

OFFICE BUILDING FOR LEASE
APRIL 2024

UNIVERSITY OFFICE PARK FOR LEASE

stirling



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$23.00 SF/yr (MG)

Lot Size: 4.58 Acres

Year Built: 1981

Building Size: 41,302 SF

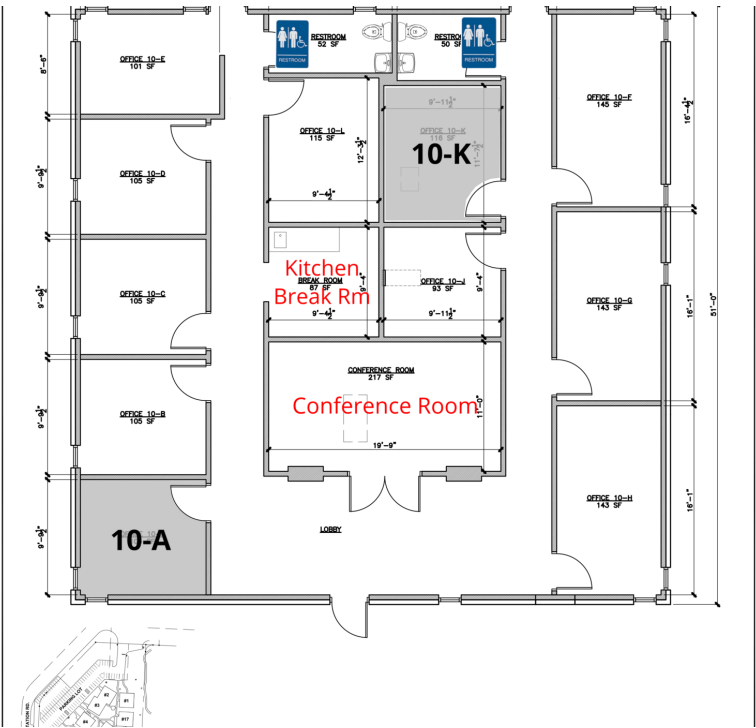
PROPERTY OVERVIEW

University Office Park contains seventeen (17), reliable, well-maintained office buildings on 4.5 acres of land. The buildings are strategically located next to University Town Plaza with easy access to Interstate Highways I-10 and I-110. The office park provides ample parking divided into three lots that surround the complex on the north, south, and east sides. This allows close proximity access for each tenant. The office park also enjoys multiple access points to N Davis Highway and Creighton Road.

Owner's are licensed Florida real estate brokers.

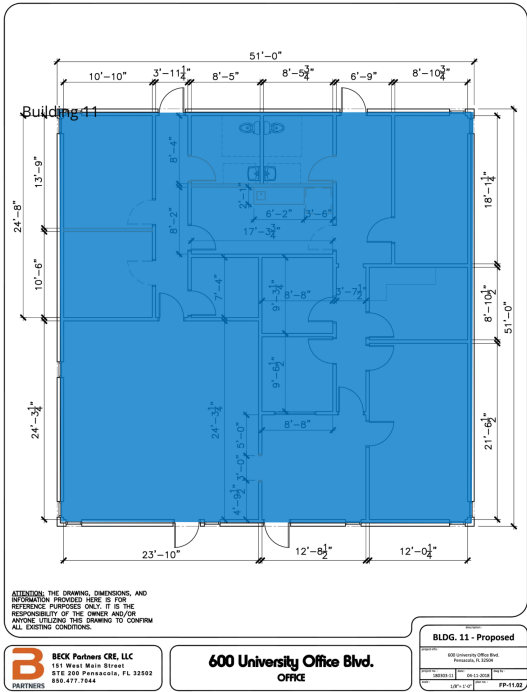
PROPERTY HIGHLIGHTS

- Major Upgrades
- Best Value In Pensacola
- Tremendous Location
- New Management And Ownership



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
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AVAILABLE SPACES

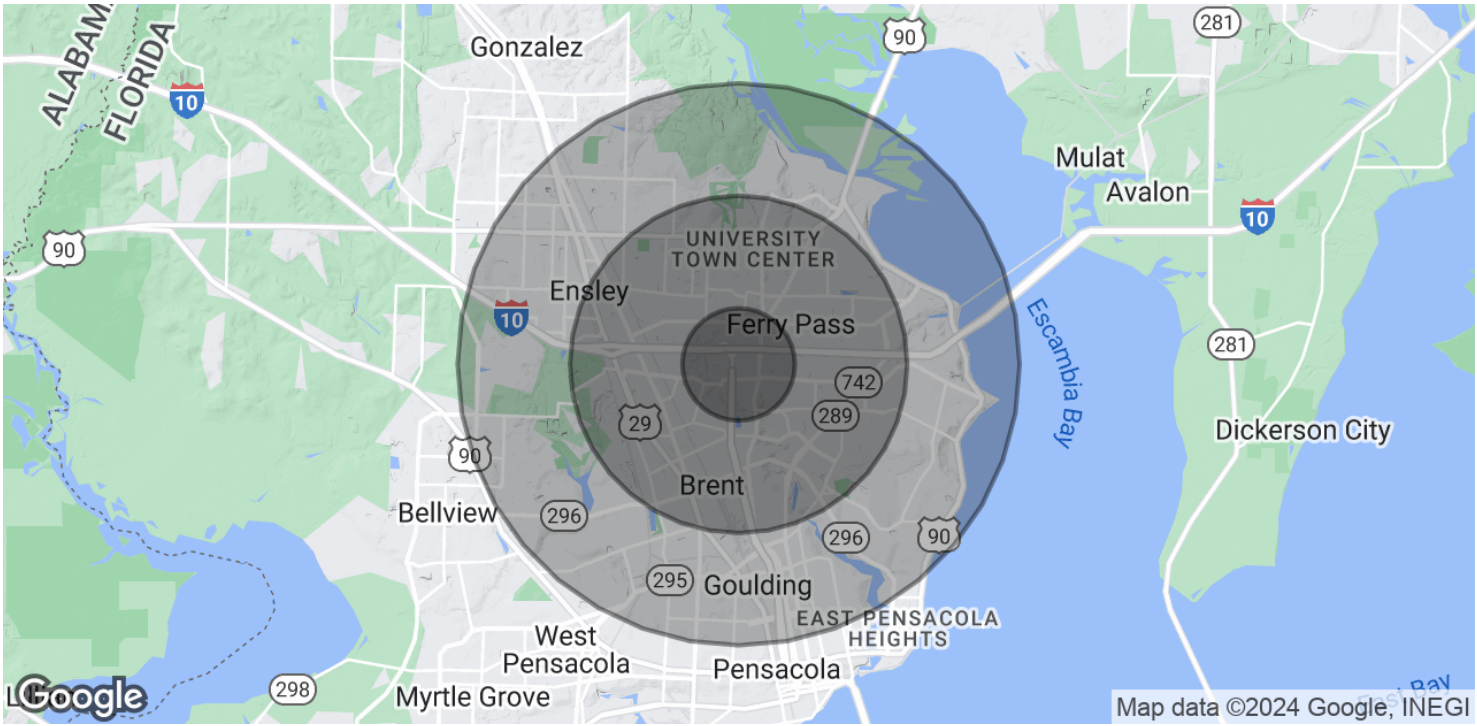
SUITE	SIZE	TYPE	RATE
Building 11	2,500 SF	Modified Gross	\$23.00 SF/yr



University Office Park
600 University Office Blvd.
Pensacola, Escambia County, Florida







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,916	57,871	138,784
Average Age	35.1	35.5	37.7
Average Age (Male)	32.9	34.2	35.7
Average Age (Female)	38.5	36.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,304	25,737	60,670
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$47,782	\$54,548	\$60,018
Average House Value	\$130,885	\$141,927	\$151,736

* Demographic data derived from 2020 ACS - US Census



KYLLE SHOEMAKER

Advisor

kshoemaker@stirlingprop.com

Direct: 850.972.0161 | **Cell:** 760.505.2798

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

125 W. Romana St. Suite 800
Pensacola, FL 32502
850.477.7044