

OFFICE BUILDING FOR LEASE  
APRIL 2024

# DEVILLIERS SQUARE OFFICE BUILDING

**stirling**



### OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: \$500 per month -  
\$22/SF

Building Size: 27,972 SF

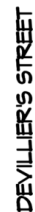
### PROPERTY OVERVIEW

DeVilliers Square is located in the historic Belmont DeVilliers neighborhood of downtown Pensacola. Strategically located between downtown's busy Garden Street, & quick freeway access via Cervantes Street. Landmark restaurants across the street including Five Sisters and Blue Dot. Convenient access allows tenants and clients alike to enter the building from both DeVilliers Street and the large parking lot in the back.

This dynamic building layout boasts a 3-story floor plan that can create synergies for any type of business, from the startup entrepreneur to the fully mature business. The first-floor features seven suites with glass finishes facing an open foyer with comfortable seating, ideal for mingling with clients or other tenants. The large open atrium on the first floor can also be rented out for events. The second floor is comprised of individual executive suites, with shared kitchen/break room, two conference rooms, and restrooms. The third floor is able to accommodate a large office user with any type of need, as it features multiple individual offices, a reception, bullpen space, and multiple meeting rooms. Come grow your business in a revitalized community.

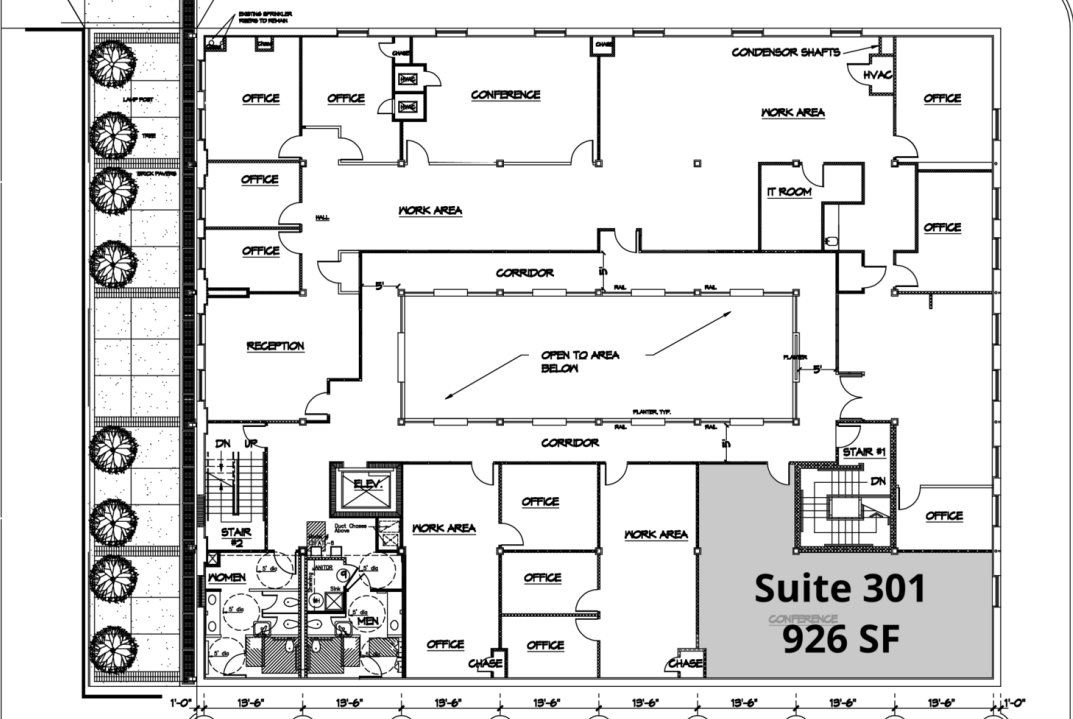
### PROPERTY HIGHLIGHTS

- Landlord Offering Aggressive Rents and Tenant Improvements
- Close Proximity to Downtown Pensacola and I-110
- Multiple Landmark Restaurants Nearby
- Ample Parking with Lighted Parking Lot
- Professionally Managed
- Elevator Access
- Key Fob Access



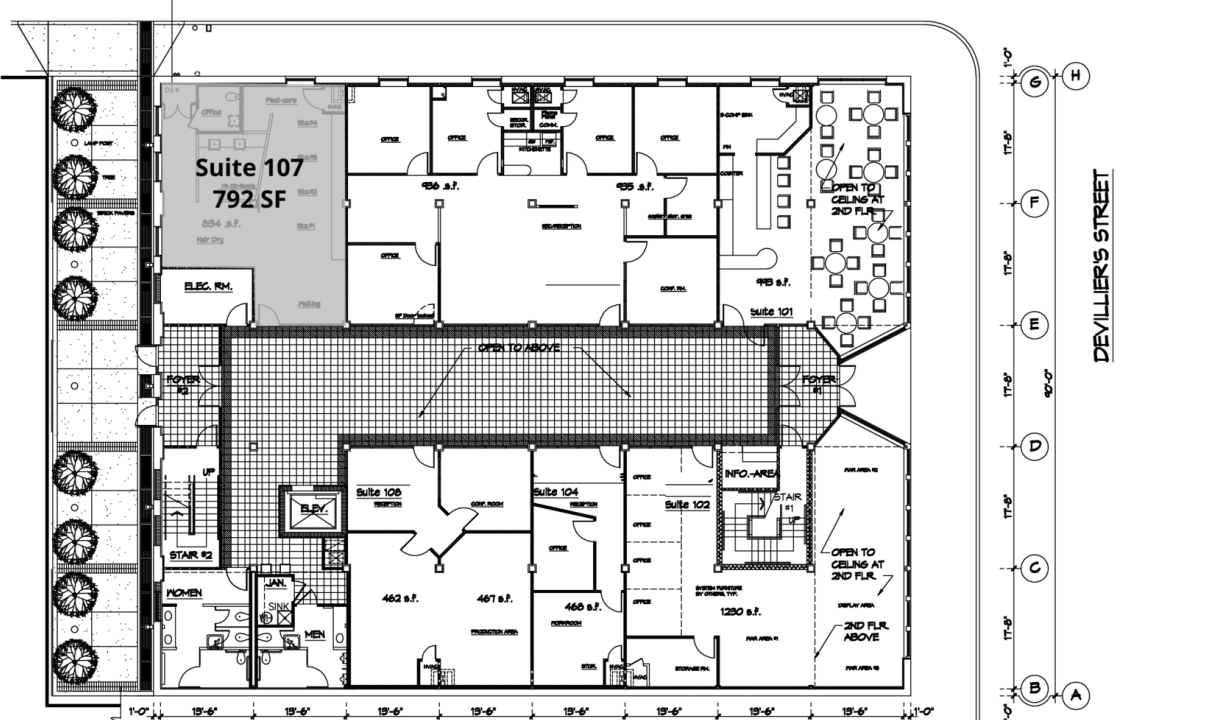
SUITE	SIZE	TYPE	RATE
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/3  
RETAIL BROKERS NETWORK



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
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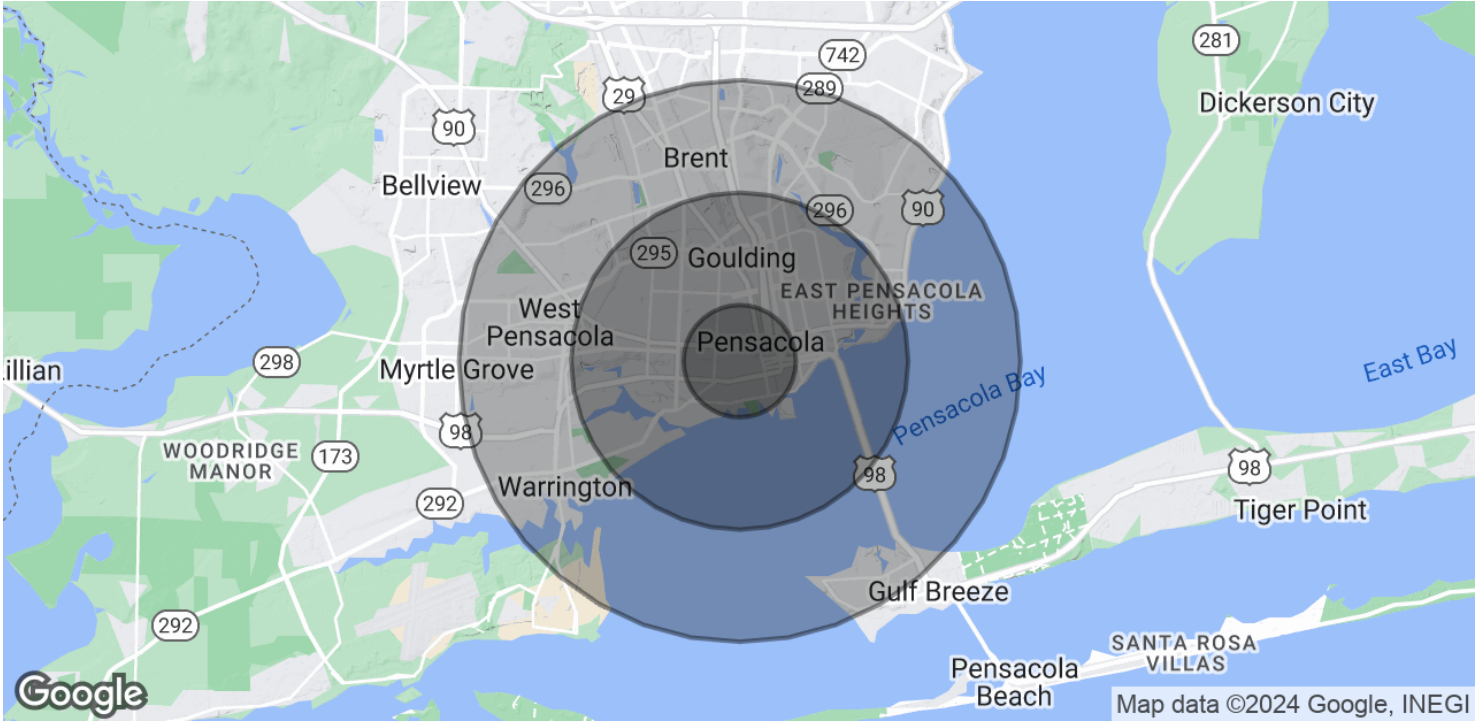


AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,336	47,540	113,291
Average Age	39.4	38.4	36.5
Average Age (Male)	34.4	35.8	34.9
Average Age (Female)	43.9	40.6	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,806	18,224	42,959
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$50,215	\$48,427	\$51,991
Average House Value	\$223,247	\$228,848	\$223,899

\* Demographic data derived from 2020 ACS - US Census



### KYLLE SHOEMAKER

Advisor

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### PROFESSIONAL BACKGROUND

Kylle joined Beck Partners in 2021 following a successful career coaching collegiate football, during which he guided elite teams from California to Missouri and Pensacola's own University of West Florida. Among his many accomplishments, Kylle was a key contributor to UWF's National Championship in 2019 and their national finalist status in 2017 as Assistant Coach and Special Teams Coordinator, where he developed a punt team that was rated #1 in the nation in 2018 and 2019. Kylle's coaching experience has translated well into his commercial real estate career, where he specializes in office and industrial space in the northwest Florida market. In 2022, he played a crucial role in helping his team close 90 transactions with a total deal volume exceeding \$44 million. Currently, Kylle is pursuing his CCIM designation to further his knowledge and expertise in the field.

### EDUCATION

Azusa Pacific University, Azusa, CA – MA Leadership '12

California Polytechnic State University – SLO, San Luis Obispo, CA – BA Business Management '10

#### Stirling

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