



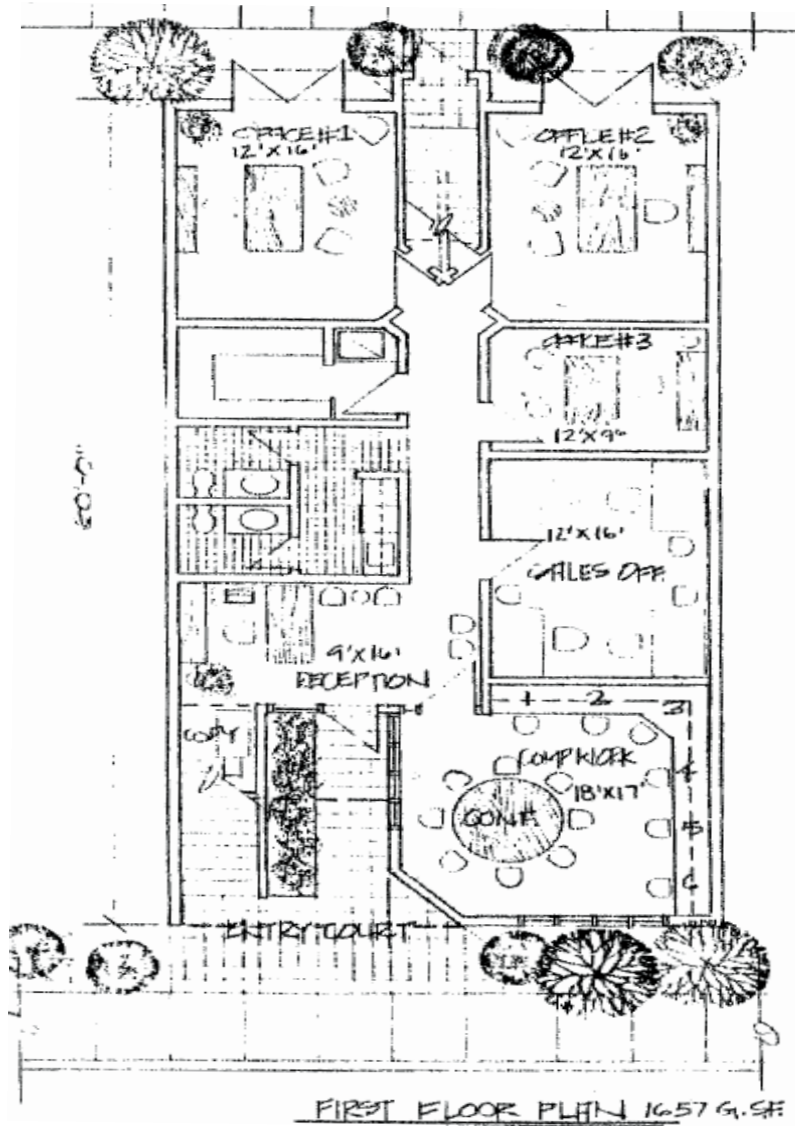
4400 Bayou Boulevard #39

Pensacola, Florida 32504

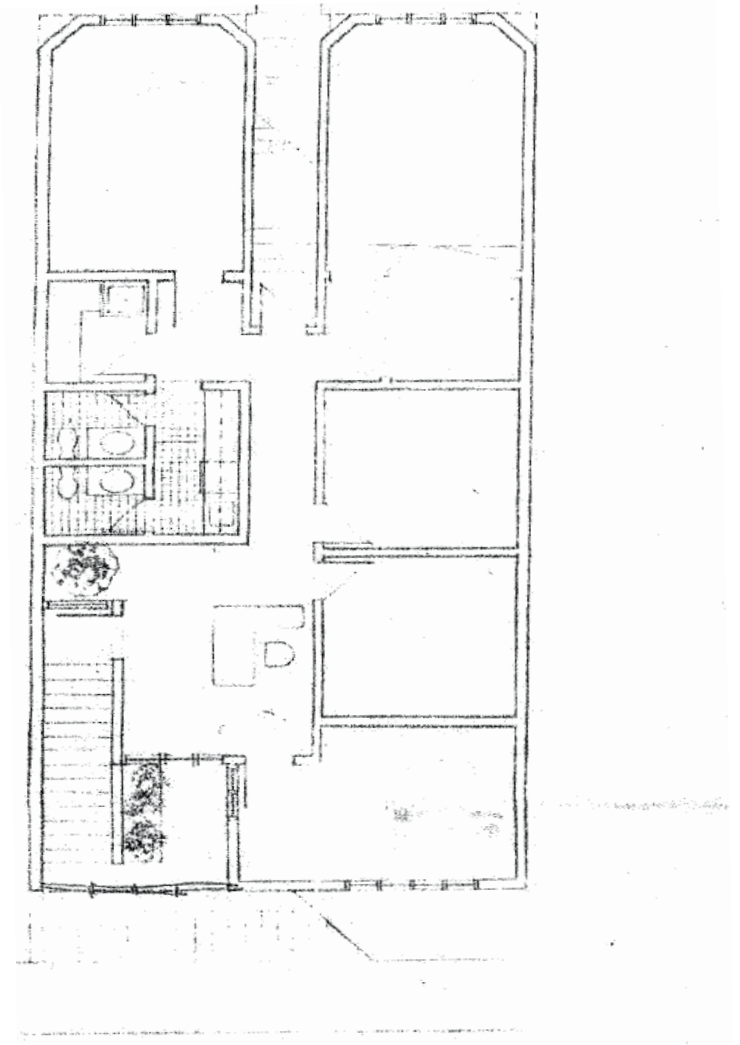
Price Improvement
Cordova Square

- Great location in Cordova Business District
- Minutes to area Hospitals, Banking, Interstate and Airport
- Perfect for Business Professional

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FIRST FLOOR PLAN 1657 G.S.F.



SECOND FLOOR PLAN 1689 G.S.F.



Cordova Square Office Building For Sale

- Well maintained 2 Story Office Building
- 3,450 total SF +/-
- 9+ Private offices
- Dedicated reception area, conference room
- Kitchen
- Nice storage area
- Ample parking
- 4 RR
- Professionally Managed Business Park

Land Description

- 0.04 AC +/-
- Lot Dimensions 30 x 58.92
- 30 FT Frontage
- Great parking
- Easy ingress / egress
- Zoned C1

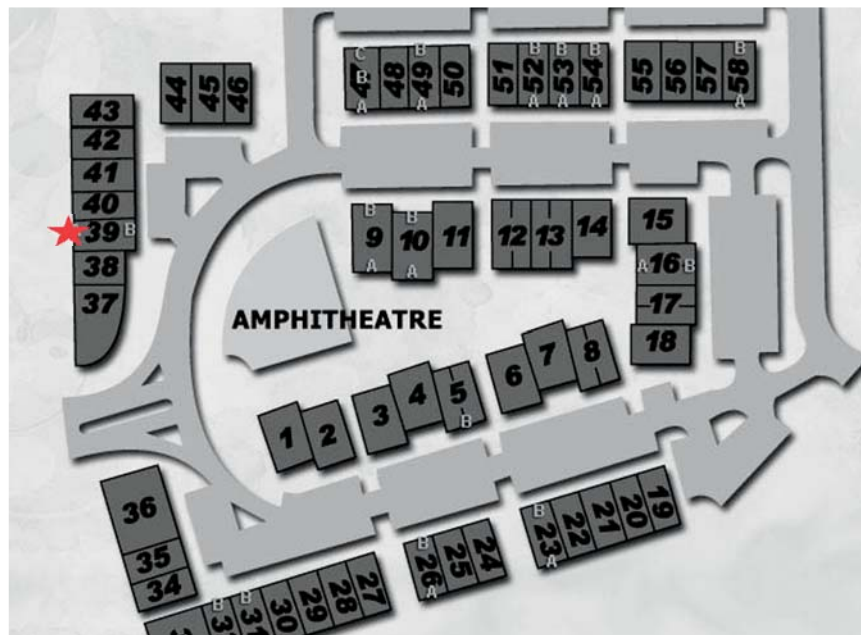


For Sale
\$325,000

\$97.10 /\$PSF



4400 Bayou Blvd - Aerial



Well maintained 2 Story Office Building in Professionally Maintained 100,000 SF Mixed Use Development. When constructed the complex won awards for originality and creativity. It features attractive common areas, amphitheater and expansive greenways. The development is home to a wide variety of businesses including restaurants, retail, medical offices, business professionals. The convenient location in the heart of the booming Cordova Business Corridor makes the complex a key location.

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