

EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

Available SF:	2,000 - 4,000 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	1.07 Acres
Year Built:	2018
Building Size:	4,000
Market:	Okaloosa County
Submarket:	Niceville / Bluewater Bay

PROPERTY OVERVIEW

Newly constructed office space in Bluewater Bay. This 4,000 SF building is available as a whole or can be divided into 2 (2000 SF) units. This medical / professional office can accommodate many different professions. Each tenant will have significant signage on the property located at each entrance and along the pylon sign on Highway 20. The landlord will provide the unit in a Vanilla Shell condition. Each unit will be separately metered for water & power. Tenant will be responsible for additional build out needs or additional build could be amortized into the rent schedule. Call for more details. Lease rates are \$22/SF base rent + \$4.75/SF NNN fees.

PROPERTY HIGHLIGHTS

- Great location for Office Space - Bluewater Bay
- New construction able to Design / Build space to suit space needs
- Be a part of a Mixed Use development / Restaurant / Retail / Office
- Plenty of parking
- Great signage available along Highway 20 on Pylon Sign

For More Information:

Brett Stuart

850.865.9123

brett@taylorallenllc.com

BLUEWATER BAY / OFFICE BUILDING / NEW CONSTRUCTION

4579 Highway 20, Niceville, FL 32578

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart

850.865.9123

brett@taylorallenllc.com

PAGE 2

1219 Airport Road | Destin, FL 32541

taylorallenllc.com

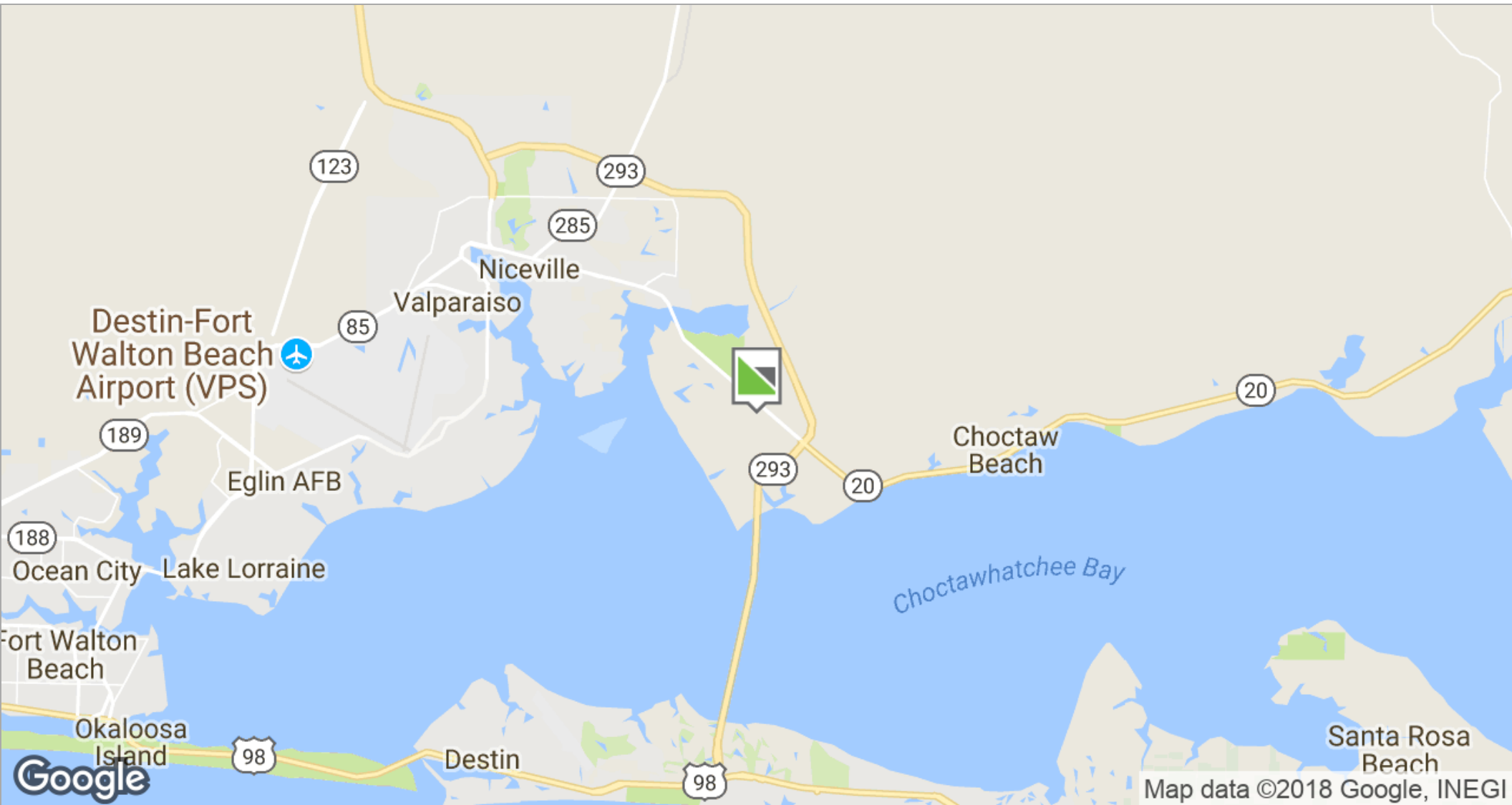
BLUEWATER BAY / OFFICE BUILDING / NEW CONSTRUCTION

4579 Highway 20, Niceville, FL 32578

OFFICE BUILDING FOR LEASE

TAYLORALLEN
P R O P E R T I E S

LOCATION MAPS



For More Information:

Brett Stuart

850.865.9123

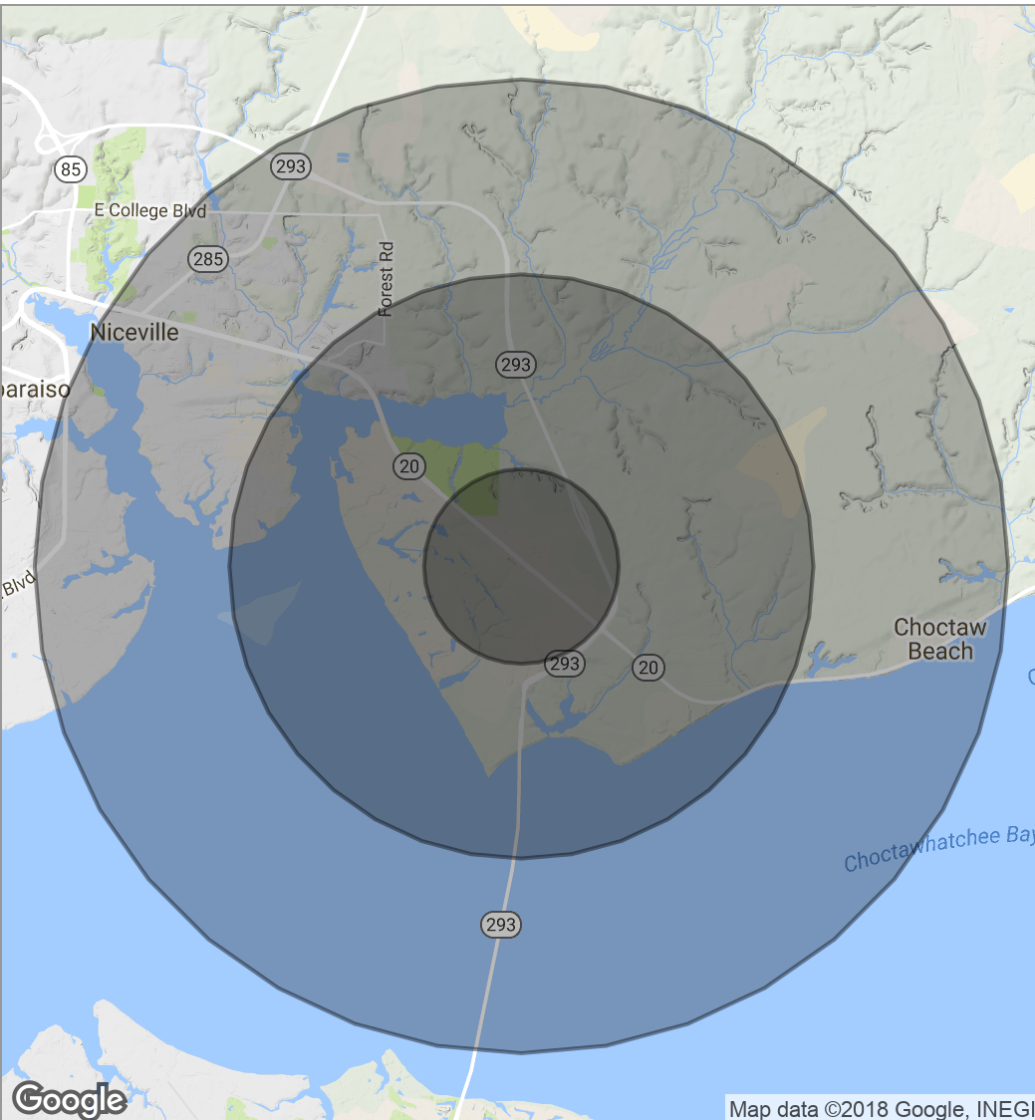
brett@taylorallenllc.com

PAGE 3

1219 Airport Road | Destin, FL 32541

taylorallenllc.com

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,892	15,186	28,407
Median age	43.5	43.3	43.1
Median age (male)	42.1	42.0	41.6
Median age (Female)	44.5	44.3	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,474	5,815	11,124
# of persons per HH	2.6	2.6	2.6
Average HH income	\$97,690	\$95,045	\$87,912
Average house value	\$344,349	\$335,002	\$315,159

** Demographic data derived from 2010 US Census*

For More Information:

Brett Stuart

850.865.9123

brett@taylorallenllc.com

RETAILER MAP

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart

850.865.9123

brett@taylorallenllc.com

PAGE 5

1219 Airport Road | Destin, FL 32541

taylorallenllc.com