

State of the Art Office Building for Sale or Lease

3695 N L St, Pensacola, FL 32505



Listing ID: 30342124
Status: Active
Property Type: Office For Sale
Office Type: Governmental, High-Tech
Size: 10,800 SF
Sale Price: \$1,750,000
Unit Price: \$162.04 PSF
Sale Terms: Undisclosed, Cash to Seller
Ceiling: 12 ft.



Overview/Comments

This 10,800 SF office space (4,680 upstairs and 6,120 downstairs) is equipped with High-end amenities to include keyless entry (Key fobs), Fiber optic high speed internet, large training/meeting room with 360 degrees video conference capability, 3-Phase power with diesel backup generator.

The interior is modern motif with decorative fixtures and paint schemes. It is sectioned off for either a relaxed social or a formal work environment.

There are 60 parking spaces with a joint parking agreement to accommodate any additional parking needs. The structure has 2 records vaults and a bank vault.

There is opportunity for a rental revenue stream with designated space available for annual meetings, staff training, or social events (i.e. Christmas parties). Industrial grade appliances in kitchen area for meeting meal prep.

Avoid the downtown elevated rental rates and enjoy equal or superior accommodations.

More Information Online

<http://www.gulfcoastcmls.com/listing/30342124>

QR Code

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General Information

Taxing Authority:	Escambia County	Class of Space:	Class A
Tax ID/APN:	09-2S-30-1100-000-206	Gross Building Area:	10,800 SF
Office Type:	Governmental, High-Tech, Medical, Office Building	Building/Unit Size (RSF):	10,800 SF
Zoning:	HC/LI	Usable Size (USF):	10,800 SF
Property Use Type:	Business	Land Area:	0.88 Acres
Building Name:	Gulf Winds Federal Credit Union (formerly)	Sale Terms:	Undisclosed, Cash to Seller

Area & Location

Property Located Between:	Pace Blvd and Palafox Street	Highway Access:	1 block from Palafox Street
Property Visibility:	Good	Airports:	Pensacola International Airport

Site Description The building is situated at the corner of North L street and West Herman Street in a federal HUBZone which offers investors a 10% pricing advantage in contract negotiations. It also sits in a Qualified Opportunity Zone which offers a 10-year deferment of capital gains taxes. The property is located with easy access to Pace Blvd, Fairfield Drive and North Palafox. Near other retail, restaurants and around the corner from the recently completed Escambia County complex.

Area Description The property is located with easy access to Pace Blvd, Fairfield Drive and North Palafox. Near other retail, restaurants and around the corner from the recently completed Escambia County complex. Waterfront rescue mission is directly across West Herman street from the property.

Building Related

Total Number of Buildings:	1	Year Renovated:	2016
Number of Stories:	2	Roof Type:	Hip
Year Built:	1992	Construction/Siding:	Stucco

Parking Ratio:	7.4 (per 1000 SF)	Freight Elevators:	0
Parking Type:	Surface	Sprinklers:	None
Total Parking Spaces:	80	Heat Type:	Electricity
Ceiling Height:	12	Heat Source:	Central
Loading Doors:	0	Air Conditioning:	Engineered System
Loading Docks:	0	Internet Access:	T1/T3
Passenger Elevators:	1		

Exterior Description The building is built of attractive decorative block and stucco and is situated on the corner of Herman and North L Street. The lot is nicely landscaped offering an appealing look to the property.

Parking Description Ample parking for any scenario. There are 60 designated spaces with a joint parking agreement that offers 20-40 additional spaces if necessary.

Interior Description Modern motif with decorative fixtures and paint schemes. Sectioned off for either a relaxed social or a formal work environment

Land Related

Zoning Description:	HC/LI - Heavy Commercial / Light Industrial	Sewer Type:	Municipal
Lot Frontage:	200	Easements:	Ingress/Egress, Utilities
Lot Depth:	200	Easements Description:	Typical utility easements
Water Service:	Municipal	Legal Description:	Lengthy on file

Location

Address:	3695 N L St, Pensacola, FL 32505
County:	Escambia
MSA:	Pensacola-Ferry Pass-Brent



Property Images



front ext 1



stairway



elevator



training 1



gen1



up open cubes



dn open conf area

Property Contacts



Glen D Fielder

EXIT Realty NFI - Pensacola
850-982-0096 [M]
850-982-0096 [O]
fielderg@cox.net