

# Executive Summary



## LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE:        Negotiable

BUILDING SIZE:     4,900 SF

BUILDING CLASS:   A

CROSS STREETS:   Spring & Romana

## PROPERTY DESCRIPTION

Professional first floor space in two-story brick building in Downtown Pensacola. The space features a large meeting room or area for cubicles and a restroom.

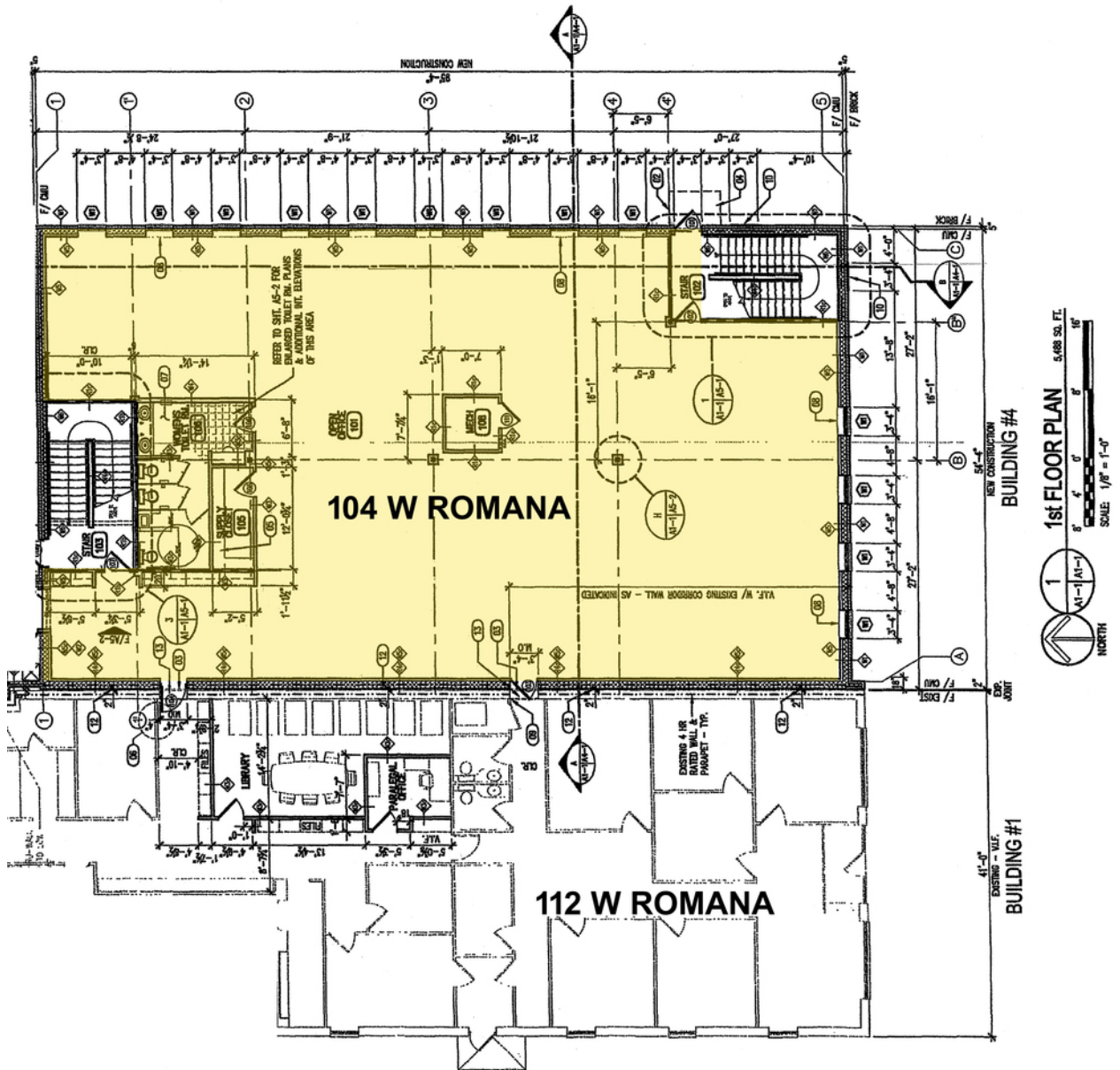
Ample parking in private parking lot which is rare to find in Downtown Pensacola.

Tenant shall pay; Telephone & Internet data, Liability insurance, contents insurance and NNN fee. Landlord shall pay: Garbage, Utilities, Janitorial, Property taxes and Property insurance.

# Available Spaces

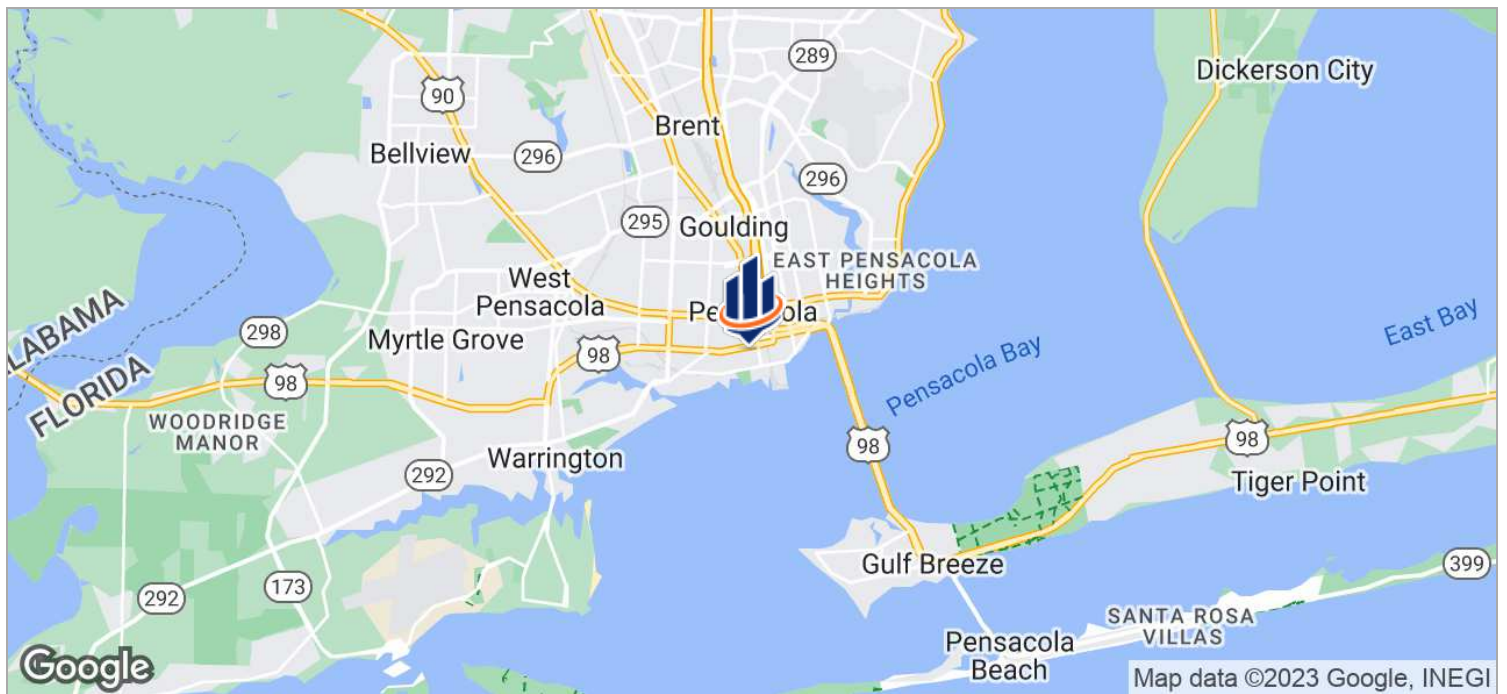
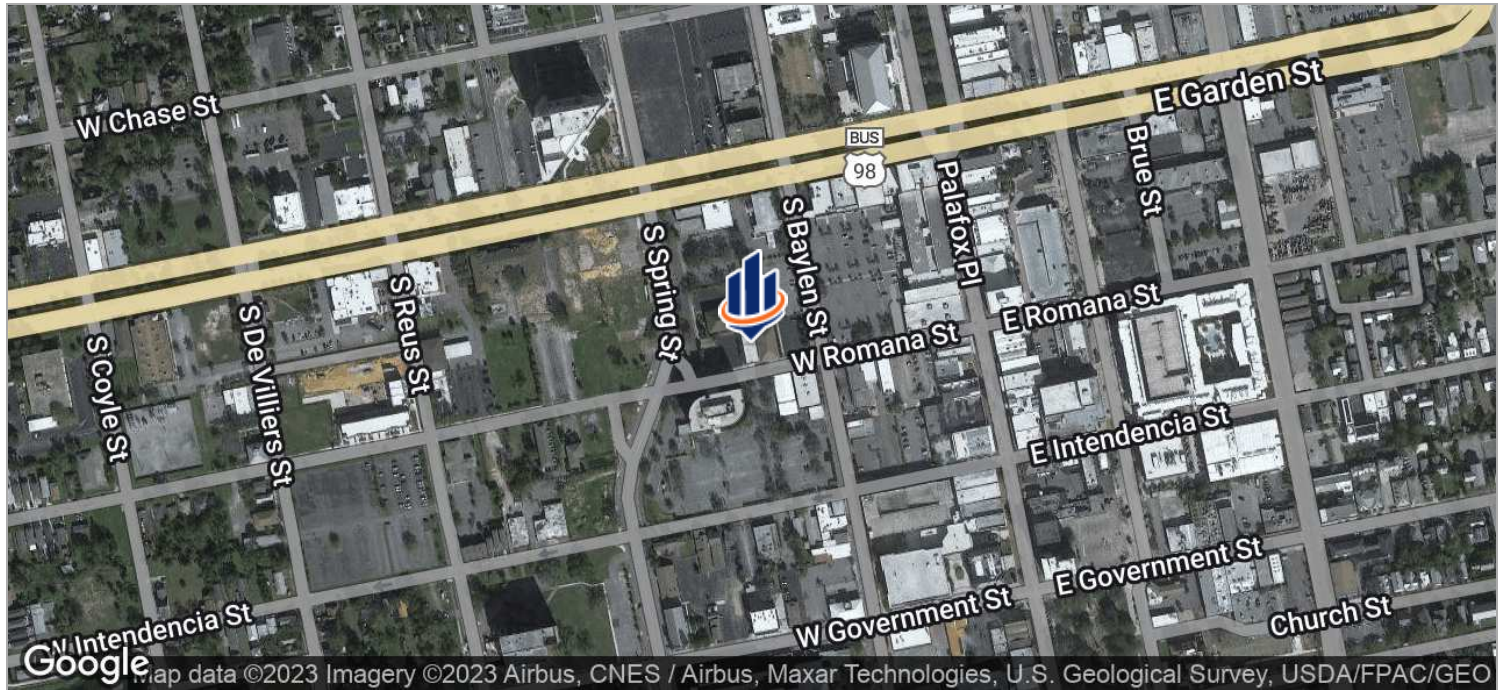
Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
112 W Romana Street	Office Building	\$21.00 SF/YR	Full Service	8,400 SF	Negotiable	
104 W Romana	Office Building	\$14.50 SF/YR	NNN	4,900 SF	Negotiable	Large open area perfect for training or cubicles.
112 W Romana Street	Office Building	\$21.00 SF/YR	Full Service	3,500 SF	Negotiable	Reception area, nine offices, storage, and restrooms.

# Floor Plans





# Location Maps





# Additional Photos



## Additional Photos



# Advisor Bio & Contact 2

## Memberships & Affiliations

Phone:

Email:

Address:

# Advisor Bio & Contact 1



## Stephanie Gilbert

Advisor

SVN | SouthLand Commercial

Stephanie is an Advisor with SVN | SouthLand Commercial Real Estate which has offices in Pensacola, Panama City and Tallahassee, FL. She is a licensed in real estate in the state of Florida and has experience representing buyers, sellers, landlords and tenants.

Stephanie has lived in Pensacola since 1989. She started her commercial real estate career in 2003. Her background is in real estate development with much of her experience in retail and office leasing. She earned a Bachelor of Arts Degree in Advertising and a Master's Degree in Business Administration, both from the University of West Florida.

Stephanie is a wife and mother. Her hobbies include reading and couponing. She enjoys volunteering and has a passion for helping children.

### Memberships & Affiliations

Compassion International

-Child Sponsor

-Event Volunteer

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