

**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. A +/-200 SF suite is available on the second floor. The building is walking distance to the bustling and trendy restaurant and social scene downtown. The office is also walking distance to the Blue Wahoos Stadium, theater and arts district, shopping, and other entertainment. 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

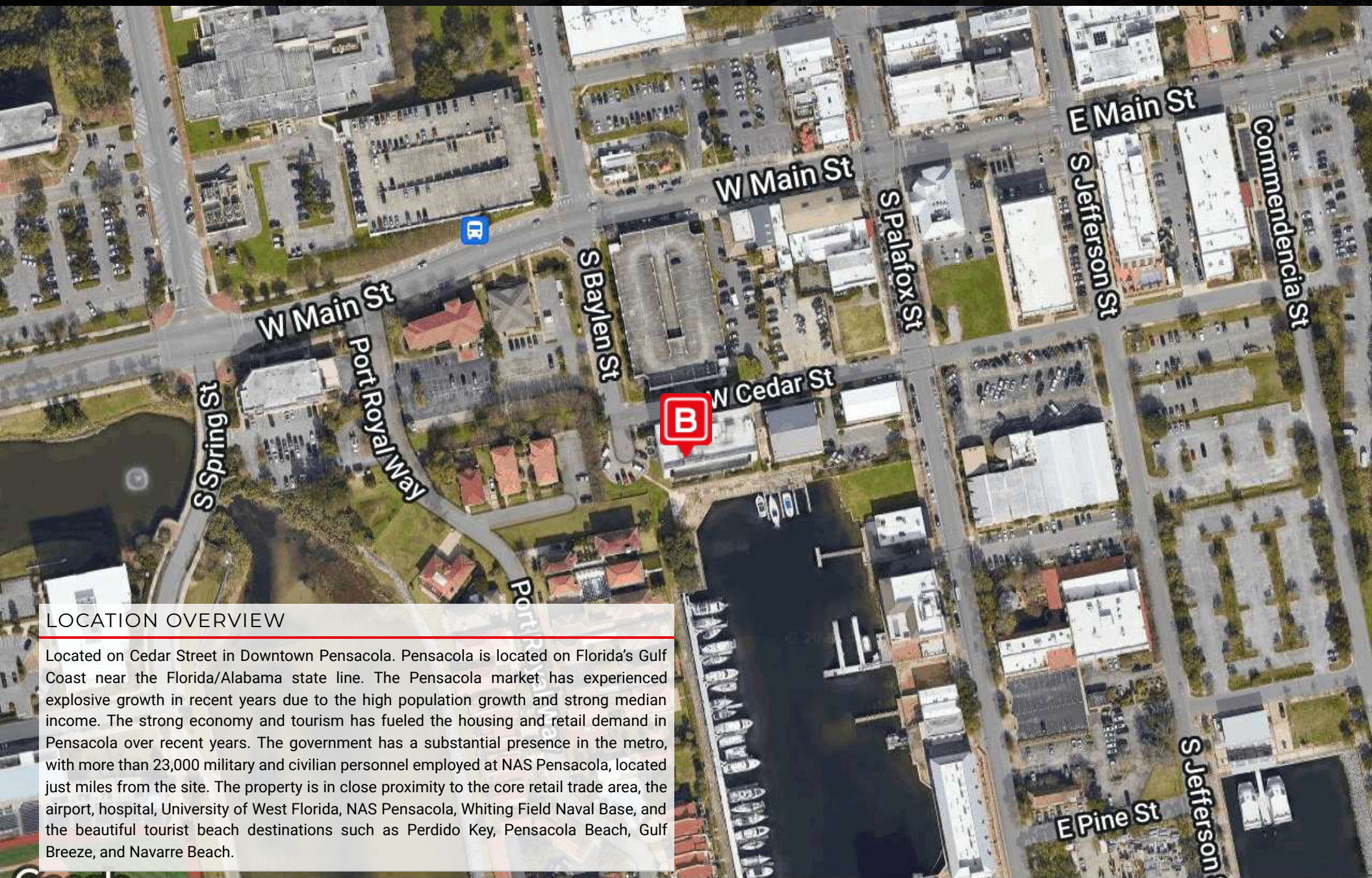
## OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	+/- 200 SF
Lot Size	0.46 Acres
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	0
Market	Pensacola









### 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.



## Summary Profile

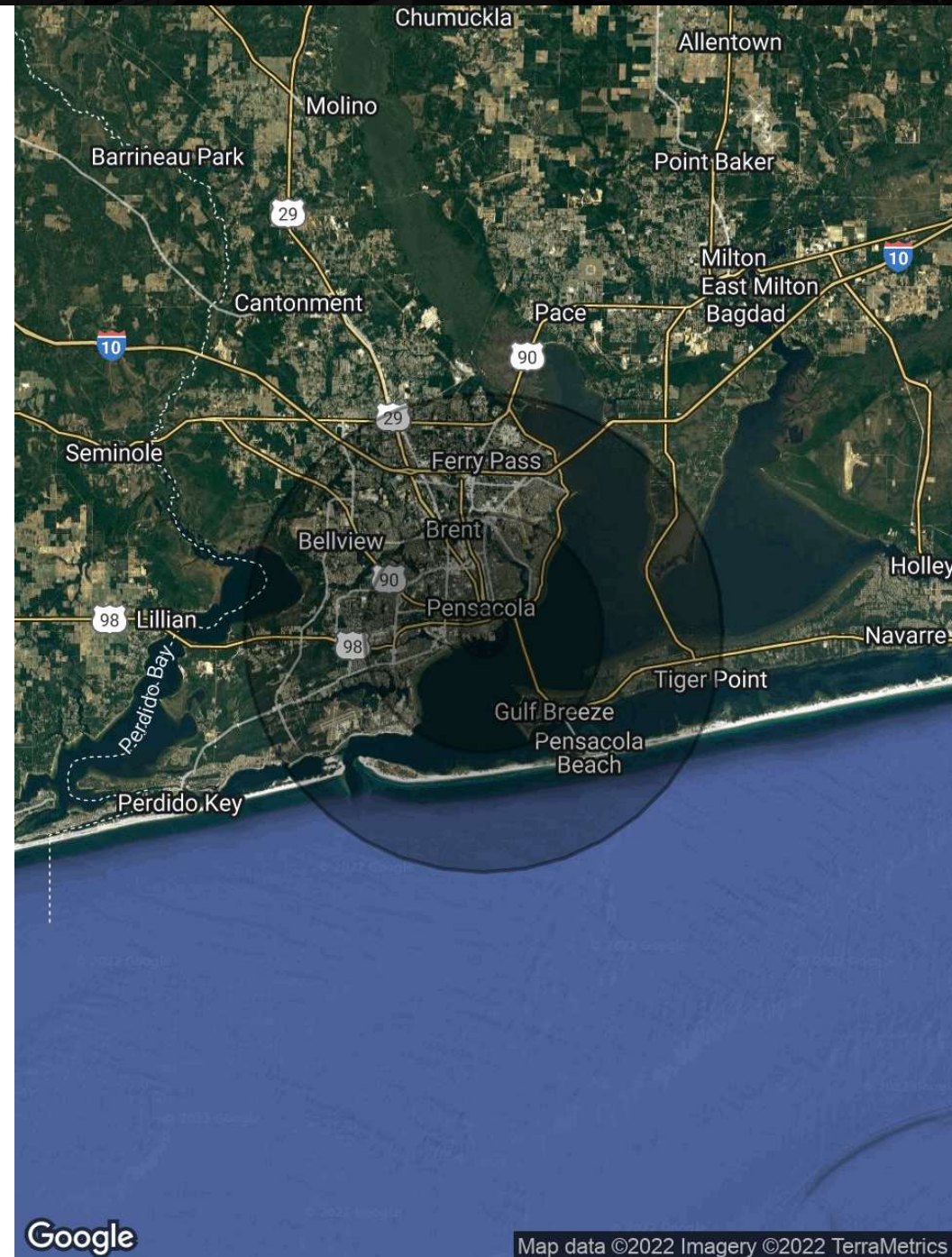
2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4063/-87.2151

25 W Cedar St Pensacola, FL 32502	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	3,817	35,103	102,556
2026 Projected Population	4,135	36,983	107,721
2020 Census Population	3,496	35,067	101,610
2010 Census Population	2,567	33,179	98,364
Projected Annual Growth 2021 to 2026	1.7%	1.1%	1.0%
Historical Annual Growth 2010 to 2021	4.4%	0.5%	0.4%
2021 Median Age	44.0	41.6	38.1
<b>Households</b>			
2021 Estimated Households	1,785	15,305	39,972
2026 Projected Households	1,887	15,692	40,883
2020 Census Households	1,635	15,260	39,673
2010 Census Households	1,275	14,173	37,707
Projected Annual Growth 2021 to 2026	1.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	3.6%	0.7%	0.5%
<b>Race and Ethnicity</b>			
2021 Estimated White	53.6%	46.3%	49.6%
2021 Estimated Black or African American	32.9%	42.2%	30.4%
2021 Estimated Asian or Pacific Islander	2.1%	2.1%	6.2%
2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2021 Estimated Other Races	10.8%	8.8%	13.2%
2021 Estimated Hispanic	11.4%	7.7%	6.6%
<b>Income</b>			
2021 Estimated Average Household Income	\$77,200	\$62,308	\$68,617
2021 Estimated Median Household Income	\$59,546	\$49,916	\$53,902
2021 Estimated Per Capita Income	\$36,750	\$28,016	\$28,311
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.1%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	7.5%	9.6%	8.5%
2021 Estimated High School Graduate	22.5%	27.7%	27.4%
2021 Estimated Some College	19.3%	20.6%	22.1%
2021 Estimated Associates Degree Only	11.5%	12.3%	11.7%
2021 Estimated Bachelors Degree Only	20.2%	15.1%	16.0%
2021 Estimated Graduate Degree	17.0%	11.6%	11.6%
<b>Business</b>			
2021 Estimated Total Businesses	1,385	3,614	7,555
2021 Estimated Total Employees	13,240	36,418	74,609
2021 Estimated Employee Population per Business	9.6	10.1	9.9
2021 Estimated Residential Population per Business	2.8	9.7	13.6

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 1



**HARRY BELL JR.**

[harry@bellcorecommercial.com](mailto:harry@bellcorecommercial.com)  
Direct: 850.977.6991

**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  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434