

FOR LEASE

# 704 W 23RD STREET

704 W 23RD STREET -  
BUILDING F | OFFICE |  
CORPORATE PARK

Panama City, FL 32405

**PRESENTED BY:**

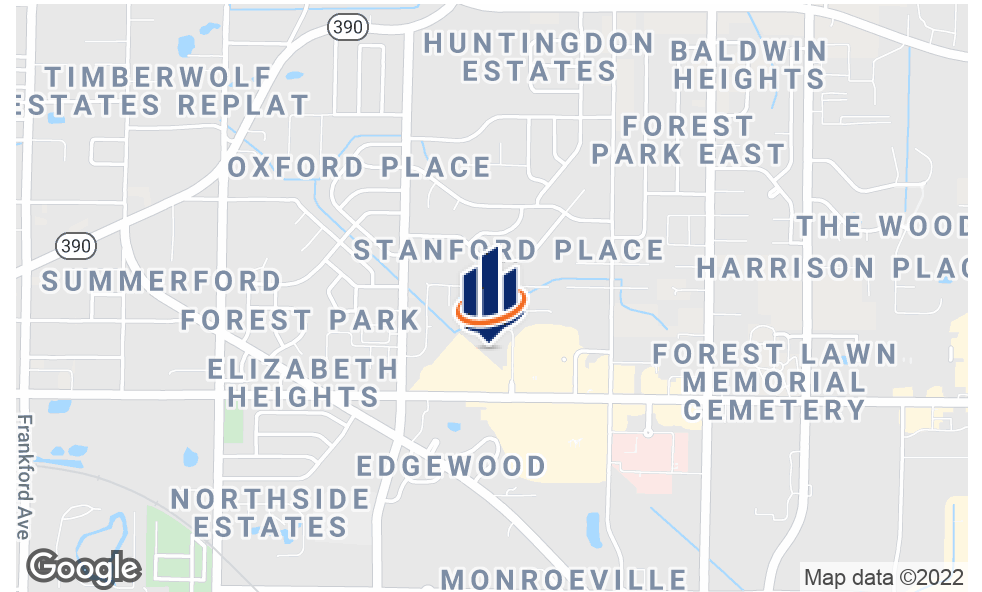
KEVIN WATTENBARGER, CCIM

O: 850.913.9133

[kwattenbarger@svn.com](mailto:kwattenbarger@svn.com)

FL #BK3137983





## OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr [NN]
BUILDING SIZE:	4,183 SF
AVAILABLE SF:	2,056 - 4,183 SF
LOT SIZE:	0.08 Acres
YEAR BUILT:	1988
ZONING:	GC-2 [Panama City]
MARKET:	Panama City
SUBMARKET:	Panama City
APN:	13008-000-000

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## PROPERTY OVERVIEW

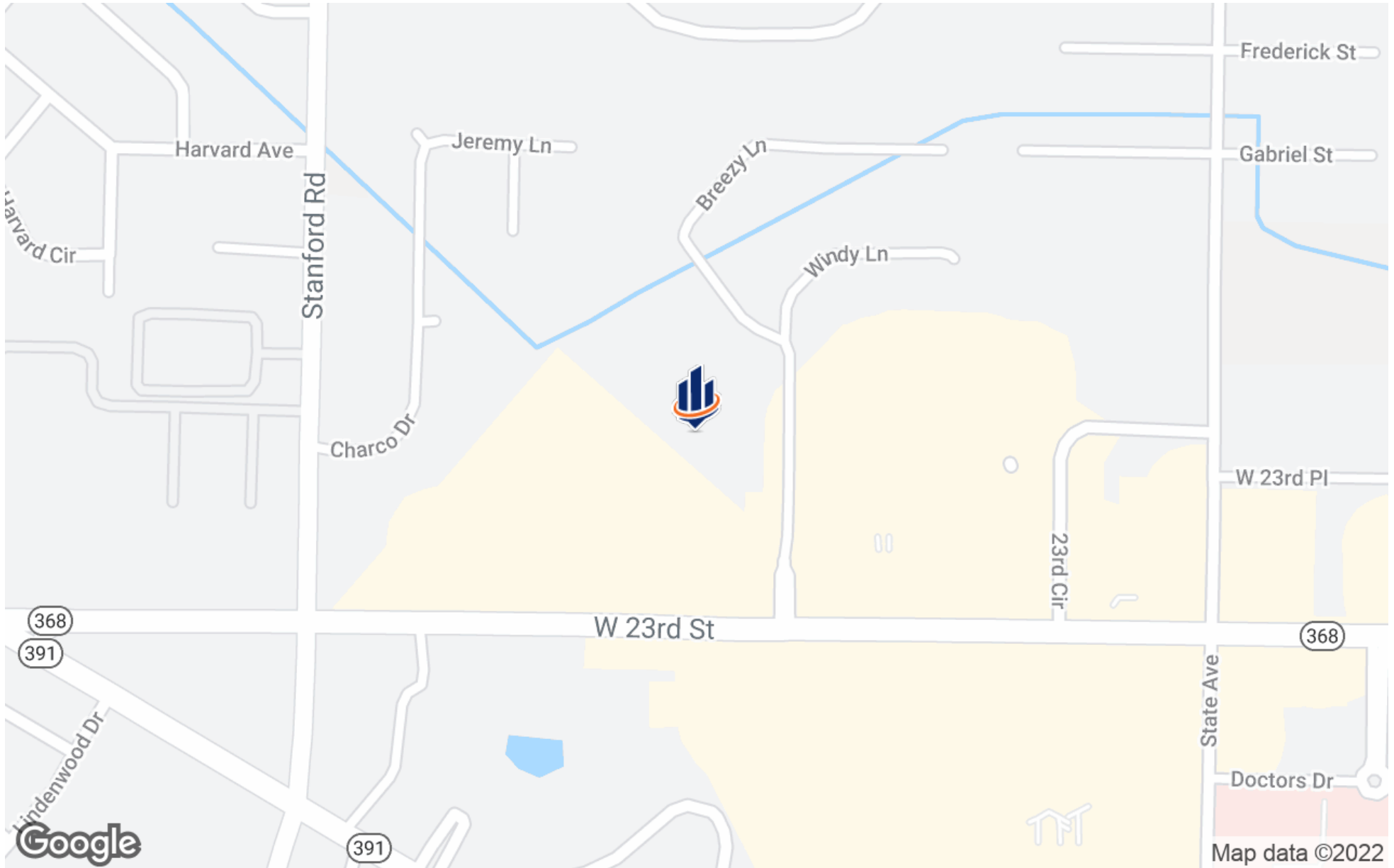
Kevin Wattenbarger & Associates | SVN Southland Commercial Real Estate Advisors are pleased to present available office suites within Building F located at 704 W 23rd Street for lease. Building F is an office duplex with both units (Unit F 51 - 2,056 SF & Unit F 52- 2,127 SF) currently available. The office building is located within Corporate Plaza Office Park and has a current zoning classification of General Commercial [GC-2 | Panama City]. Both units can be leased separately or together as one entire unit. The estimated Operating Expenses/ Additional Rents are currently \$2.50/ SF. For additional information, contact Kevin Wattenbarger, CCIM info@PanamaCityCRE.com, or 850.913.9133 [voice or text].

## PROPERTY HIGHLIGHTS

- 1,800+/-SF to 3,600+/-SF 704 W 23rd Street Building F
- Ample Parking
- Centrally Located on 23rd St.
- Close to Gulf Coast Medical Center,
- Gulf Coast State College, and FSU-Panama City

Freestanding Former Charter School / Office Building



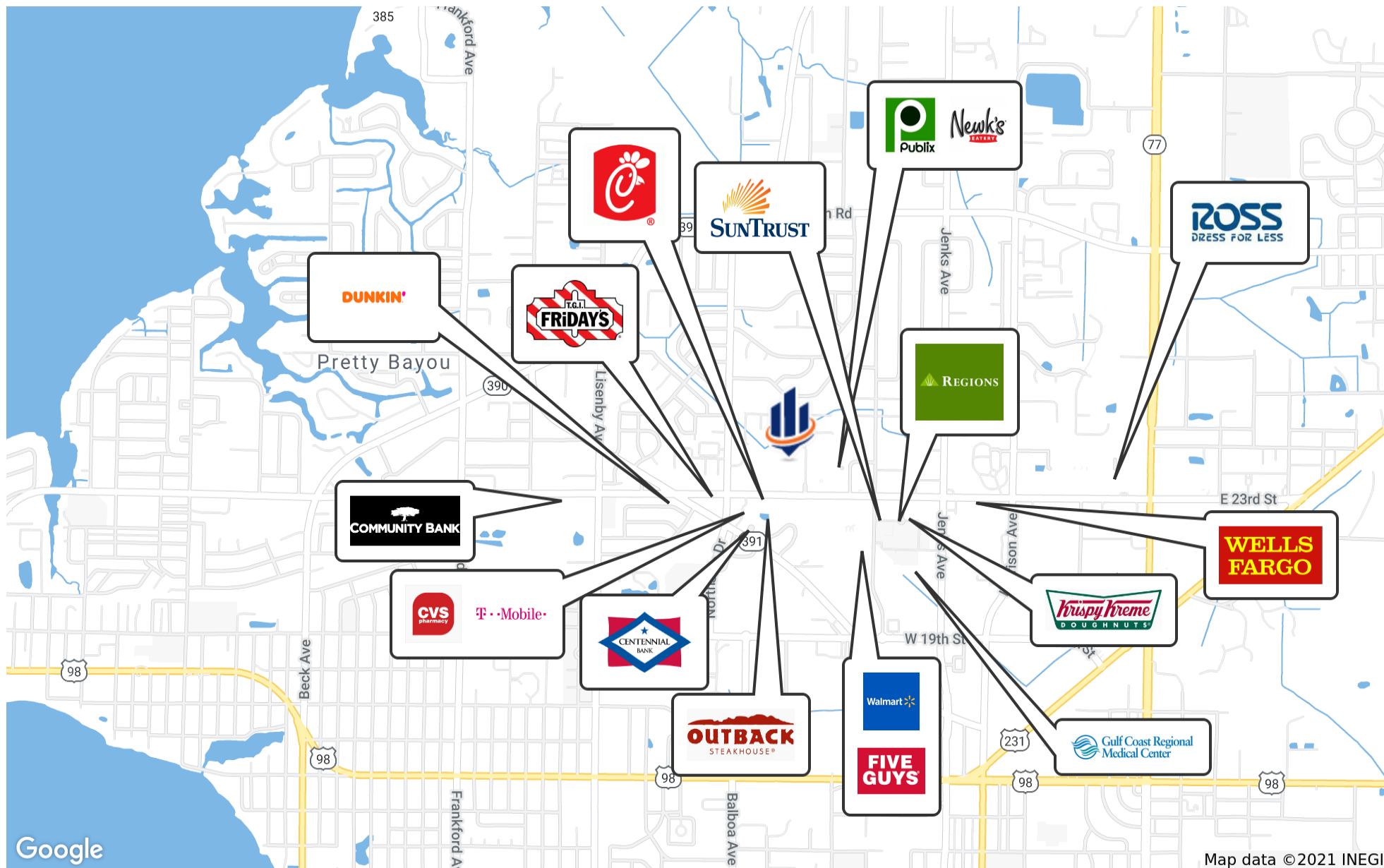


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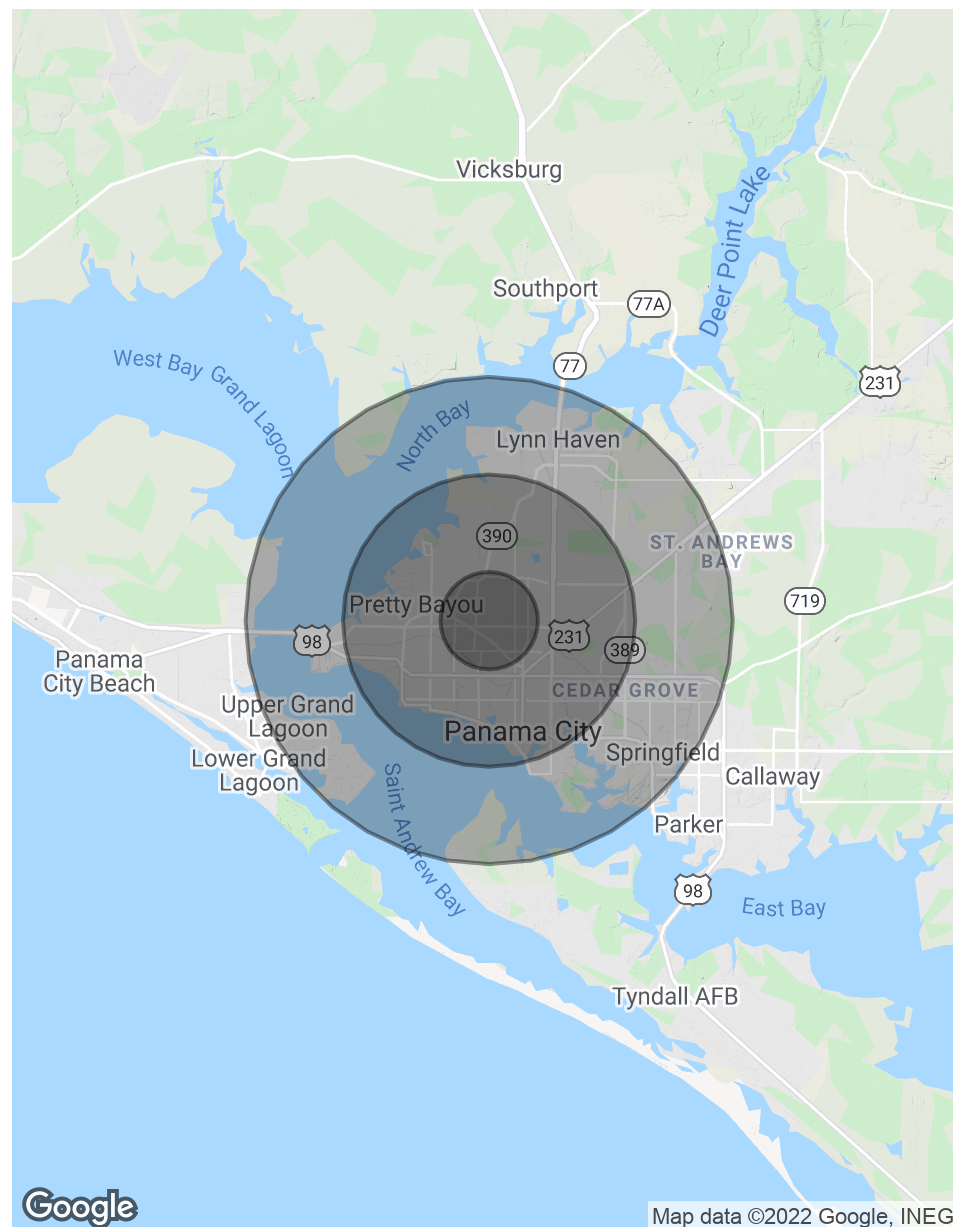
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,933	39,697	84,066
AVERAGE AGE	43.2	38.3	38.6
AVERAGE AGE (MALE)	41.3	38.1	37.9
AVERAGE AGE (FEMALE)	46.2	39.7	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,644	16,622	34,831
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$60,034	\$55,557	\$60,780
AVERAGE HOUSE VALUE	\$225,505	\$204,887	\$200,623

\* Demographic data derived from 2010 US Census

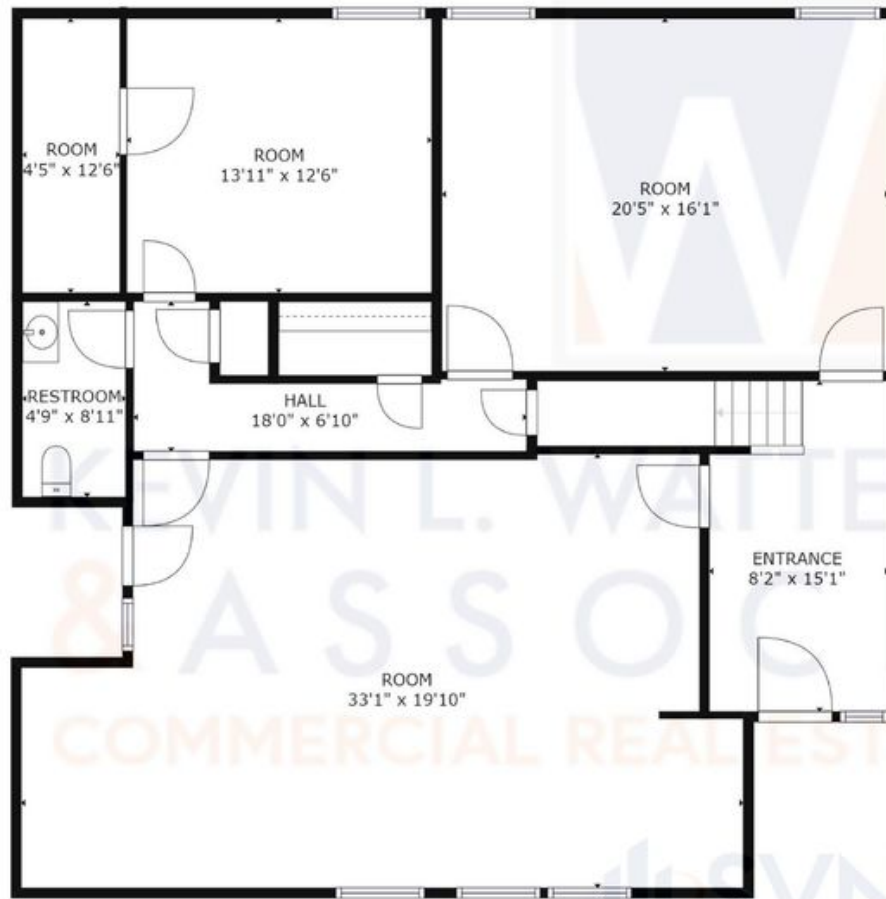


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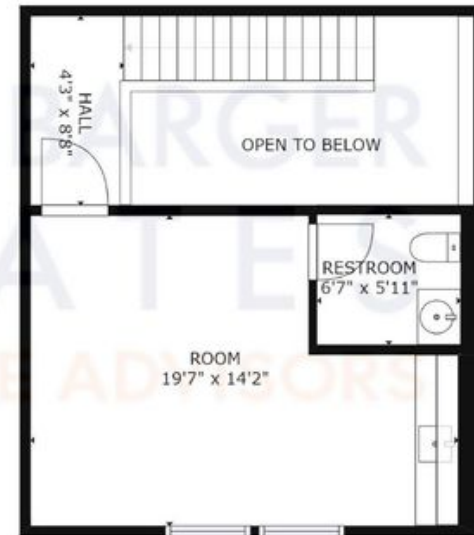
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FLOOR 1



FLOOR 2



**KEVIN L. WATTENBARGER  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

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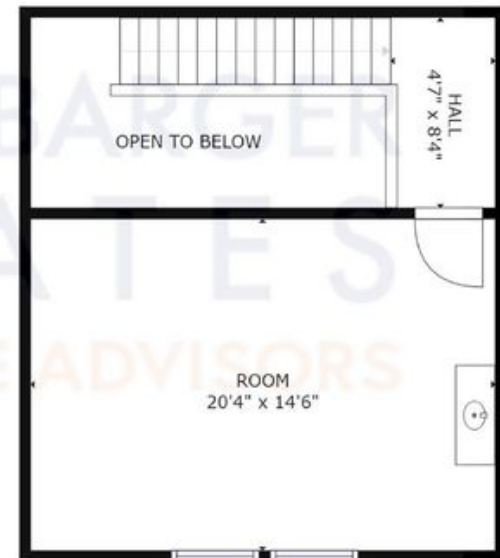




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FLOOR 1

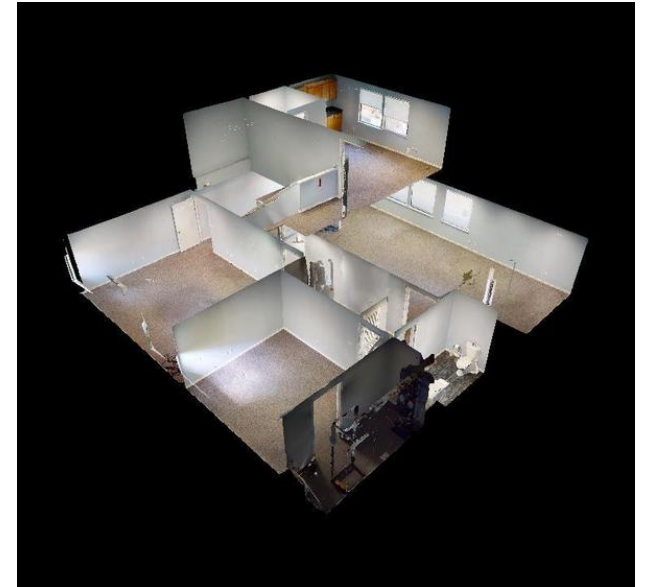
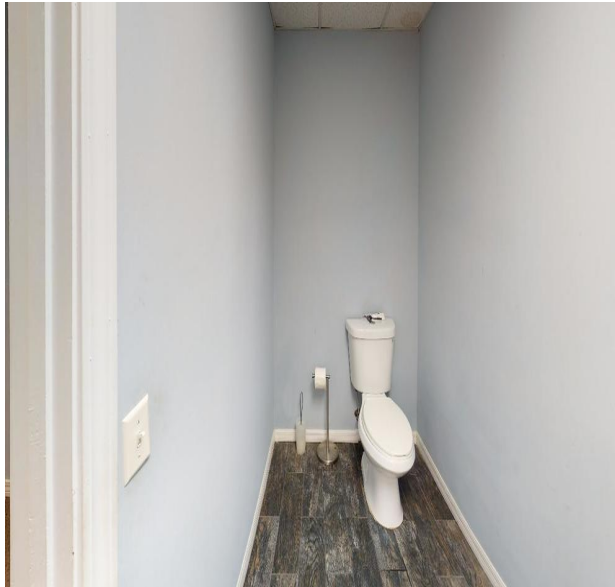


FLOOR 2



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## KEVIN WATTENBARGER, CCIM

Market Director | Senior Advisor

kwattenbarger@svn.com

Direct: 850.913.9133 | Cell: 850.532.5454

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### PROFESSIONAL BACKGROUND

Kevin Wattenbarger, CCIM serves as the Market Director of the Panama City, FL office and is a Senior Advisor with SVN | SouthLand Commercial. He is one of northwest Florida's regions most trusted and top-producing commercial real estate advisors specializing in the sales and leasing of retail, office, industrial properties, and commercial land in the regional market. He has extensive knowledge and transaction experience in the regional market. Wattenbarger is a licensed Florida real estate broker.

Before his career in commercial real estate, Wattenbarger served as an infantryman in the United States Army. He is a veteran of multiple combat tours in support of Operation Iraqi Freedom. While serving with the Army's 3rd Infantry and 1st Armored Divisions in Iraq, Wattenbarger was awarded the Combat Infantryman's Badge [CIB], Army Commendation Medal [ARCOM], and multiple awards for meritorious service to the country.

Upon completing military service with an honorable discharge, Wattenbarger earned a double Bachelor of Science degrees in Real Estate and Finance from Florida State University [FSU]. Wattenbarger holds the prestigious Certified Commercial Investment Member [CCIM #15083] designation, earning him recognition as an expert in site selection, development, leasing, valuation, and investment analysis. He is a consistent top producer in the region and commonly ranks in the top 1% based on total volume within the Central Panhandle Association of Realtors.

Wattenbarger is a member and/or serves in leadership positions with numerous government, industry, and non-profit boards. Wattenbarger is a member of the CCIM Institute and was a 2007 recipient of the CCIM Designation Scholarship. He served as Co-Chair for the Florida CCIM Chapter. He is a member of the National Association of Realtors, International Council of Shopping Centers [ICSC], and is past president of the Bay High School Foundation. Additionally, Wattenbarger is an alumnus of Leadership Bay with the Bay County Chamber of Commerce. Kevin is married to his wife, Maggie Marler-Wattenbarger. Together, they are the proud parents to their daughter, Avery [6], and son, Andrew [3].

### EDUCATION

Bachelor of Science in Real Estate, Florida State University [2006]

Bachelor of Science in Finance, Florida State University [2006]

### MEMBERSHIPS

Certified Commercial Investment Member [CCIM]  
International Council of Shopping Centers [ICSC]  
Institute of Real Estate Management [IREM]  
Central Panhandle Association of Realtors [CPAR]

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