



# DOWNTOWN OFFICE SPACE AVAILABLE

401 EAST CHASE STREET  
PENSACOLA, FL 32502

**Sonny Granger**  
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**Chris Palmer**  
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# Property Summary



## OFFERING SUMMARY

Available SF:	3,647 SF
Lease Rate:	\$12.99 SF/yr (NNN)
Lot Size:	1.46 Acres
Year Built:	1962
Building Size:	14,188 SF
Renovated:	2014
Zoning:	GRD

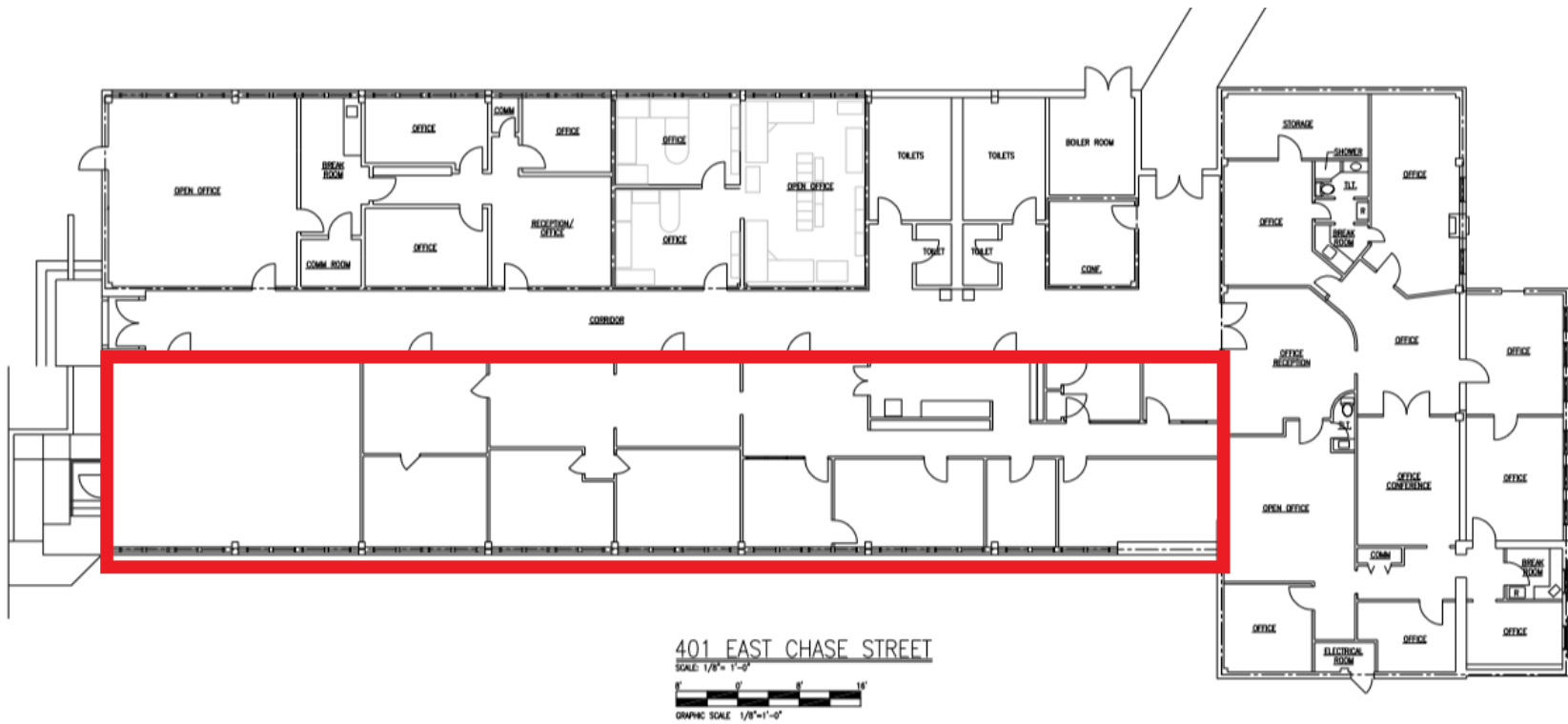
## PROPERTY OVERVIEW

This 14,188 SF office building is located in the eastern edge of downtown Pensacola and within walking distance of Pensacola Bay, numerous restaurants, hotels, and across the street from the Pensacola Civic Center. Great visibility and access on corner of two high-traffic roads.

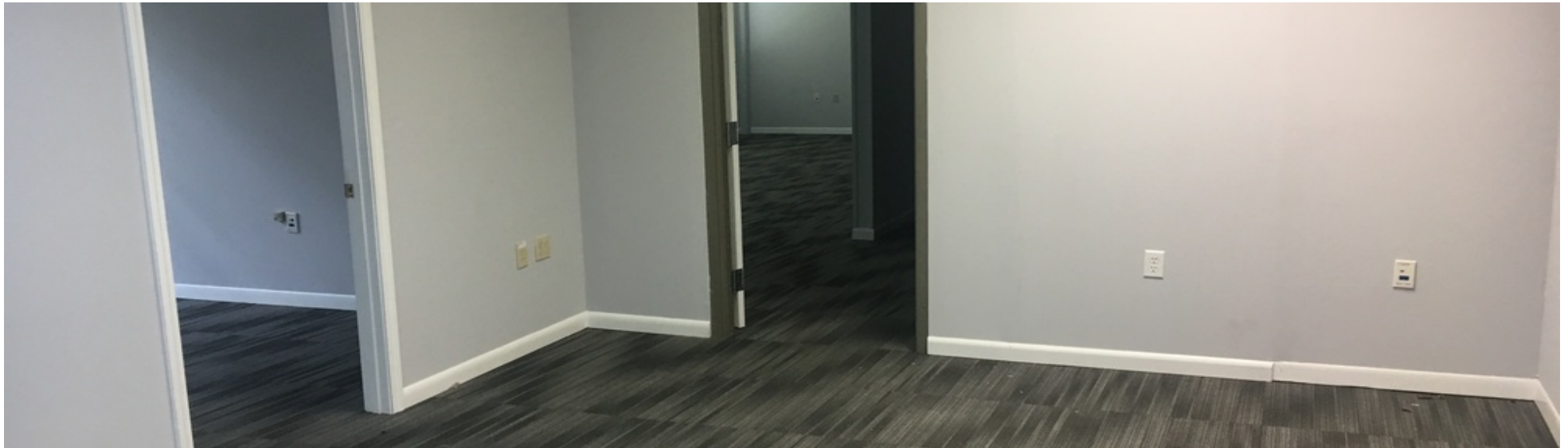
## PROPERTY HIGHLIGHTS

- Downtown Pensacola office unit available - Suite 100 (3,647 SF)
- Space is divisible
- Excellent visibility, access, and parking
- Recently renovated building
- \$12.99/SF NNN
- Incentives available dependent on terms

# Additional Photos



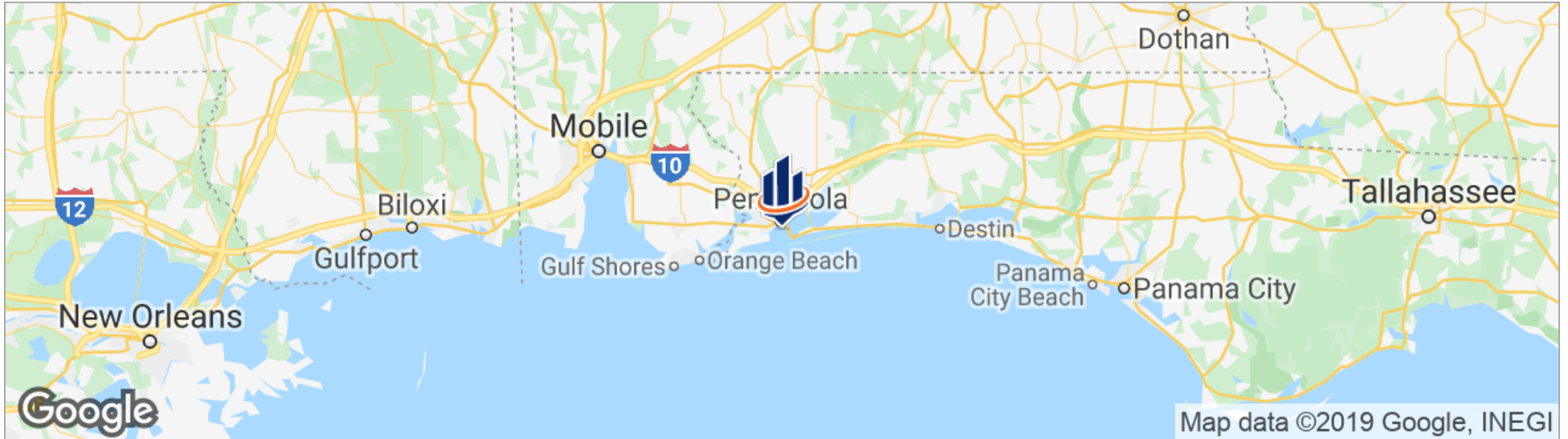
# Additional Photos



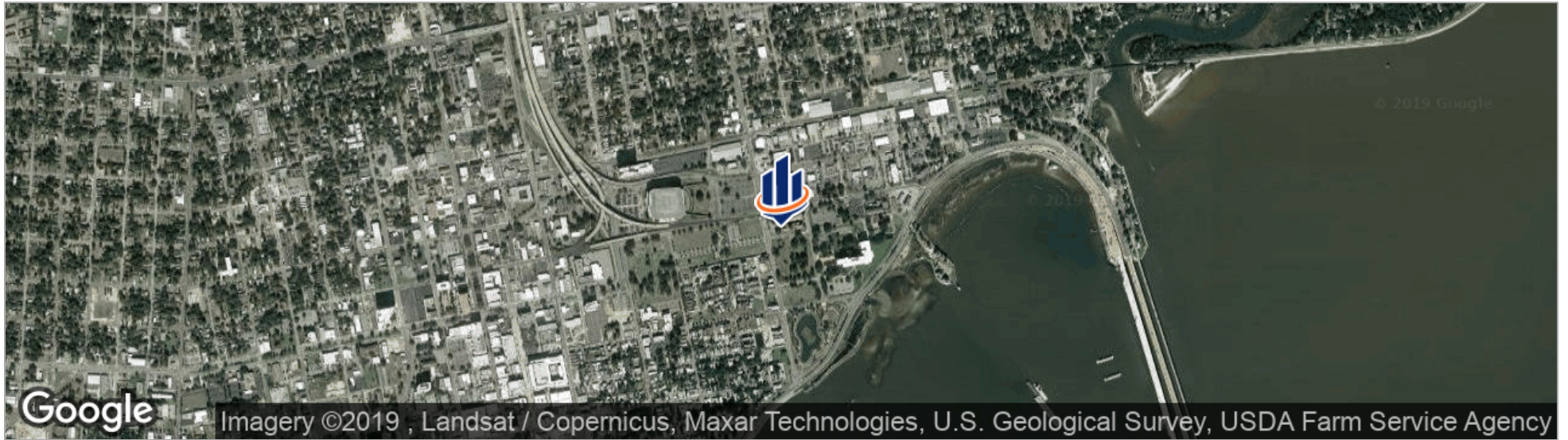
# Additional Photos



# Location Maps



# Location Maps

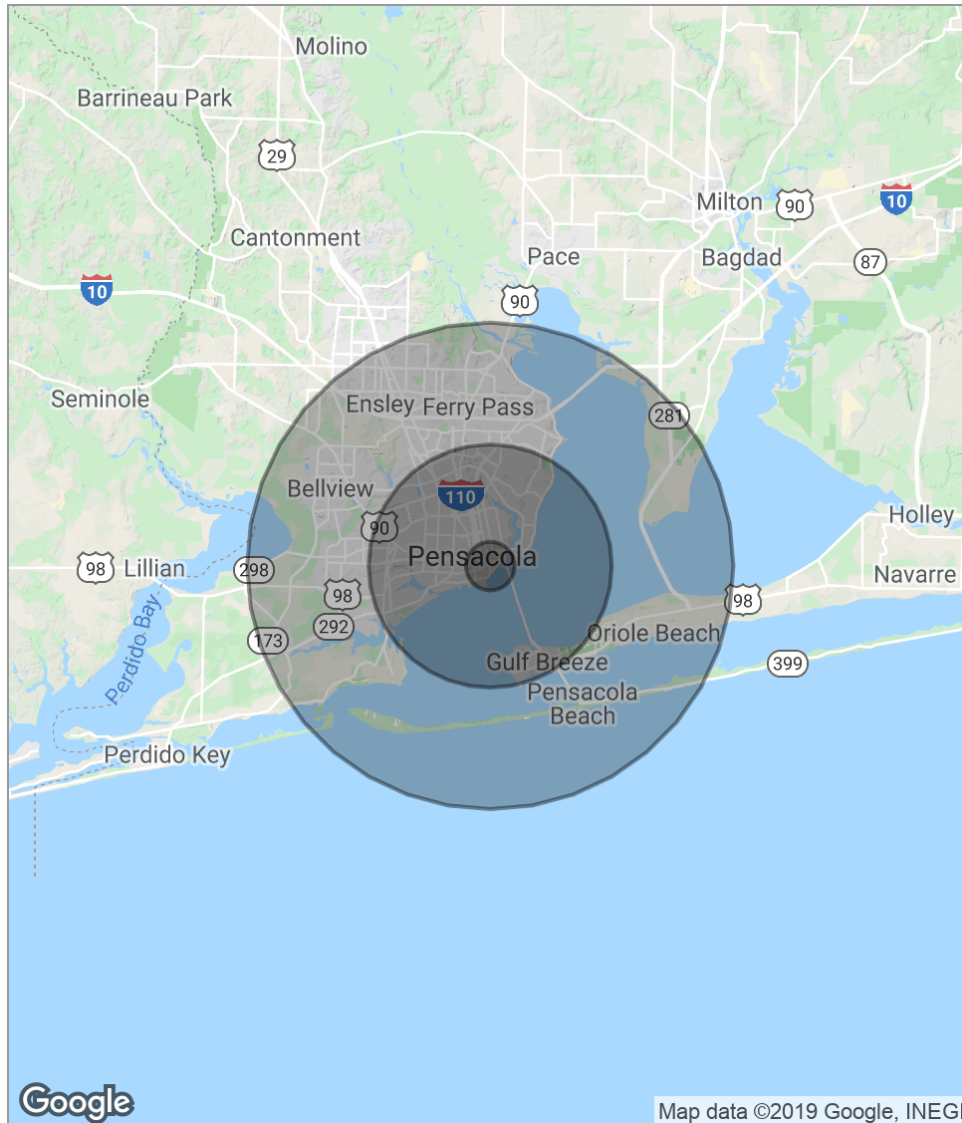


# Additional Photos





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,809	95,007	274,313
Median age	43.4	38.1	37.6
Median age [Male]	45.2	36.1	36.0
Median age [Female]	41.5	39.7	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,898	36,357	105,591
# of persons per HH	2.0	2.6	2.6
Average HH income	\$56,153	\$57,171	\$57,470
Average house value	\$231,063	\$252,527	\$221,439

\* Demographic data derived from 2010 US Census

# Sonny Granger

## SONNY GRANGER

Senior Advisor



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## PROFESSIONAL BACKGROUND

Sonny Granger is the President of Granger Development, Inc. and is a licensed real estate broker in the State of Florida, Alabama, and Georgia. Sonny is also a Principal and Senior Advisor of SVN Southland Commercial Real Estate, and has over eighteen years of experience in all facets of the real estate industry. He has been directly involved in the brokerage and development of every major property type, and brings to the table a tremendous amount of experience with a proven track record and history of success.

Among other successful projects, Granger Development was the lead developer for The Tennyson condominiums in Downtown Tallahassee. This fourteen-story, ninety-unit condominium project is located just block away from the State Capitol of Florida and was Tallahassee's very first Downtown residential high-rise Condominium. The success of this project helped the Tennyson win the City of Tallahassee's prestigious "Visionary Award".

Awards:

NAIOP Northwest Florida - Brokerage Deal of the Year [2012, 2015]  
City of Tallahassee - Visionary Award

## EDUCATION

Education:

Florida State University - B.S. Real Estate

## MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:

Pensacola Chamber of Commerce - Board Member & Chairman of Existing Sites & Buildings Committee  
Eastside Redevelopment Board - Past Chair  
Creative Learning Academy - Board Member

# Chris Palmer

## CHRIS PALMER

Advisor



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## PROFESSIONAL BACKGROUND

Chris was born and raised in Pensacola and began working at Granger Properties (now SVN | SouthLand Commercial) in the Spring of 2010 after obtaining degrees in Finance and Real Estate from Florida State University. Chris focuses primarily on the brokerage of commercial and investment real estate and have established an impressive track record and reputation for outstanding knowledge, expertise & service on behalf of their clients.

Chris is also the Director of Sales & Leasing for Granger Development, an independent investment and development company. Since 2012 Chris has taken part in the development and redevelopment of over 100,000 square feet of office and retail properties locally.

## EDUCATION

Florida State University - B.S. - Finance, B.S. - Real Estate, Minor - Economics

## MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:

NAIOP Northwest Florida Chapter - Member (2011-Present), Board of Directors (2013-Present), Developing Leader Chair (2013), Membership Co-Chair (2014), Secretary (2015), Education Chair (2017), President-Elect (2018), President (2019), NAIOP Florida Board of Directors

International Council of Shopping Centers - Member (2014-Present)

Seville Rotary Club - Member (2012-Present)

Awards:

NAIOP Northwest Florida - Developing Leader of the Year (2012, 2015)

NAIOP Northwest Florida - Brokerage Deal of the Year (2012, 2015)

Pensacola Independent News - Rising Star (2015)

# Bryan Coughlin

## **BRYAN COUGHLIN**

Associate Advisor



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## **PROFESSIONAL BACKGROUND**

Originally from Jupiter, Florida, Bryan relocated to Pensacola upon the completion of his bachelor's degree at The University of Southern Mississippi. Bryan began working at SVN | Southland in the spring of 2017, where he teamed up with Sonny Granger and Chris Palmer to help better serve clients. Bryan's extensive knowledge of the commercial real estate industry allows him to assist clients in navigating through complex business decisions, helping them meet their individual needs.

Bryan's real estate practice focuses on site selection for national retailers, tenant & landlord representation, and the acquisition and disposition of income producing & investment-grade properties across the Southeast.

Bryan's opportunistic persona and commitment to client relationships has led to a proven track record of success.

## **EDUCATION**

University of Southern Mississippi – B.S. Business Management

## **MEMBERSHIPS & AFFILIATIONS**

CCIM Candidate [Currently Working on Designation]  
Pensacola Chamber of Commerce