

Spacious Ground Floor Multi-Use Office Building at Cordova Park



4400 Bayou Blvd, Pensacola, FL 32503

Listing ID: 30868177
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 1,888 SF
Total Available: 1,888 SF
Lease Rate: \$2,755 (Monthly)
Unit Price: \$17.51 PSF (Annual)
Base Monthly Rent: \$2,755
Lease Type: Gross Lease

Overview/Comments

This is a very spacious multi-use office that as a whole, has front and back entrance/exit & reception/waiting areas, 4 separate offices, a conference room, a print/copy room, a kitchen and men's and women's bathrooms. It is currently furnished with all the office furniture/equipment you would need to start or continue to grow your business. There is also the option to divide the space in two if needed, with shared common areas.

Don't hesitate to call if you have any questions or want to view the property!



More Information Online

<https://www.gulfcoastcmls.com/listing/30868177>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	331S307800000040	Gross Building Area:	1,888 SF
Office Type:	Business Park, Executive Suites, Coworking, High-Tech, Medical, Mixed Use, Flex Space, Office Building, Other	Building/Unit Size (RSF):	1,888 SF

Available Space

Suite/Unit Number:	40	Maximum Contiguous:	1,888 SF
Space Available:	1,888 SF	Space Type:	Relet
Minimum Divisible:	1,888 SF	Date Available:	03/01/2024

Lease Rate:	\$2,755 (Monthly)	Offices:	4
Lease Type:	Gross Lease	Kitchen/Breakroom:	Yes
Conference Rooms:	1	CAM Expenses:	\$2.51 PSF (Annual)

Area & Location

Property Located Between:	Bayou Blvd. & 12th Ave.
Area Description:	A mixture of multi-family homes, commercial office space and retail businesses,

Building Related

Total Number of Buildings:	1	Freight Elevators:	0
Number of Stories:	1	Heat Type:	Electricity
Year Built:	1984	Heat Source:	Central
Construction/Siding:	Vinyl Siding	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	Cable, DSL, Satellite, Gigabit, Fiber Optic, Other
Passenger Elevators:	0		

Land Related

Zoning Description:	C-1	Sewer Type:	Municipal
Water Service:	Municipal	Legal Description:	LT 40 CORDOVA SQUARE PB 12 P 17 OR 7612 P 1843 SHEET J

Location

Address:	4400 Bayou Blvd, Pensacola, FL 32503
County:	Escambia
MSA:	Pensacola-Ferry Pass-Brent



Property Images



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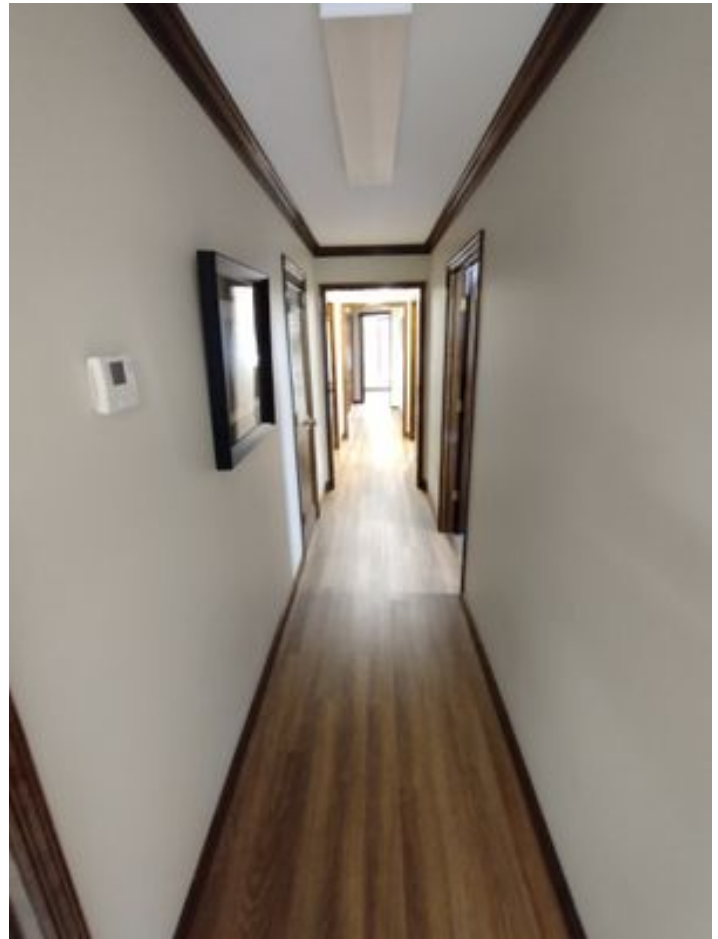
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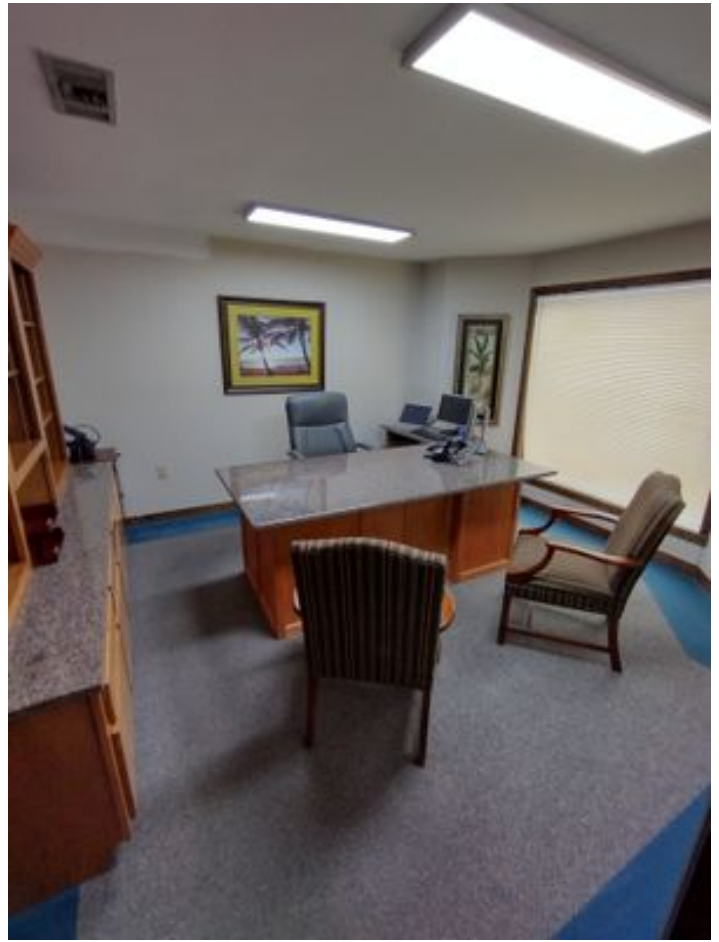
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Property Contacts



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