



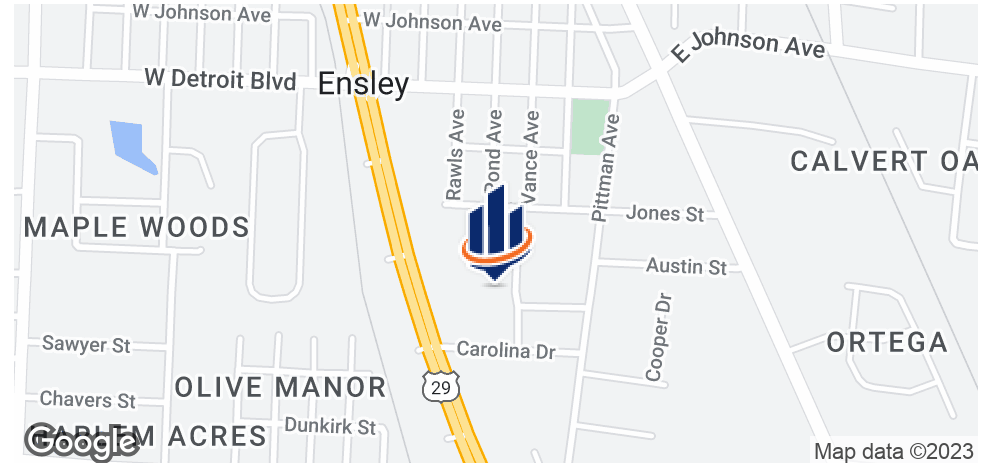
# 8180 PENSACOLA BLVD OFFICE BUILDING FOR LEASE

FROM 1000 TO 8500 SF

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**Michael Carro, CCIM**  
Senior Advisor, Principal  
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# Property Summary



## OFFERING SUMMARY

Available SF:	1,000 - 8,500 SF
Mini Suites For 2 To 10 People:	Customized Sizes
Office Space:	\$12-\$14/SF +NNN
Lot Size:	1.68 Acres
Building Size:	8,500 SF
Zoning:	HC/LI

## PROPERTY OVERVIEW

Large newly renovated office space allows for flexible tenant configuration. Mini suites available from 1,000 to 8,500 SF of divisible office build out is move-in ready. Completely renovated office building with 32 available private offices, 6 restrooms and a large reception area.

This property is located 1 block off of Hwy 29 and commonly referred to as Pensacola Blvd.

## PROPERTY HIGHLIGHTS

- New HIGH SPEED Internet with CAT 6 Cable
- Customize your office suite from 2 to 50 People
- 32 Private Offices-Completely Remodeled
- Large Reception Area
- 6 Restrooms
- Large Private Parking Area
- Strong Traffic Counts: AADT of 45,000 cars passing daily

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# Lease Information

LEASE TYPE:

-

TOTAL SPACE:

1,000 - 8,500 SF

LEASE TERM:

Negotiable

SPACE	SPACE USE	LEASE TYPE	MONTHLY RATE	TERM
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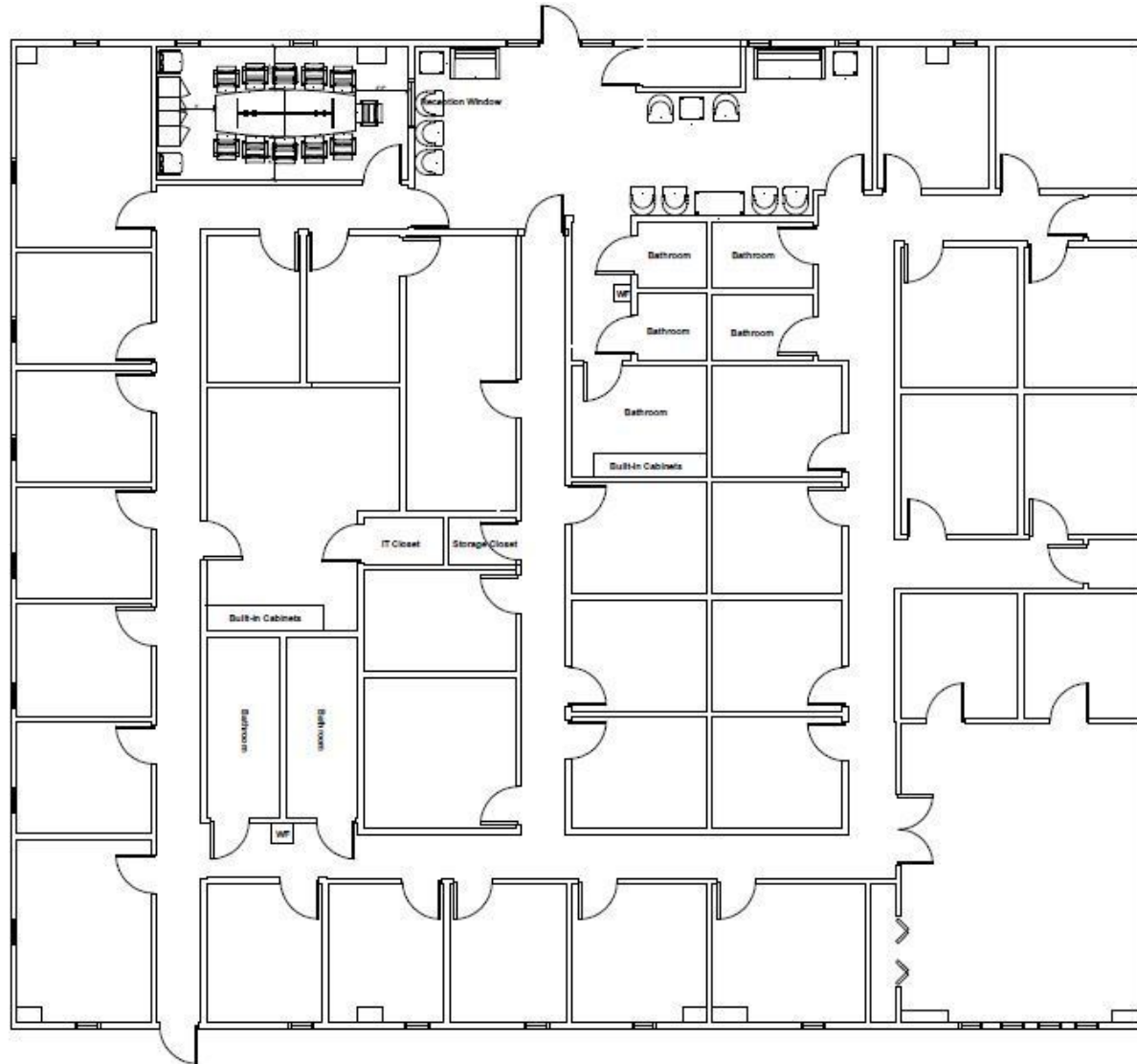


# Interior Photos

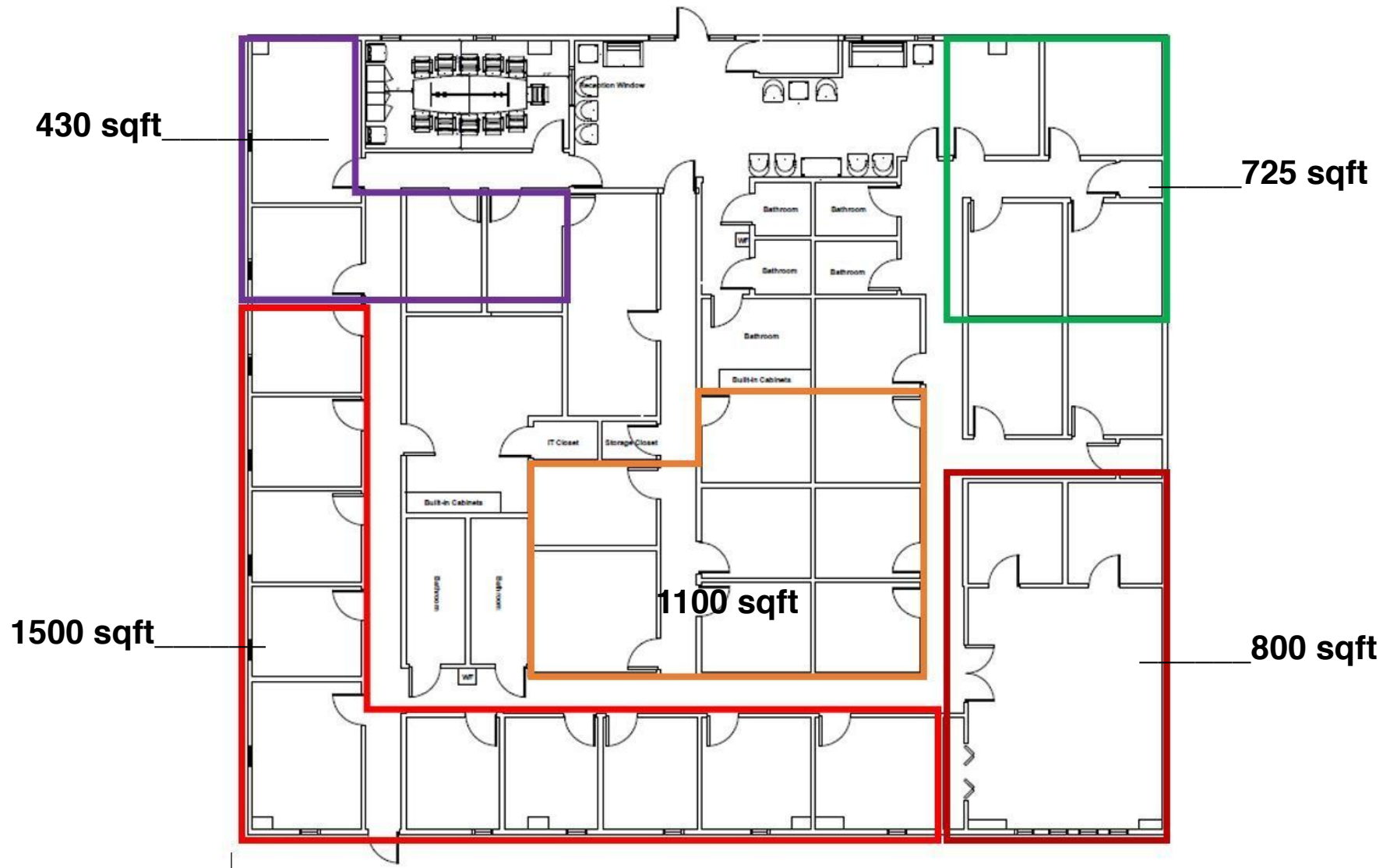




# Floor Plan



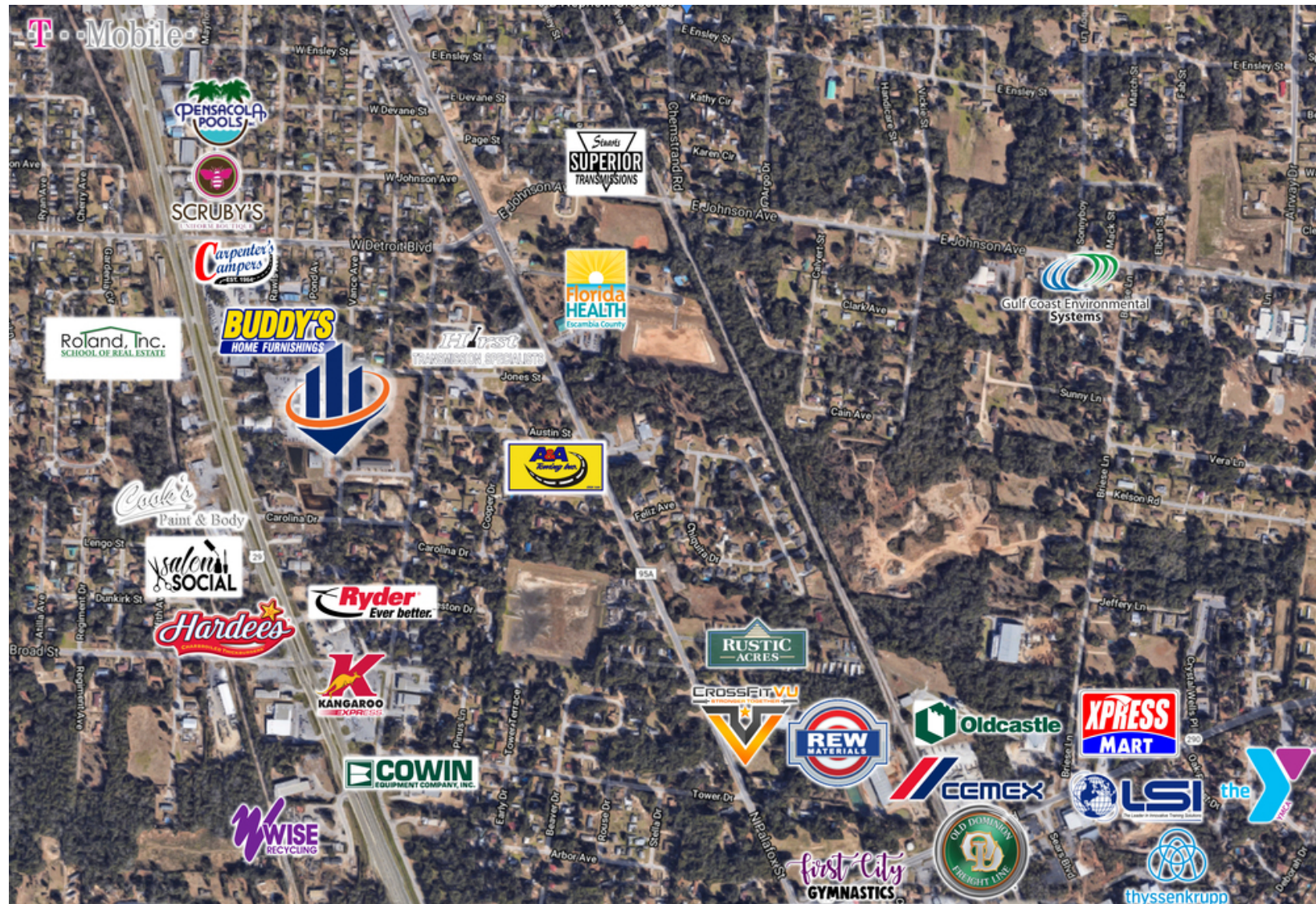
# Sample Layout-Can Be Customized





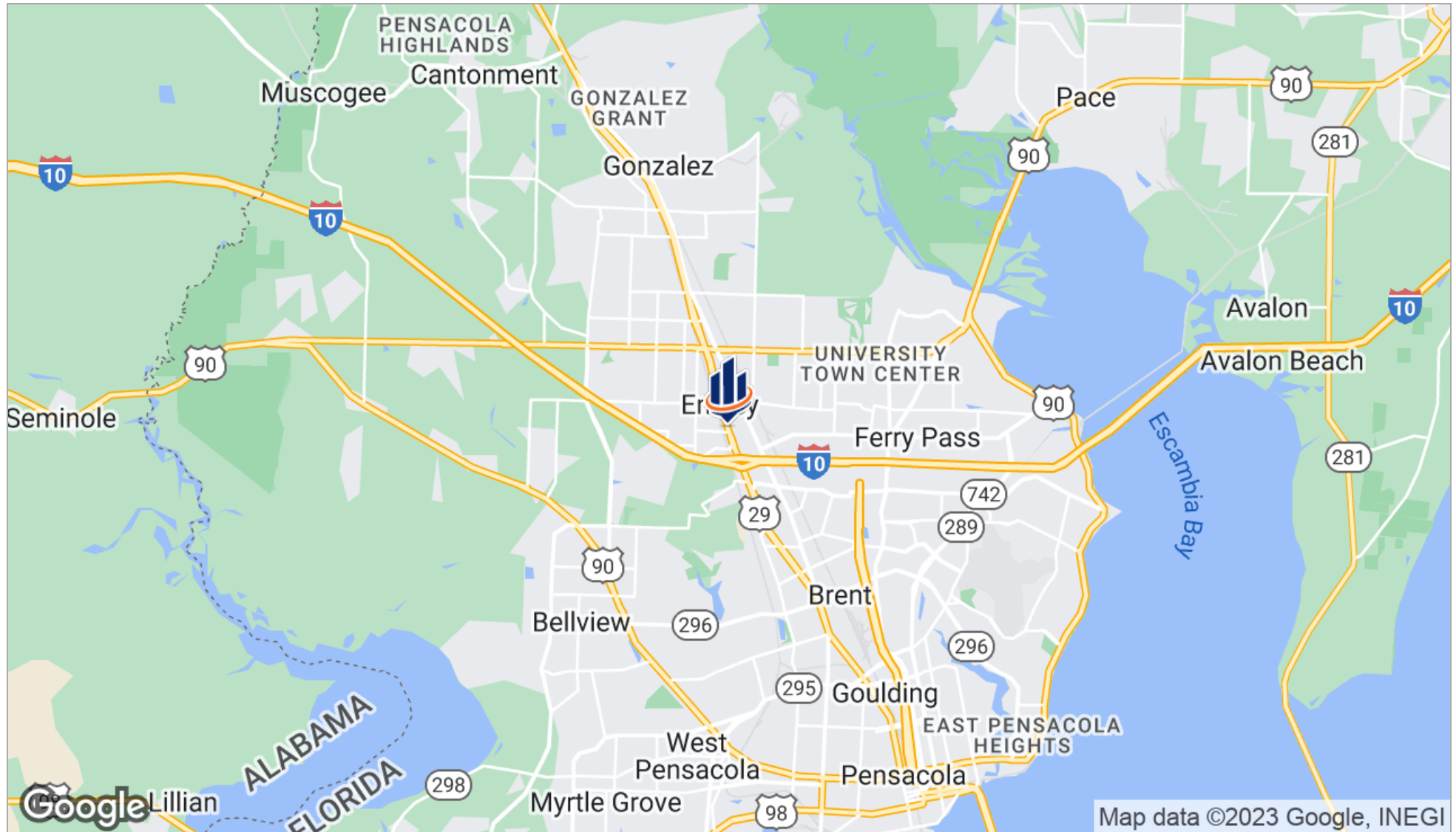


# Retail Map





# Location Maps





# Michael Carro, CCIM



## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial  
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)  
2016 #1 Top Producer in the State of Florida for SVN  
2016 #3 Top Producer in the USA for SVN  
2016 NAIOP Broker Deal of the Year Award Winner

### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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