

BELLCORE
COMMERCIAL



HARBOURVIEW PREMIER, CLASS A OFFICE - DOWNTOWN PENSACOLA

25 W CEDAR STREET, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

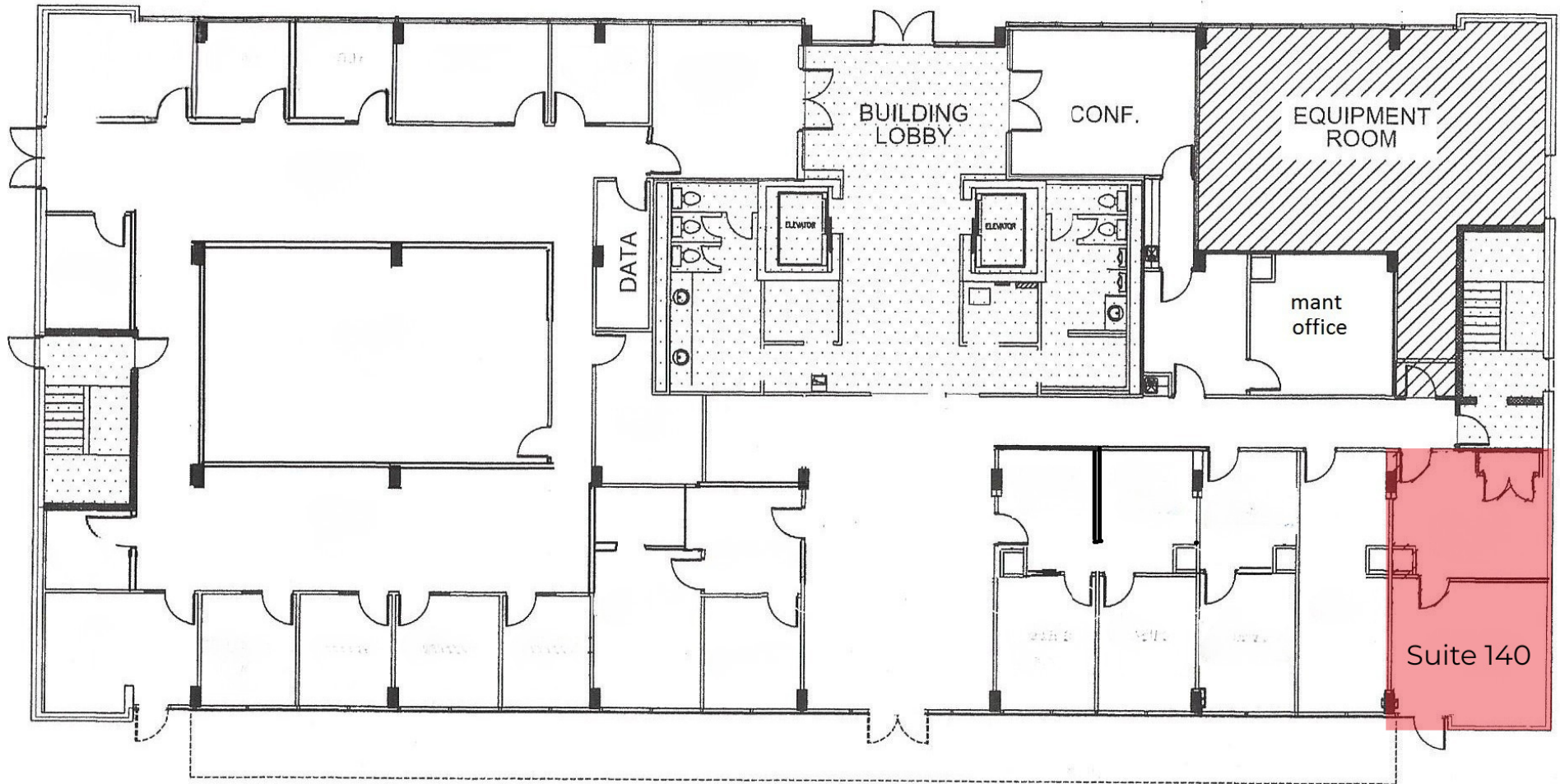
Prime, Class A Office space located in the heart of Downtown Pensacola. Harbourview on the Bay is the premier waterfront office building with the best scenic views in the city overlooking the Pensacola Bay, Palafox Pier Marina, and Plaza de Luna Park. The building is comprised of +/- 69,000 SF of commercial office space on 6 floors and features a large covered garage structure, 2 elevators, and shared bathrooms throughout. ± 600 SF suite is available on the sixth floor. The building is walking distance to the bustling and trendy restaurant and social scene downtown. The office is also within walking distance to the Blue Wahoos Stadium, theater and arts district, shopping, and other entertainment options. This is the last space available at the most sought-after location in town.

PROPERTY HIGHLIGHTS

- Premier Class A Office Building located in the heart of Downtown Pensacola
- Ample parking with over 300 covered spaces available in the private parking structure; Ratio of 4.04/1,000 SF
- Walking distance to the best restaurants, shopping, and entertainment in all of Pensacola
- Best office location in Downtown Pensacola
- Harbourview on the Bay is known for the best views in the city with views overlooking the Pensacola Bay and Palafox Pier Marina

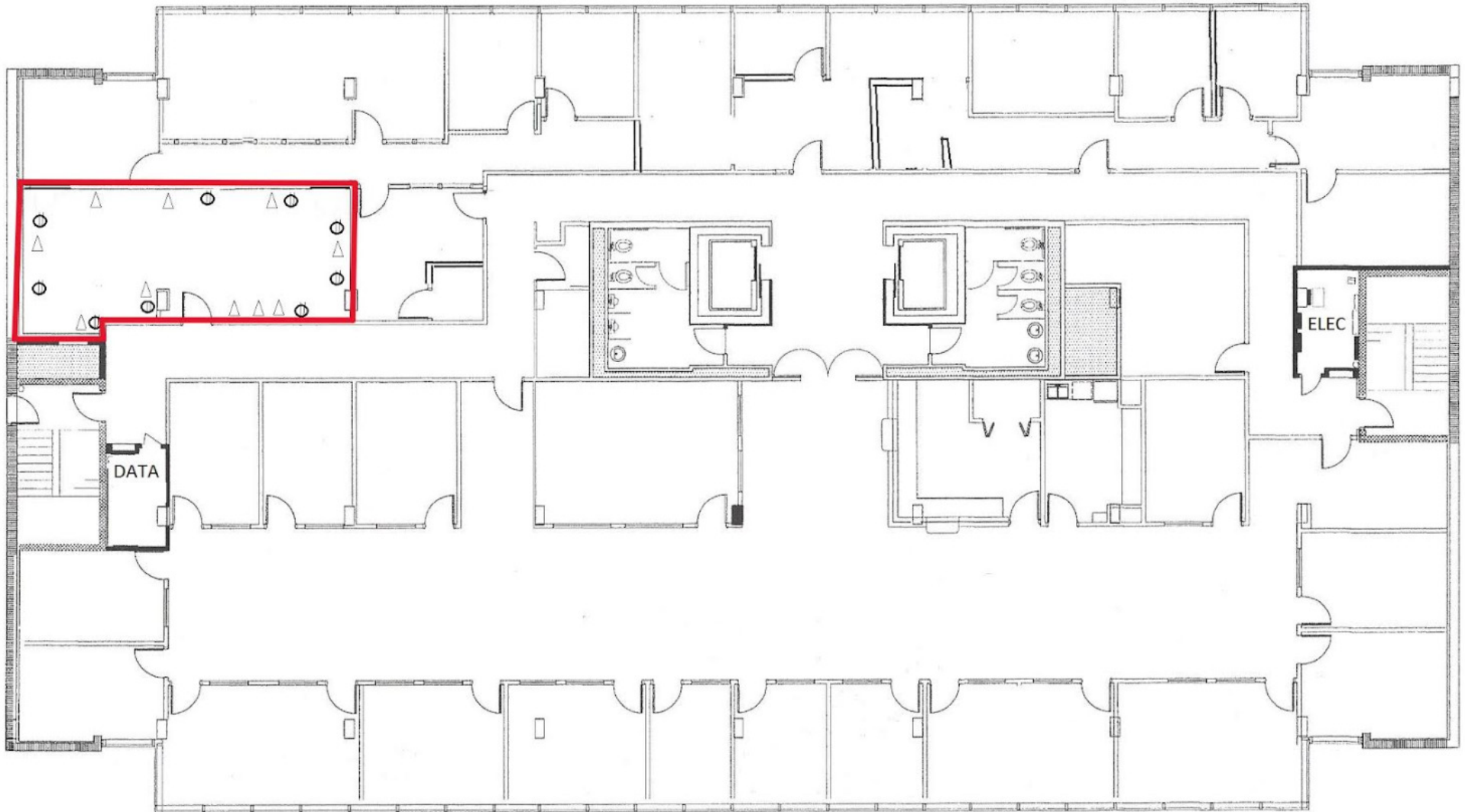
OFFERING SUMMARY

Lease Rate	\$30 - 35 SF/yr
Available SF	456 - 620 SF
Building Size	68,994 SF
Parking	Private Parking Structure
Parking Spaces	300 Covered Parking Spaces
Year Built	1986
Property Type	Class A Office Space
Traffic Count	16,000
Market	Pensacola



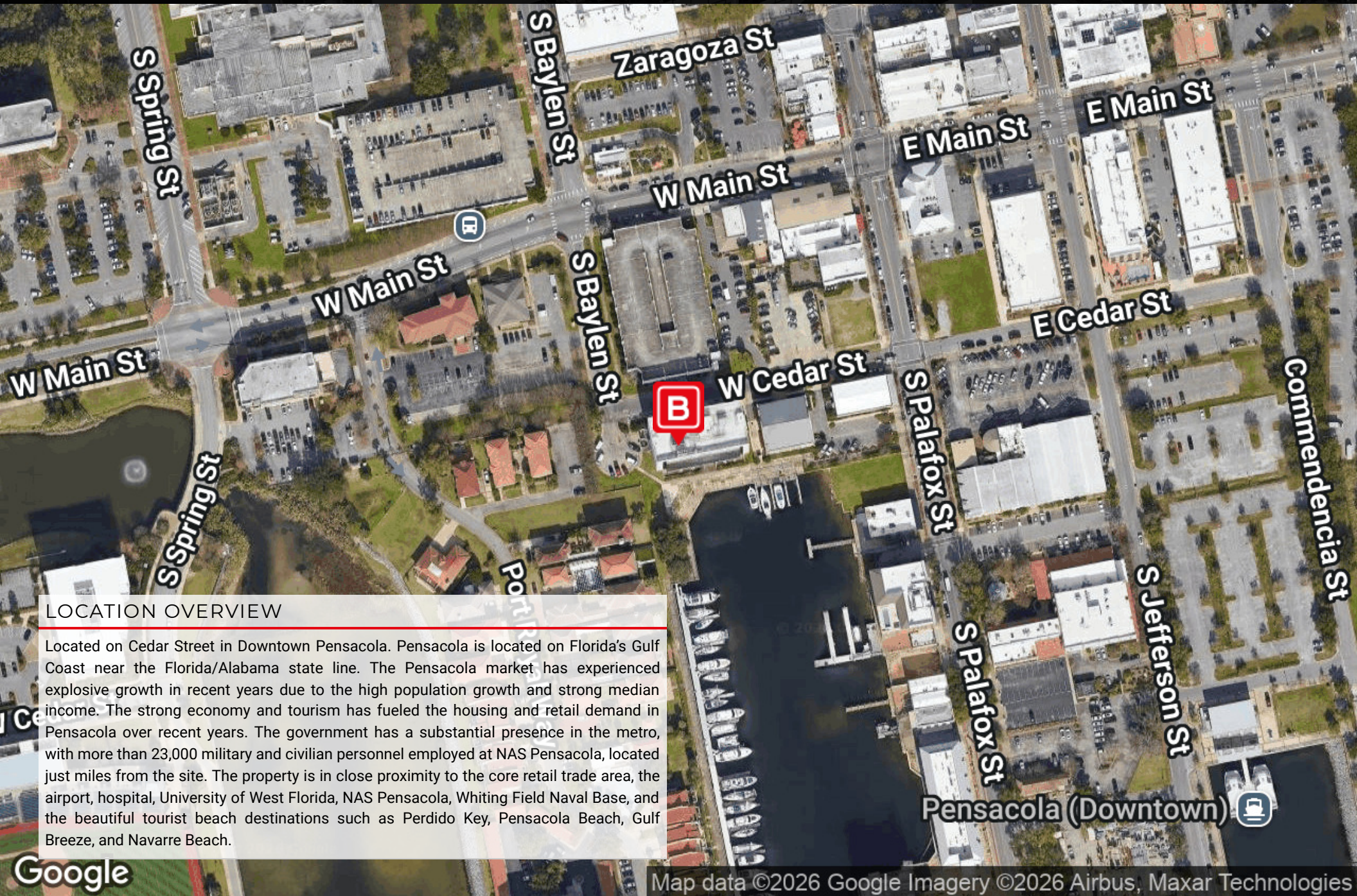
HARBOURVIEW ON THE BAY 1ST FLOOR

⊙ PLUG
△ DATA



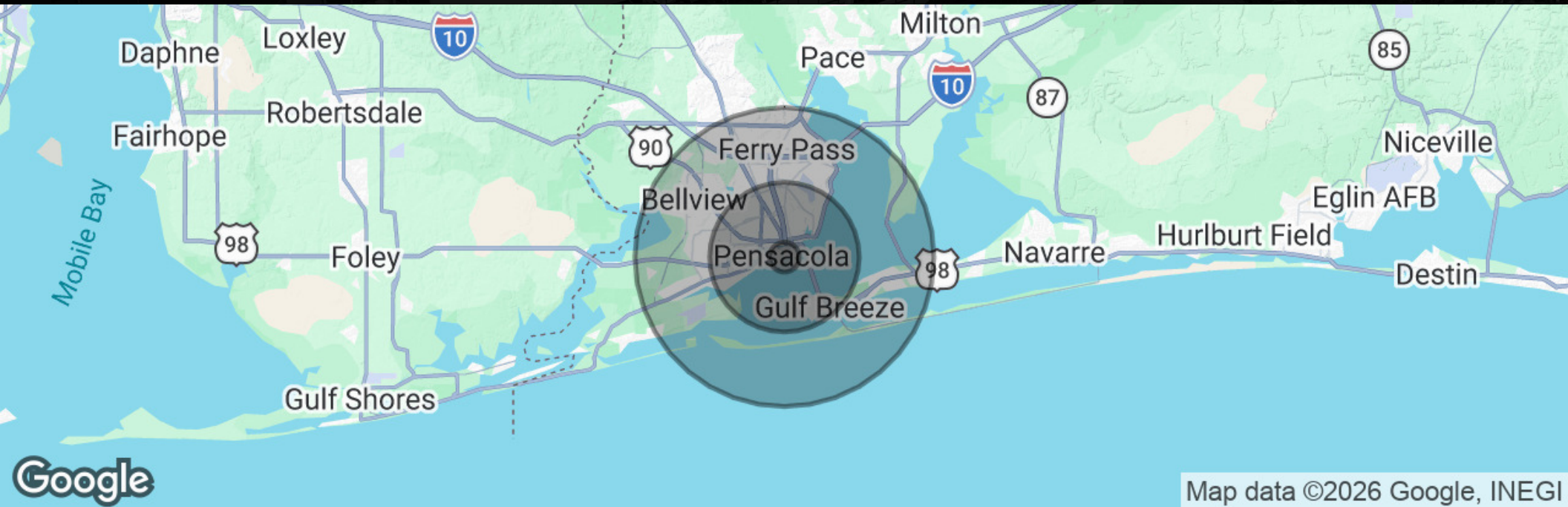
Harbourview on the Bay - 6th Floor
MOULTON PROPERTIES, INC. PENSACOLA, FL





LOCATION OVERVIEW

Located on Cedar Street in Downtown Pensacola. Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The strong economy and tourism has fueled the housing and retail demand in Pensacola over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is in close proximity to the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, Whiting Field Naval Base, and the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,303	96,885	269,983
Average Age	44.9	37.2	37.6
Average Age (Male)	45.1	35.4	36.0
Average Age (Female)	44.3	38.8	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,624	36,776	103,534
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$51,998	\$54,360	\$57,345
Average House Value	\$220,808	\$242,381	\$221,704

2020 American Community Survey (ACS)

**HARRY BELL JR.**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
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Pensacola, FL 32502
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