

OFFICE PROPERTY FOR LEASE

THE FISHBEIN CENTER - CLASS A OFFICE / MEDICAL SPACE FOR LEASE

5016 Grande Drive, Pensacola, FL 32504



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OFFERING SUMMARY

Lease Rate:	\$19.50 - 20.00 SF/yr (NNN)
Building Size:	13,000 SF
Available SF:	5,470 - 6,835 SF
Lot Size:	1.37 Acres
Year Built:	2020
Zoning:	C-1

PROPERTY OVERVIEW

Beck Partners is pleased to present to you "The Fishbein Center" located at 5016 Grande Drive. This Class A, two-story medical / office building is located near Sacred Heart Hospital, Cordova Mall, and Pensacola International Airport. First floor space that consists of 6,835 SF at \$20/SF to occupy the entire first floor. The minimum divisible for the first floor is 2,800 SF at \$22.50 PSF. The second-floor space consists of 5,470 SF and can be divided if needed at a lease rate of \$19.50 PSF. The building will include a large conference center and roof top terrace for networking events that tenants will have the right to use. The building proximity allows for a variety of shopping and dining options in the Cordova area. The site allows for ample parking providing parking for 4 per 1,000. Space will be delivered in white box condition with Landlord offering Tenant Improvements to a qualified Tenant. This location would be ideal for any medical or office tenant.

PROPERTY HIGHLIGHTS

- Premier Office / Medical Space in Cordova Corridor
- 12,305 RSF
- Parking 4 per 1,000
- Close proximity to I-110, Sacred Heart and PNS
- Available Mid Q1 2020



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