



Balboa Building

Panama City, Florida



MLS 615300

The Balboa Building was formerly an AT&T call center and much of the furniture remains in the building. There is a CAT5 phone system already in place. This is an ideal location for a call center, government offices, or medical offices. There is a 1,200 gallon diesel back-up generator with an uninterruptable power supply system. Please call for additional information and to schedule a tour of the building.

| 1000 W. 15 th Street Panama City, FL 32401 | |
|--|---|
| Price | \$14.50 PSF NNN |
| Size | 33,178 SF, Two-story |
| Typical Floor Size | 16,589 SF |
| Space Type | Office Building |
| Tenancy | Multiple Tenant |
| Zoning | GC-1, General Commercial |
| Year Built | 1977 |
| Parking | 166 Free Surface Spaces Available |
| Features | CAT-5 Phone System; 1,200 Gallon Diesel Back-up Generator with UPS (Uninterruptable Power Supply) |



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Balboa Building – Photos



1st Floor Call Center / Cubicle Area



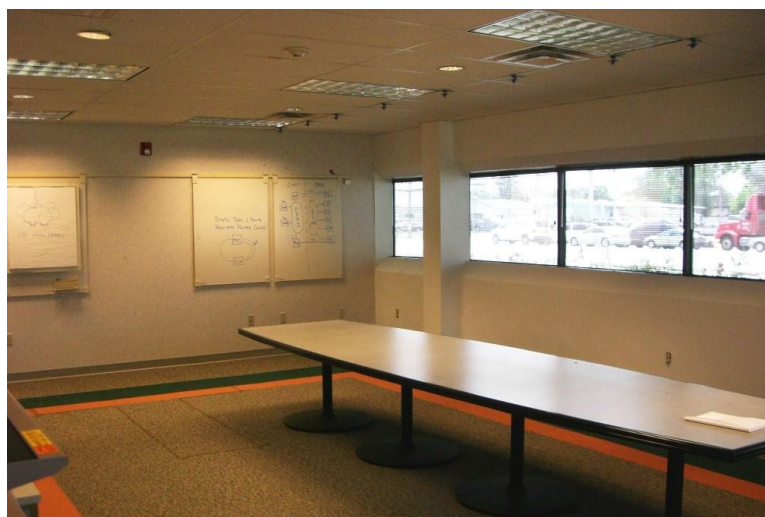
1st Floor Employee Lounge



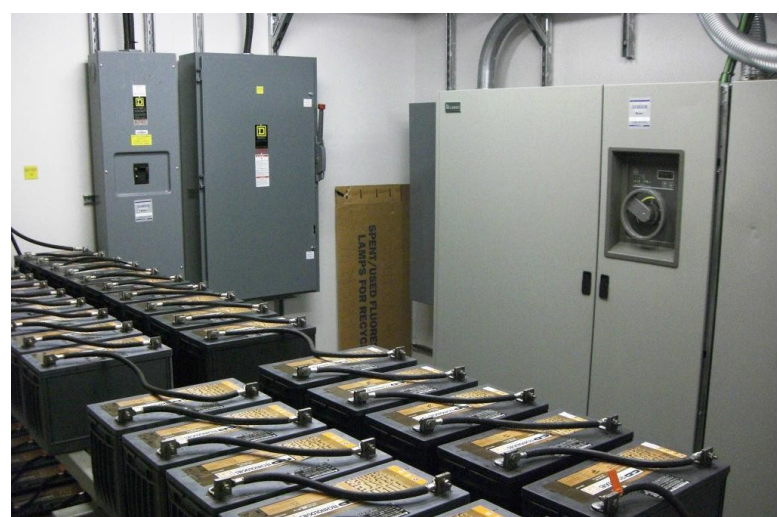
2nd Floor Employee Lounge



2nd Floor Office Area



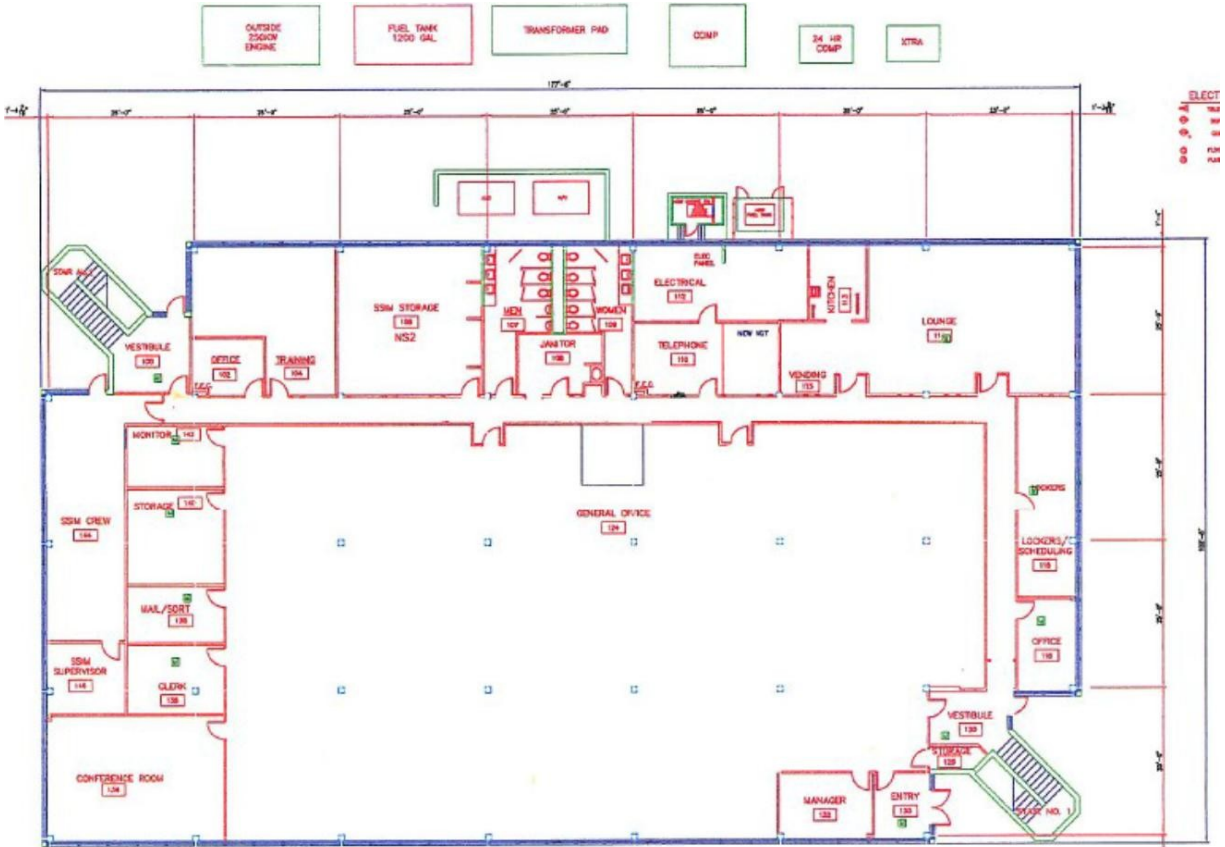
1st Floor Conference Room



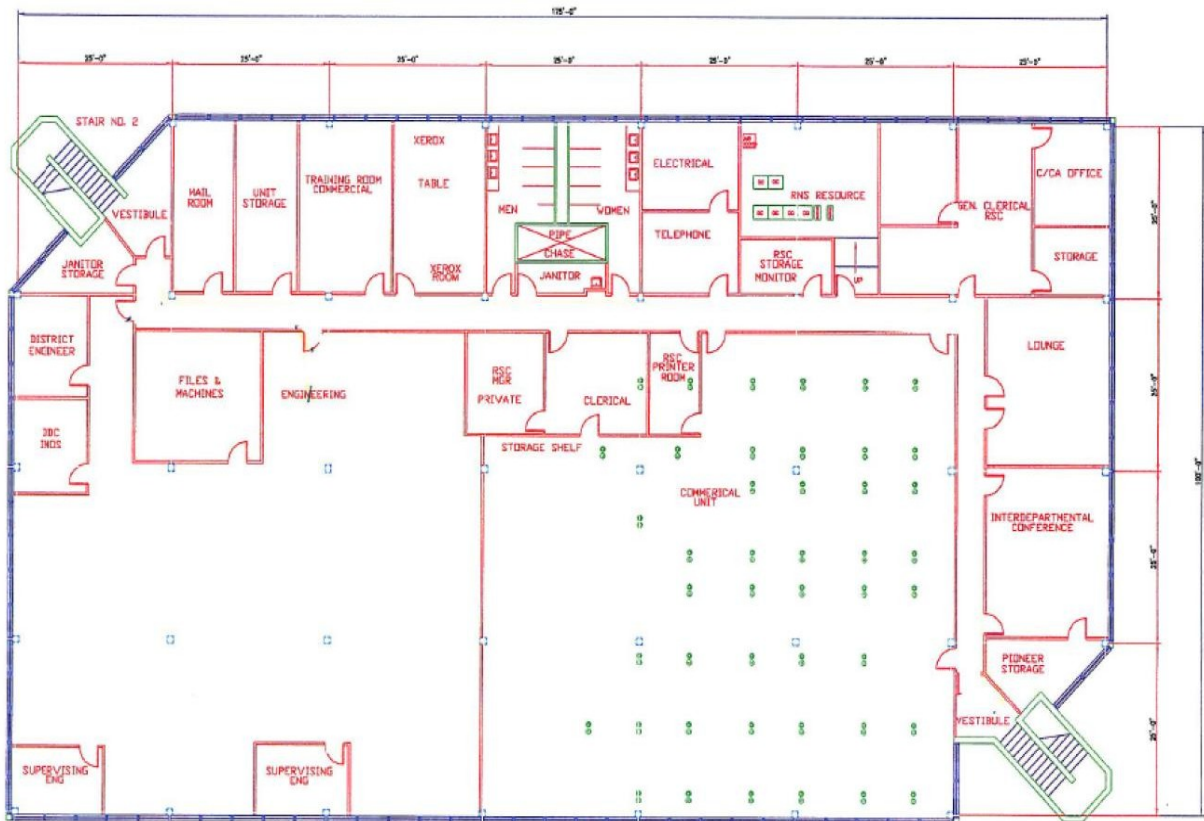
Uninterruptible Power Supply (UPS) System

Balboa Building – Floor Plan

First Floor Space Plan

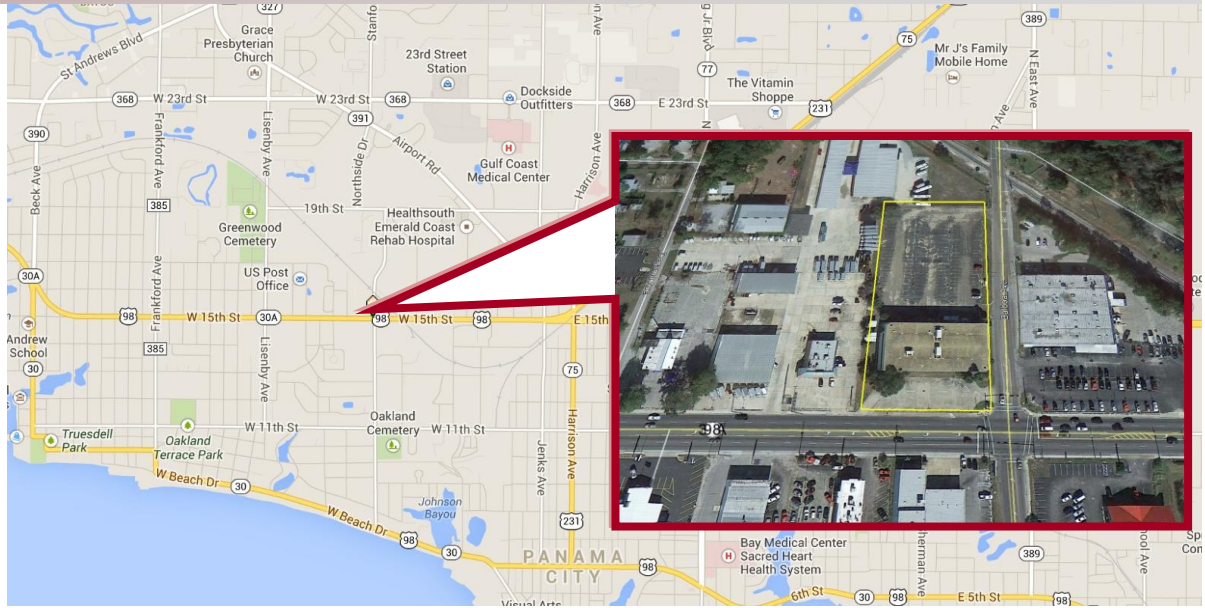


Second Floor Space Plan



Balboa Building – Location Information

The Balboa Building is centrally located in Panama City, Florida along one of the highest traffic corridors in Bay County. Situated at the northwest corner of West 15th Street and Balboa Avenue, this property has great visibility and easy access.



Zoning Information This property is Zoned C-2

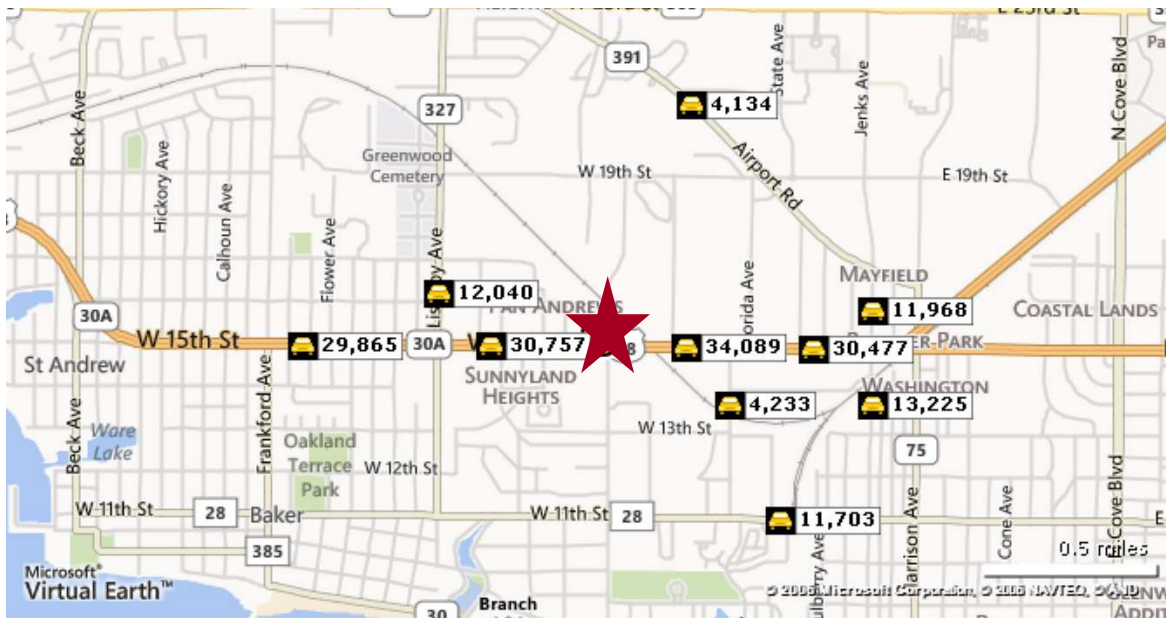


C-2, General Commercial: The purpose of this zone is to provide areas for the continuation, expansion, and creation of business enterprise.

Balboa Building – Demographic and Traffic Information

Radius Ring Demographic Summary Report

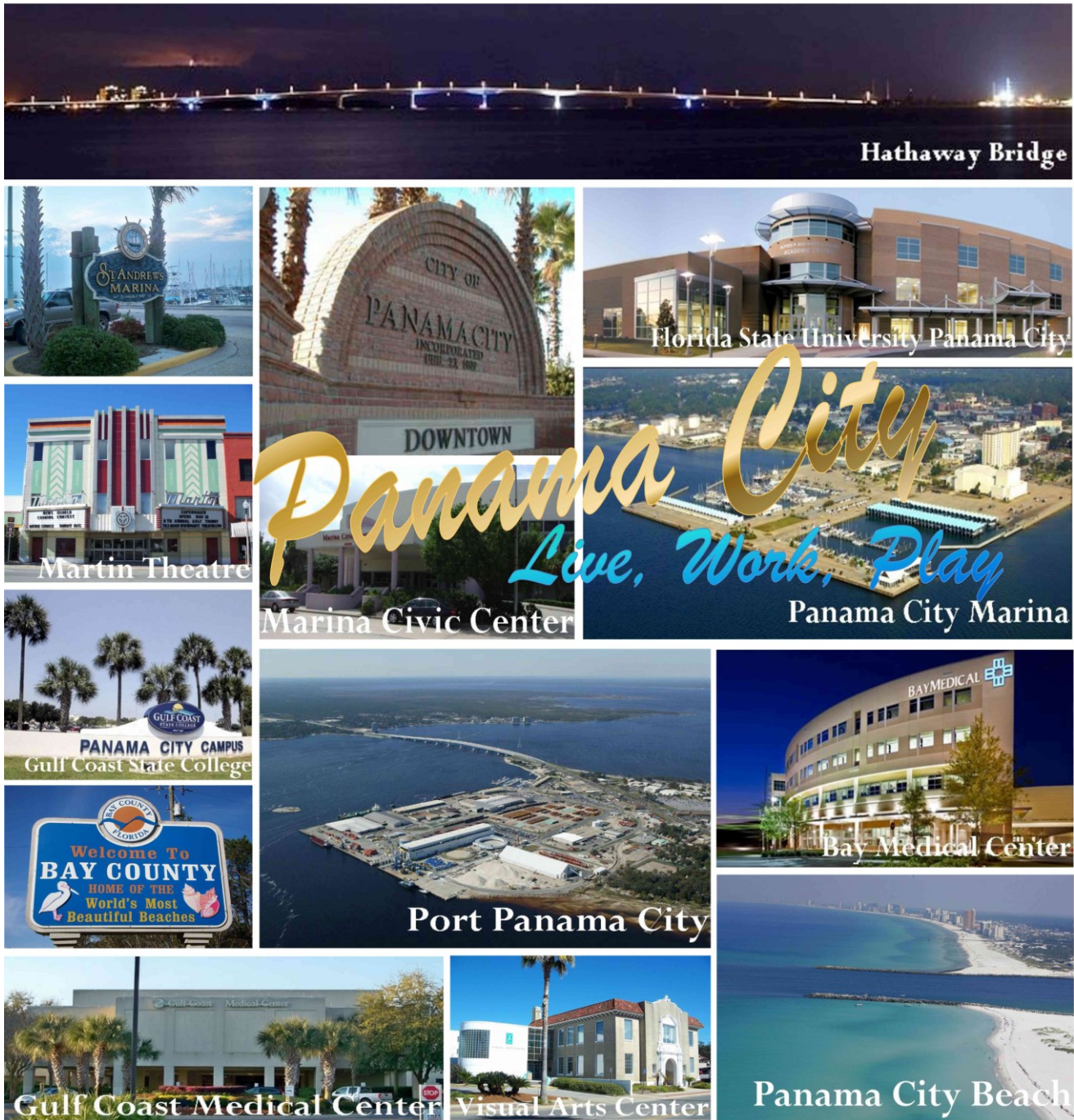
| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| 2010 Population | 6,639 | 36,795 | 76,688 |
| 2017 Projected Population | 7,509 | 37,993 | 79,343 |
| 2010 Households | 2,840 | 15,820 | 31,760 |
| 2017 Projected Households | 3,267 | 16,412 | 32,984 |
| 2012 Average Household Income | \$40,039 | \$52,597 | \$54,591 |
| 2012 Median Household Income | \$28,914 | \$38,663 | \$40,678 |
| 2012 Per Capita Income | \$19,053 | \$23,482 | \$23,080 |



Traffic Counts

| Street | Cross Street | Cross Street Distance | Distance from Subject | Count Year | Traffic Volume |
|------------------------------|------------------------------|-----------------------|-----------------------|------------|----------------|
| West 15 th Street | Wood Avenue | 0.04 W | 0.25 Miles | 2012 | 34,089 MPSI |
| West 15 th Street | Caroline Boulevard | 0.03 W | 0.32 Miles | 2012 | 30,757 MPSI |
| Florida Avenue | West 14 th Street | 0.04 N | 0.43 Miles | 2012 | 4,233 MPSI |
| Lisenby Avenue | 16 th Street | 0.03 S | 0.49 Miles | 2012 | 12,040 MPSI |
| West 15 th Street | Mulberry Avenue | 0.03 E | 0.63 Miles | 2012 | 30,477 MPSI |
| Airport Road | 21 st Street | 0.06 NW | 0.73 Miles | 2012 | 4,134 MPSI |
| West 11 th Street | Bell Avenue | 0.02 W | 0.76 Miles | 2012 | 11,703 MPSI |
| Jenks Avenue | West 15 th Street | 0.11 S | 0.81 Miles | 2012 | 11,968 MPSI |
| Jenks Avenue | West 14 th Street | 0.03 N | 0.83 Miles | 2012 | 13,225 MPSI |
| West 15 th Street | Fountain Avenue | 0.02 E | 0.88 Miles | 2012 | 29,865 MPSI |

Panama City, Florida – Area Information



Panama City, the county seat of Bay County, is located in the Florida Panhandle on beautiful St. Andrews Bay by the Gulf of Mexico. Known as a popular tourist destination, Panama City is alive with activity, from quaint specialty shops to familiar national stores of all kinds and from superb local dining establishments to familiar restaurants.

Now, through the efforts and dedication of many, the opportunity to expand development northward is becoming a reality. Major contributors to the continued growth and success of Panama City are Port Panama City located in the protected harbor of St. Andrews Bay, the Panama City and St. Andrew's Marinas located on Florida's Intercostals Waterway, and the higher education opportunities provided by the continued growth of Gulf Coast State College, Florida State University-Panama City, and Troy University-Panama City.

Named one of the 100 Best Small Art Towns in America, the city is home to the Marina Civic Center and the Visual Arts Center. The almost-perfect weather, friendly atmosphere, numerous activities and exciting possibilities combine to make Panama City a great place to live, work and play.

