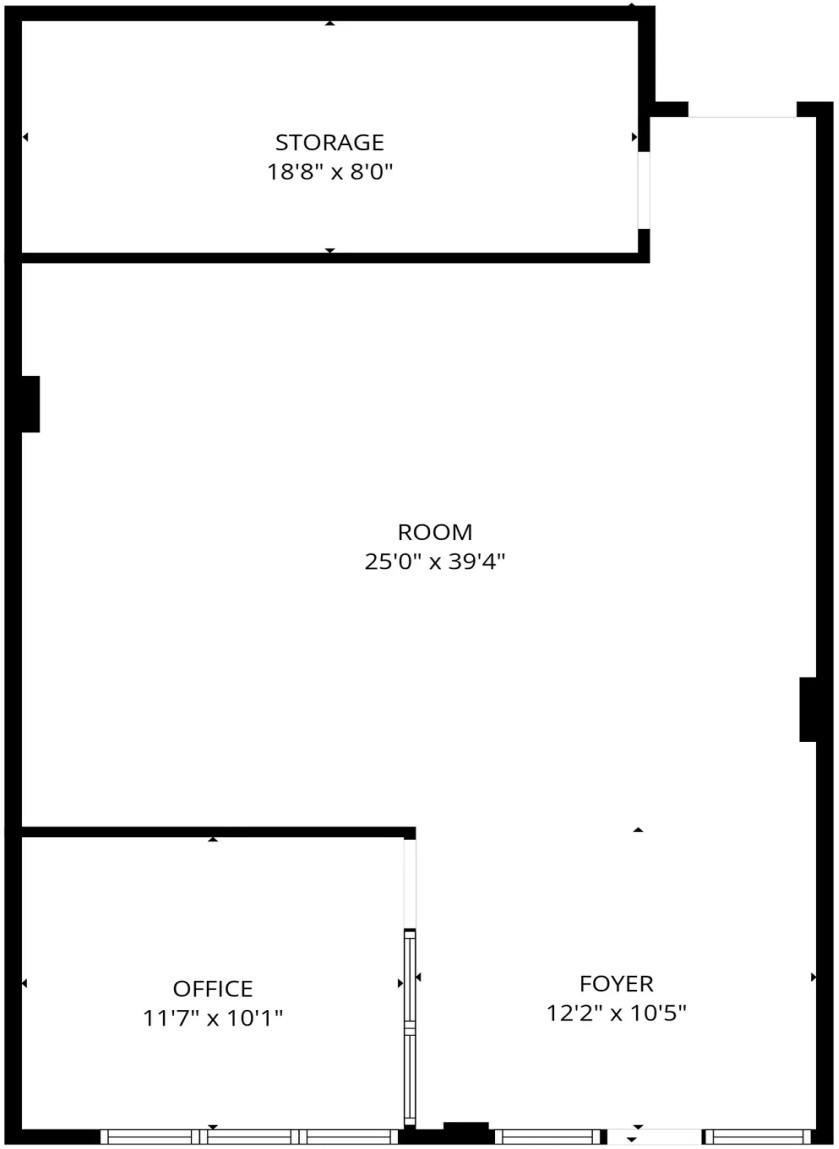










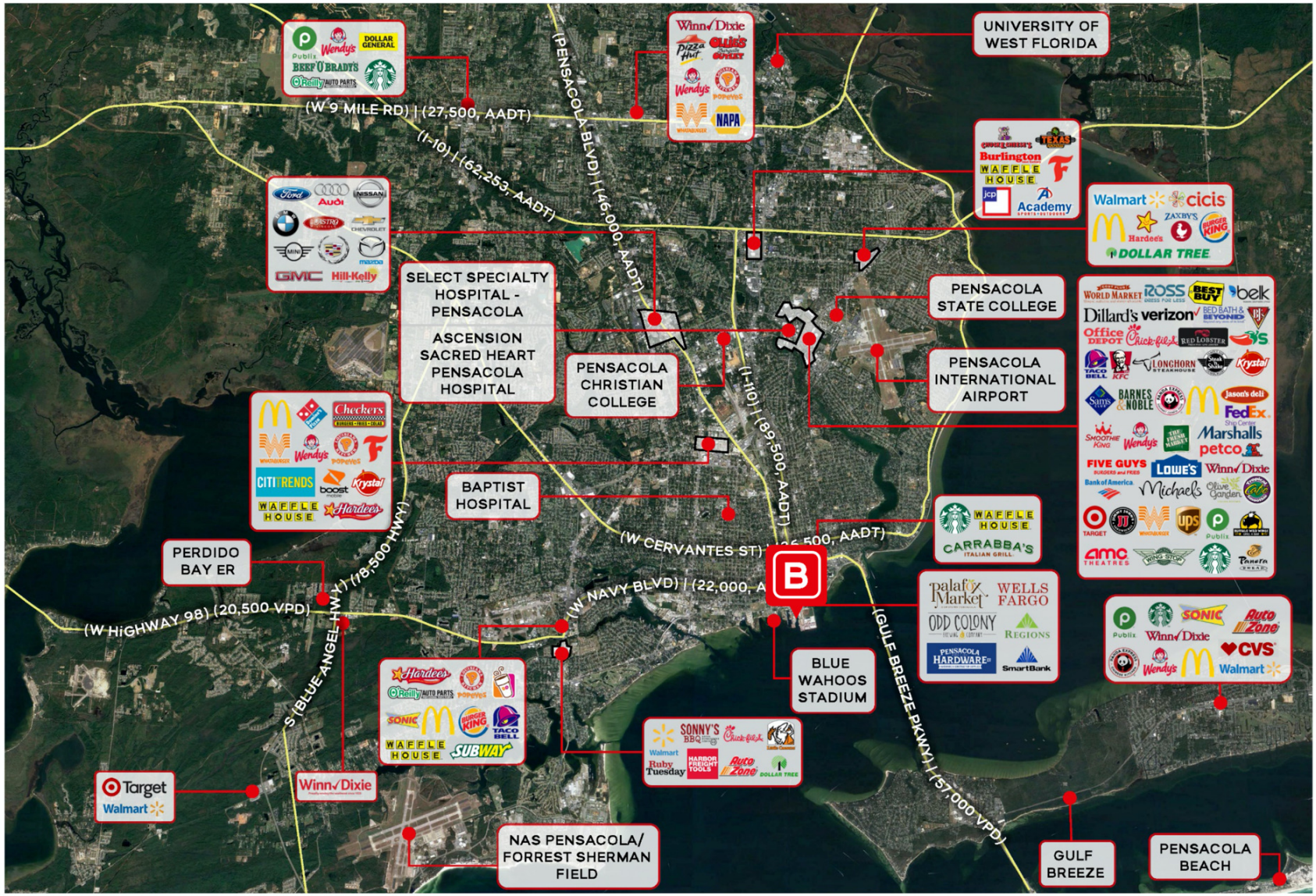


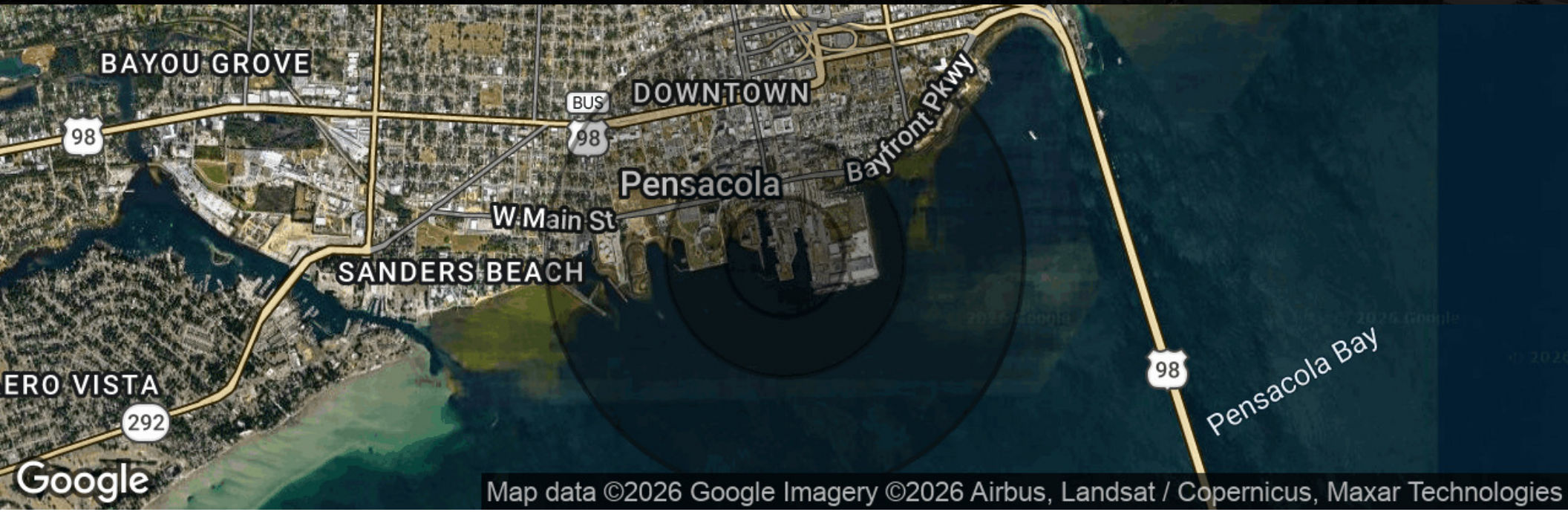
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.


Palafox Street
3,000 AADT
110
CARRABBA'S
CIRCLE K
Pensacola Bay Center
REGIONS
WAFFLE HOUSE
CIRCLE K
WELLS FARGO
CENTENNIAL BANK
WHATABURGER
HANCOCK WHITNEY
Trustmark
Ever'man Cooperative Grocery & Cafe
Saenger Theatre
SYNOVUS
TRUIST
W Main Street
14,800 AADT
Pensacola Museum of History
Pensacola City Hall
Escambia County Court House
BANK OF PENSACOLA
Pensacola Little Theatre
RENASANT BANK
Blue Wahoos Stadium
SITE
Community Maritime Park
Port of Pensacola
Palafox Pier Yacht Harbor Marina
Palafox Pier

PENSACOLA, FL

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	108	515	2,059
Average Age	48.5	50.3	48.3
Average Age (Male)	42.6	44.0	43.2
Average Age (Female)	50.6	53.0	50.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	246	982
# of Persons per HH	2.1	2.1	2.1
Average HH Income	$131,471	$113,657	$111,092
Average House Value	$453,862	$412,073	$389,779

** Demographic data derived from 2020 ACS - US Census*



ROBERT BELL

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FL #SL698346

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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