

OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Shawn Maxey

Vice President
850.477.7044
C 850.240.1252
smaxey@teambeck.com

Thomas McVoy

Senior Associate
850.477.7044
C 850.516.2208
tmcvoy@teambeck.com

Alec Purser

Sales Associate
850.477.7044
C 850.602.3447
apurser@teambeck.com



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



OFFERING SUMMARY

Lease Rate: \$14.95-\$15.95 SF/yr (NNN)

Building Size: 41,230 SF

Available SF: 460 - 6,387 SF

PROPERTY OVERVIEW

Interstate Office Plaza offered by Beck Partners is pleased to offer for lease this newly remodeled and upgraded office complex. A seven-figure cash investment has transformed this project into a destination now occupied by Comfort Systems Regional Headquarters, Whataburger Learning Center, and the Headquarters for Shrimp Basket. Quality housing, retail, and professional services surround this multi-tenant four story office building. Ownership has spent several hundred thousand dollars in 2021 adding new elevators and HVAC systems for the building.

The Simon Group of University Town Plaza is currently continuing its renaissance with the replacement of Sears with BJ's Wholesale Club to further improve the area. Plaza II has space available ranging from 460-6,387 SF. The Landlord will consider Tenant Improvement allowances to qualified Tenants.

PROPERTY HIGHLIGHTS

- Office Spaces for Lease!
- Property has been recently redeveloped with numerous upgrades
- Conveniently located near I-10, I-110 & University Town Plaza
- Conveniently located near West Florida Hospital & The University of West Florida



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504

LEASE TYPE		NNN	LEASE SPACE		460 - 6,387 SF
LEASE TERM		Negotiable	LEASE RATE		\$14.95 - \$15.95 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
201	Available	4,629 SF	NNN	\$14.95 SF/yr
301	Available	6,387 SF	NNN	\$14.95 SF/yr
400A	Available	460 SF	NNN	\$15.95 SF/yr



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044

This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

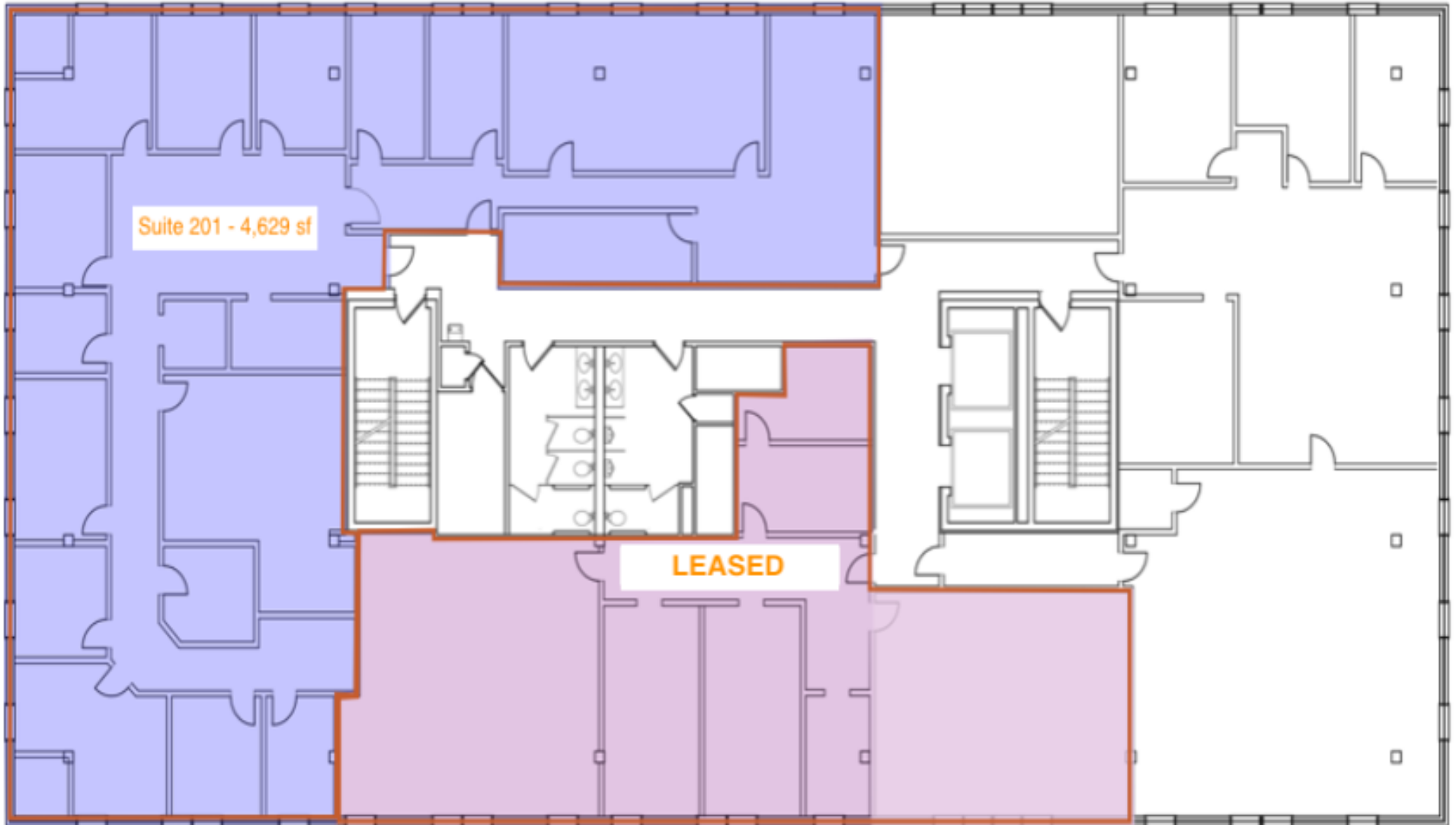
Alec Purser
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044

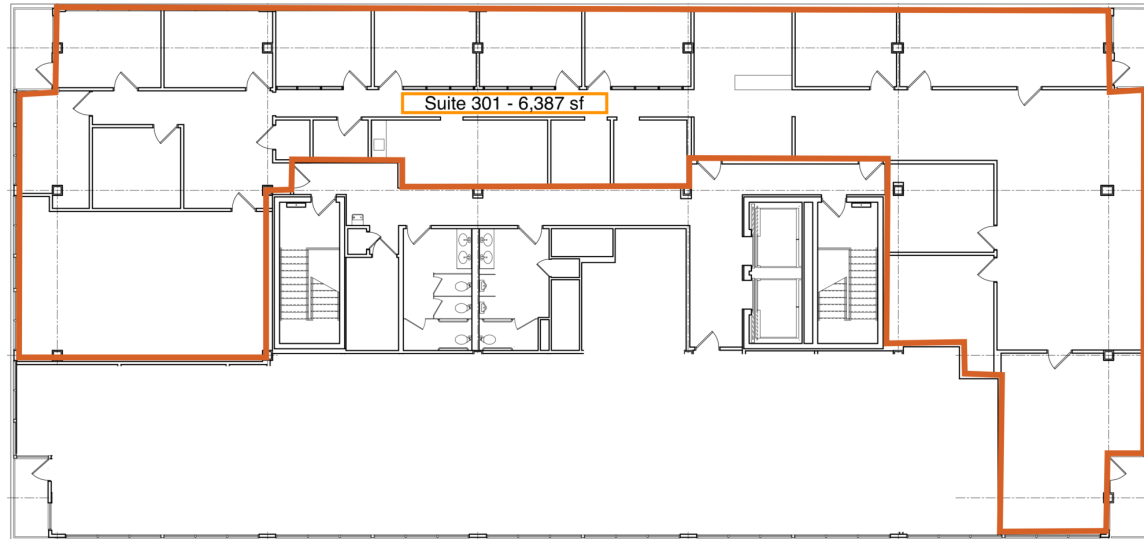
This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



OFFICE PROPERTY FOR LEASE

Interstate Office Plaza - Plaza 1

7282 Plantation Road., Pensacola, FL 32504



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

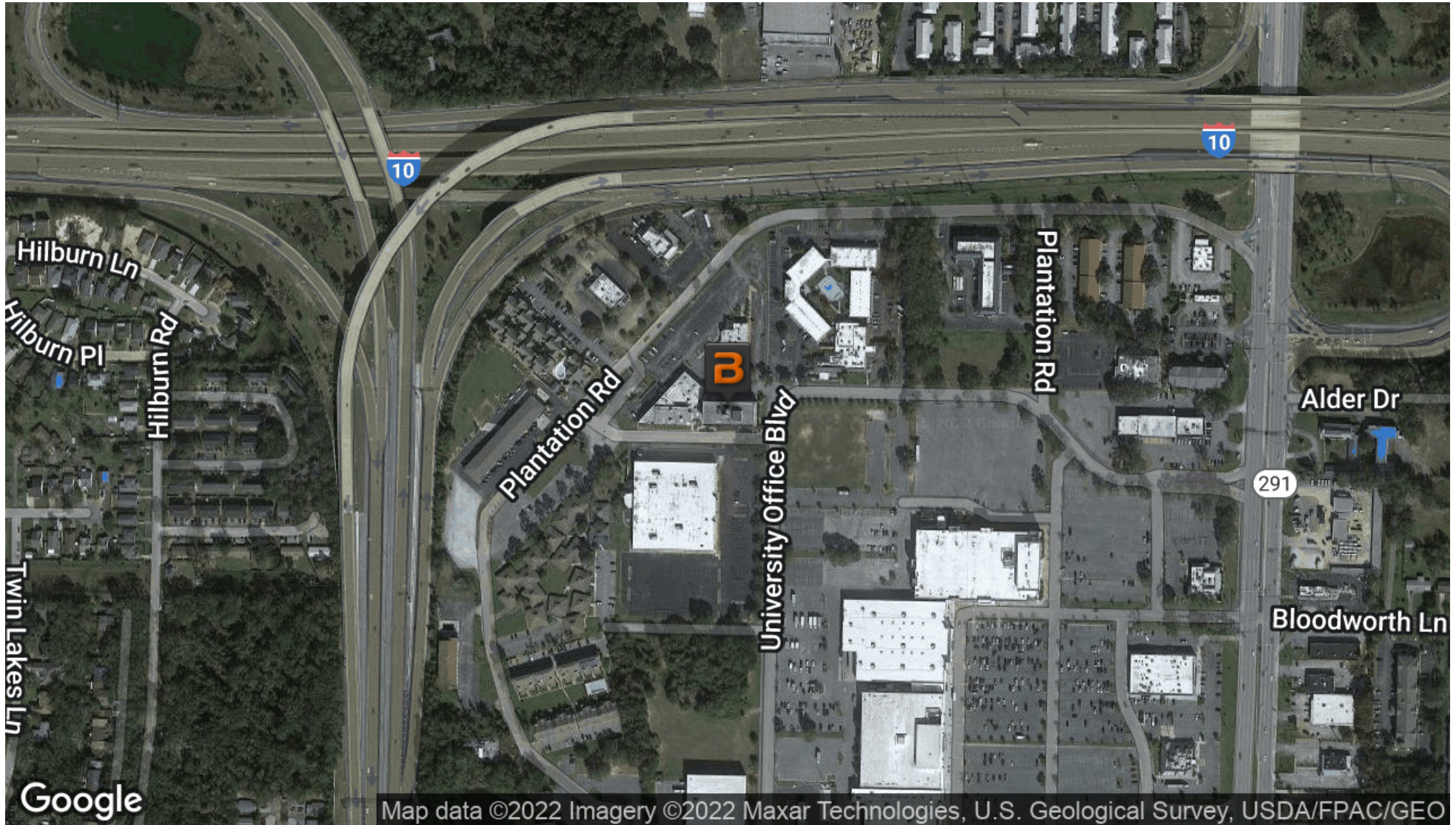
Alec Purser
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



MARKET OVERVIEW

Pensacola is the home of the Naval Air Station (NAS) Pensacola and white-sand beaches and therefore benefits from strong government and leisure and hospitality sectors. The government has a substantial presence in the metro with more than 23,000 military and civilian personnel employed at NAS Pensacola. Furthermore, unlike other military metros that have struggled, Pensacola has an economy that has performed well, especially over the last few years. Job growth has largely outpaced the national average in Pensacola. AS a result, unemployment is below the national statistic. The availability of jobs has brought new residents to the metro, evident by in-migration steadily increasing since 2014.

The Pensacola Metropolitan Statistical Area (MSA) encompasses a population base of more than 480,000 residents. With more than 201,000 employed workers, this area holds strategic advantages associated with its network of domestic and international trade. The greater Pensacola Region is known for its exceptional higher education system and favorable business climate, which includes an outstanding, highly skilled workforce, available buildings and industrial parks and sites, and progressive pro-business public and private leadership.



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Interstate Office Plaza - Plaza 1

7282 Plantation Road., Pensacola, FL 32504



SHAWN MAXEY

Vice President

smaxey@teambeck.com

Direct: 850.477.7044 | **Cell:** 850.240.1252

PROFESSIONAL BACKGROUND

Shawn started working in commercial real estate in 2016, when he moved to Pensacola, Florida. Before joining Beck Partners, Shawn worked in leasing, property management, and development for a national multifamily property management and development company. Today, he works with national, local, and regional clients in sales and leasing commercial properties. Over the course of his career, Shawn has developed the knowledge and skills needed to assist his client's in their respected real estate goals. He prides himself on cultivating relationships within the industry and leads every conversation with a focus on trust and transparency. Shawn has also developed an indisputable credibility by exceeding the expectations of service while working with some of the industry's most active tenants, buyers, sellers, and landlords. All of this and more he brings to the table as one of Beck Partners' Sales Associates.

MEMBERSHIPS

NAIOP (National Association of Industrial and Office Properties) in Northwest Florida

Licensed Florida Real Estate Sales Associate

ICSC Member

Pensacola Young Professional Member

Tallahassee Young Professional Member

Former Keep Pensacola Beautiful Board Member

Rookie of the year award in 2017 at Beck Partners

Designee for Certified Commercial Investment Member (CCIM)

BECK PARTNERS CRE, LLC

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



Shawn Maxey

smaxey@teambeck.com
850.477.7044

Thomas McVoy

tmcvoy@teambeck.com
850.477.7044

Alec Purser

apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



THOMAS MCVOY

Senior Associate

tmcvoy@teambeck.com

Direct: 850.477.7044 | Cell: 850.516.2208

FL #SL3324441

PROFESSIONAL BACKGROUND

Thomas has been in the Real Estate Industry since 2015. He has sold residential property for three years before coming to Beck. Thomas has learned how to properly deal with people and learned that being a realtor means: "You are always working, no matter if it's the weekends or weekdays." His principal focus in commercial real estate are industrial and office space in the Pensacola market.

Prior to Beck, Thomas started his real estate career with Levin Rinke Realty where he excelled in representing buyers and sellers for luxury properties at one of the top residential brokerages in the Pensacola area. His ability to work with clients on all matters to ensure a smooth transaction did not go unnoticed. Thomas has worked diligently to ensure every client was represented to the fullest by guiding and advising them at every turn. The switch to commercial real estate came from successful brokers as mentors and a desire to further his skillset in the real estate industry.

MEMBERSHIPS

NAIOP (National Association of Industrial and Office Properties) in Northwest Florida

A licensed Real Estate Sales Associate in Florida

Member of the National Association of REALTORS (NAR)

Member of the Pensacola Associate of REALTORS (PAR)

Designee for The Society of Industrial and Office Realtors (SIOR)

Designee for Certified Commercial Investment Member (CCIM)

BECK PARTNERS CRE, LLC

125 W. Romana St. Suite 800

Pensacola, FL 32502



Shawn Maxey

smaxey@teambeck.com
850.477.7044

Thomas McVoy

tmcvoy@teambeck.com
850.477.7044

Alec Purser

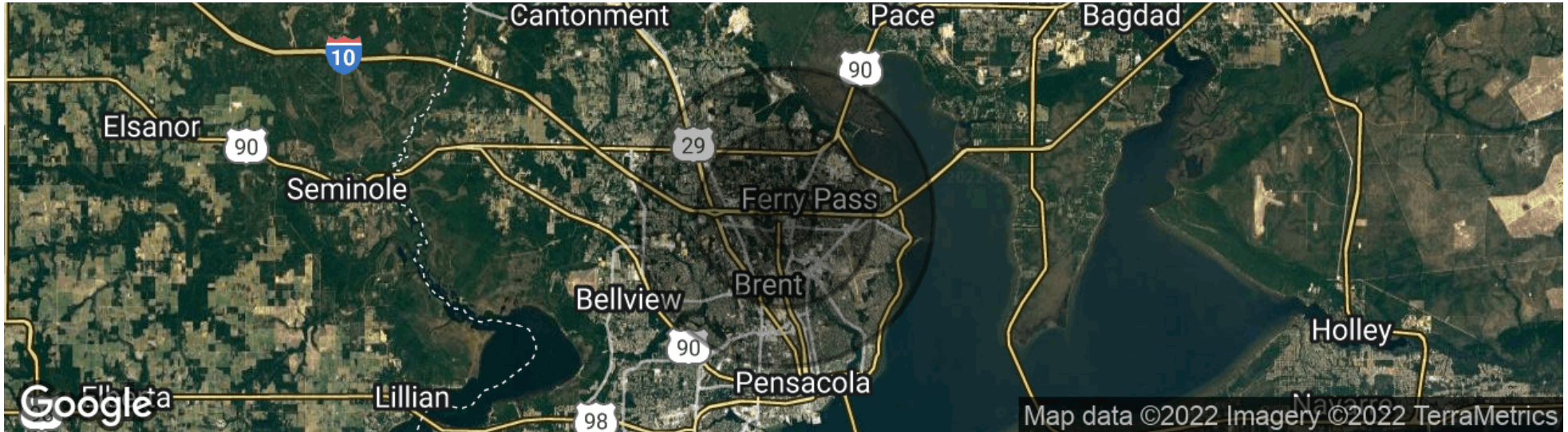
apurser@teambeck.com
850.477.7044



OFFICE PROPERTY FOR LEASE

INTERSTATE OFFICE PLAZA - PLAZA 1

7282 Plantation Road., Pensacola, FL 32504



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,765	49,577	129,784
Median age	35.4	35.3	37.3
Median age (Male)	33.3	33.4	35.8
Median age (Female)	38.1	37.9	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,636	20,329	50,346
# of persons per HH	2.2	2.4	2.6
Average HH income	\$47,101	\$51,958	\$55,954
Average house value	\$151,960	\$152,694	\$184,033

** Demographic data derived from 2010 US Census*



Shawn Maxey
smaxey@teambeck.com
850.477.7044

Thomas McVoy
tmcvoy@teambeck.com
850.477.7044

Alec Purser
apurser@teambeck.com
850.477.7044