

Income Producing Medical Office Complex



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

DeeDee Davis, SIOR, MiCP

+1 850 380 6150 • ddavis@naihalford.com

1100 Airport Blvd. Property Details

Land Description

- 1.72 AC +/-
- Lot Dimensions 194.4 x 325
- 194 FT Frontage on Otter Point Rd.

Location

- Strategically located Professional Park
- Excellent demographics in the heart of the Cordova Business/ Medical Core
- Close to Hospitals, I-10, I-110
- Two separate entrance points for easy access
- Monument Signage on Airport Blvd.
- Quiet wooded setting in Professional Park with the convenience of being located just off of Airport Blvd.



November 3, 2015

1:1.436



1100 Airport Blvd.

Pensacola, Florida 32504

1100 Airport Blvd. Sale Terms



For Sale
\$1,800,000
6% CAP
\$141 PSF

Income Producing Medical Complex

| Building | Sq Ft. | Tenant | Term |
|----------|--------|------------------|------|
| A | 3,950 | Dental | 2020 |
| B | 4,160 | Medical Clinic | 2019 |
| C | 3,969 | Coastal Vascular | 2019 |
| | 12,079 | | |

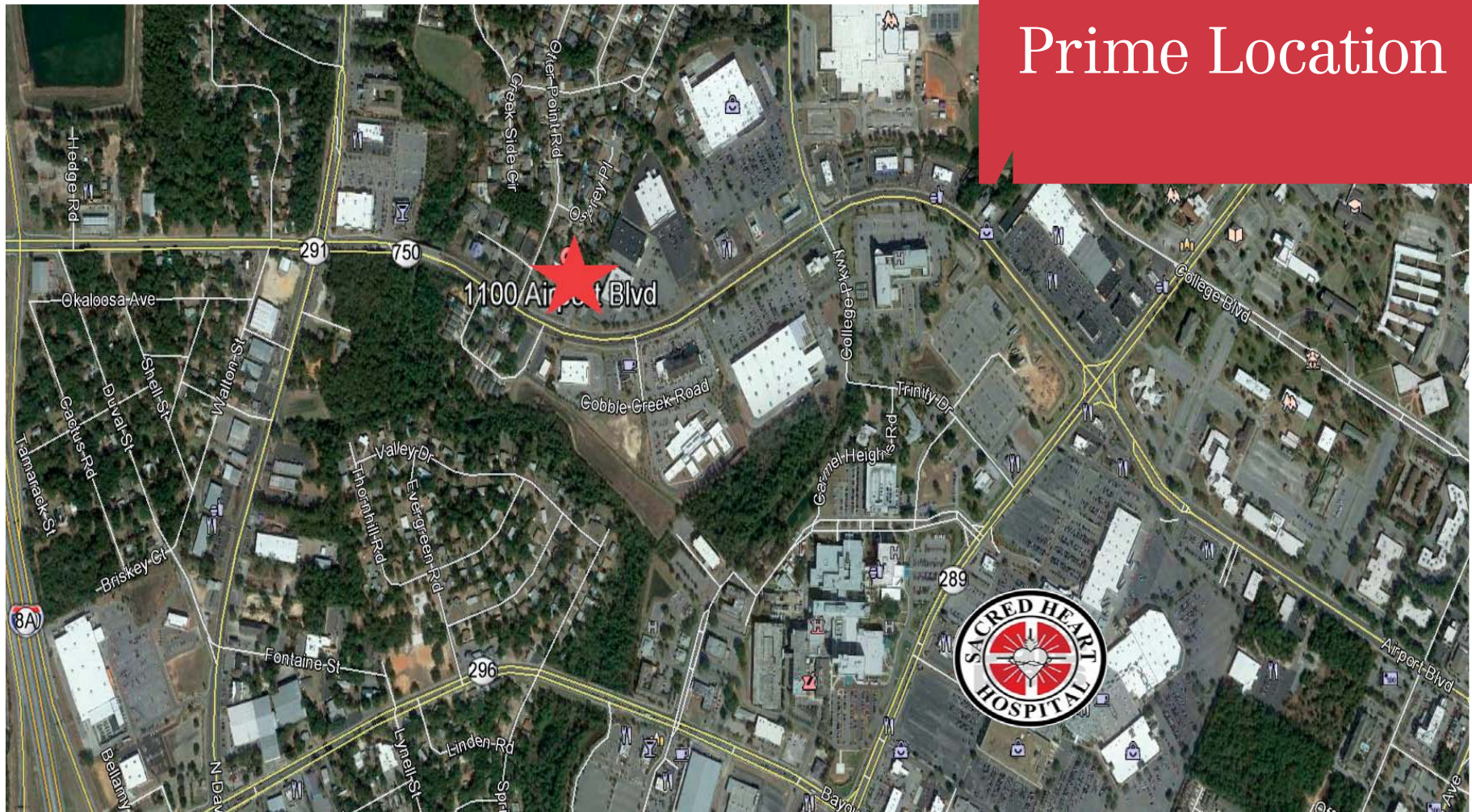
Building Highlights

- The subject property is a medical complex consisting of three fully leased buildings.
- 2 leases are NNN, one is modified gross
- Attractive stucco exterior, updated sidewalks and landscaping, newly resurfaced parking lot in professional office park
- Also room for an additional 2-story, 8,000 SF building
- Please inquire to broker for rent roll information.

DeeDee Davis, SIOR, MiCP

+1 850 380 6150 • ddavis@naihalford.com

Prime Location



Great location, close to Sacred Heart Hospital, in predominantly Medical, Dental, Professional Corridor.

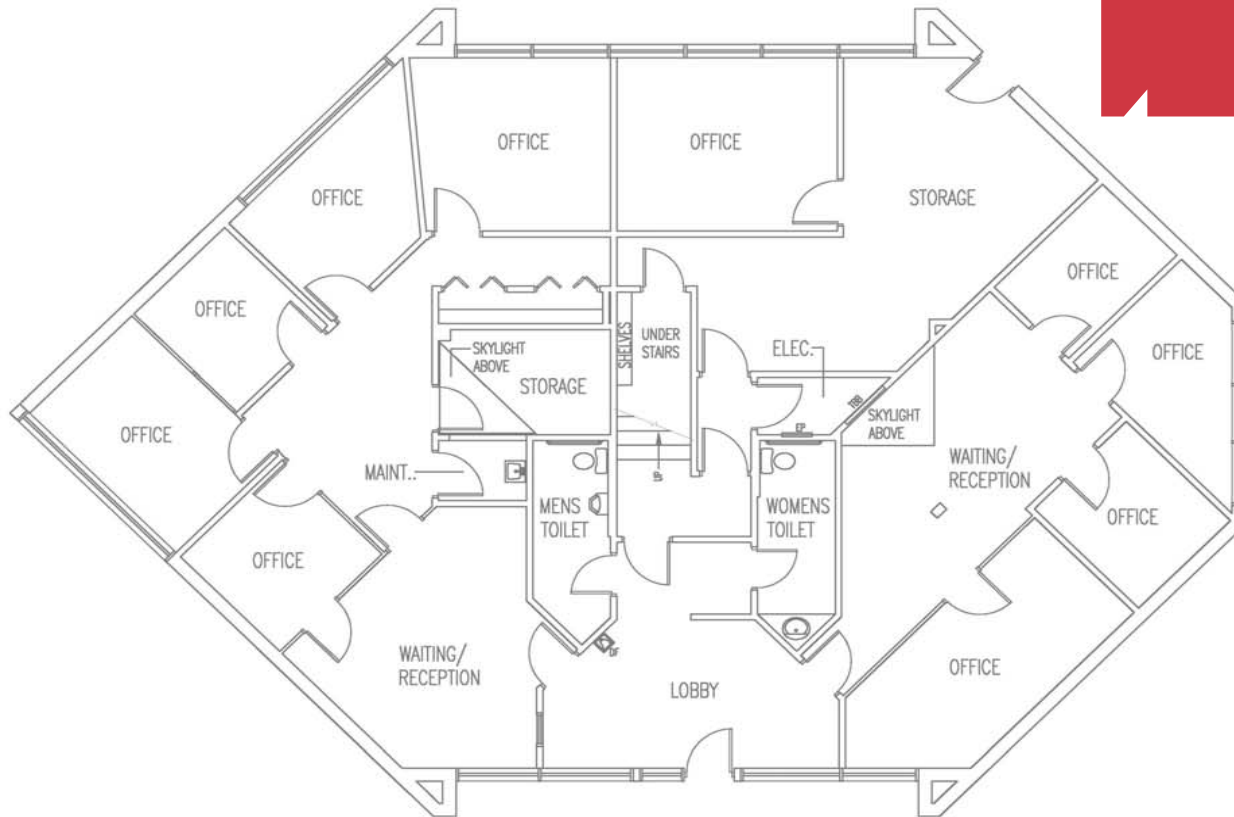
24 W. Chase Street

Pensacola, Florida 32502

+1 850 433 0577

naihalford.com

Floor Plan



1 | BLDG "C" - FLOOR PLAN LAYOUT

SCALE: 1/8"=1'-0" | FIRST FLOOR

