

# FOR SALE OR LEASE



## Asking Price

- \$795,000
- \$9.75/psf NNN Lease

## Zoning

- R-2: Residential/Office

## Square Feet

- 8,819

## Acreage

- .53

## Property Description

- Class A office space located one mile north of downtown Pensacola. Total renovation in 2019. Currently leased by the U.S. Census through December 31<sup>st</sup>, 2020.
- Great opportunity for a user willing to take occupancy in early January 2021.
- Located in a Florida designated Opportunity Zone.



For more information:  
Fred Gunther, CCIM  
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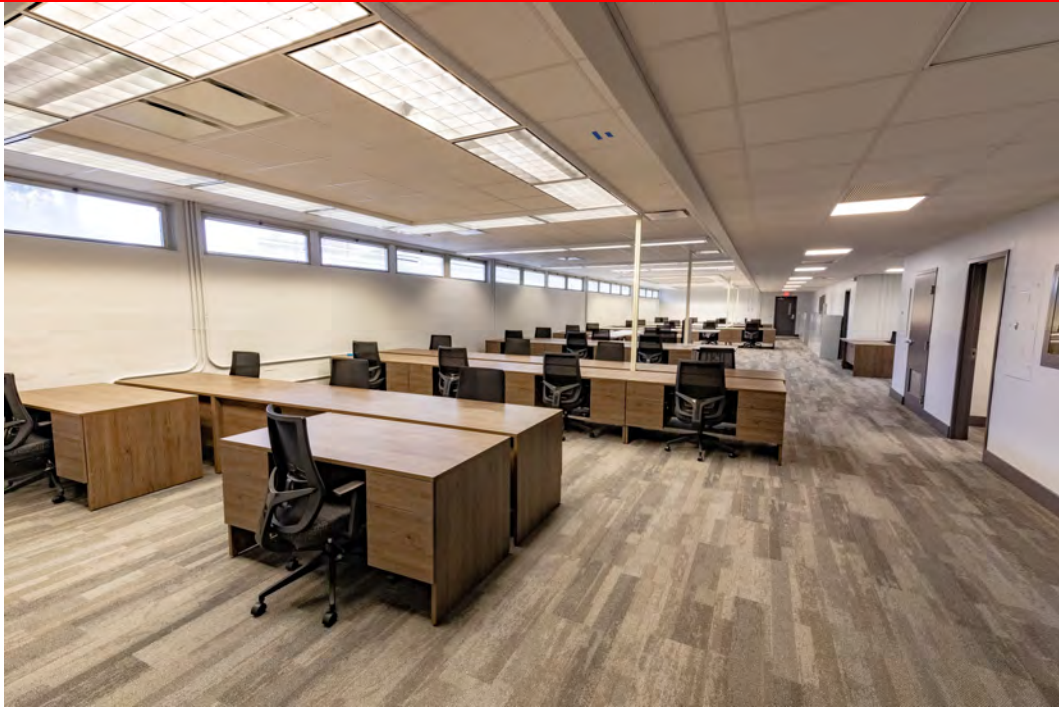
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50 W. Maxwell St.  
Pensacola, FL



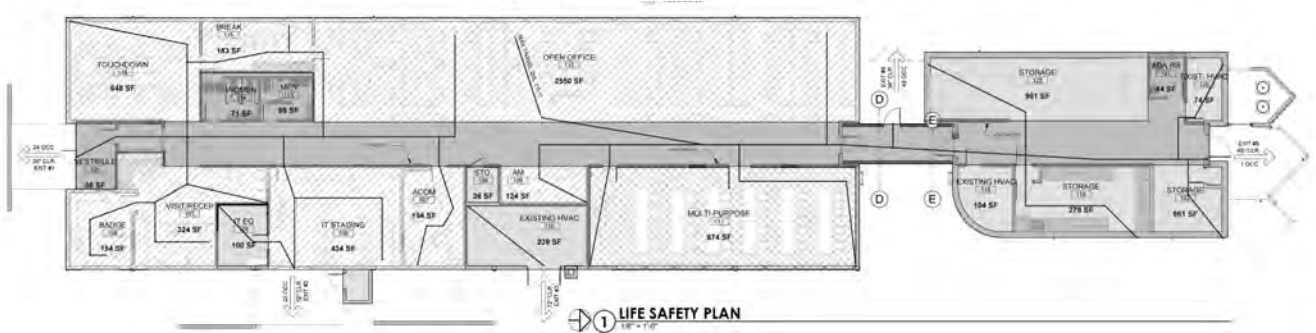
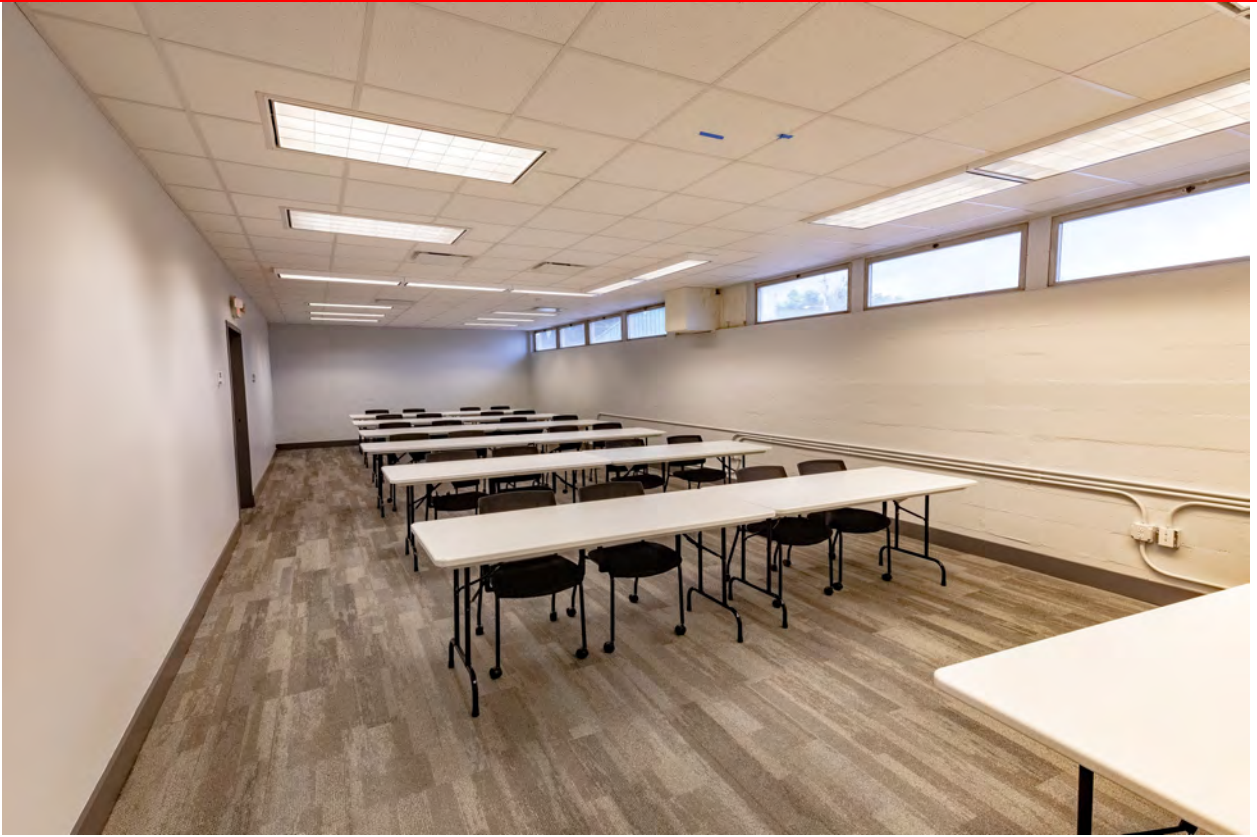
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## Floor Plan