

v1.1

www.FulcrumNorthDavis.com



FULCRUM NORTH DAVIS
a new **Medical Office Building**

FOR MORE LEASING INFO
PLEASE CONTACT THE DEVELOPMENT TEAM @
INFO@FulcrumNorthDavis.com or
Rick Lochead, 850-816-0720

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8354 n davis hwy, pensacola, fl 32514



FULCRUM NORTH DAVIS

lease opportunities

**SUITES DELIVERED
Q4 2021**

**SUITES AVAILABLE IN
“TURN-KEY”, “SHELL”,
OR “VANILLA-BOX”
CONDITION.
WE WILL CUSTOMIZE
YOUR SUITE TO YOUR
SPECIFIC NEEDS.**

**TERM, RATES, AND
TENANT ALLOWANCE
OPTIONS NEGOTIABLE.**



4-13

market maps

aerials and maps showing adjacent businesses, roads, and traffic counts.



14-15

site lease plan

site lease plan showing proposed development site plan including space available & leased.



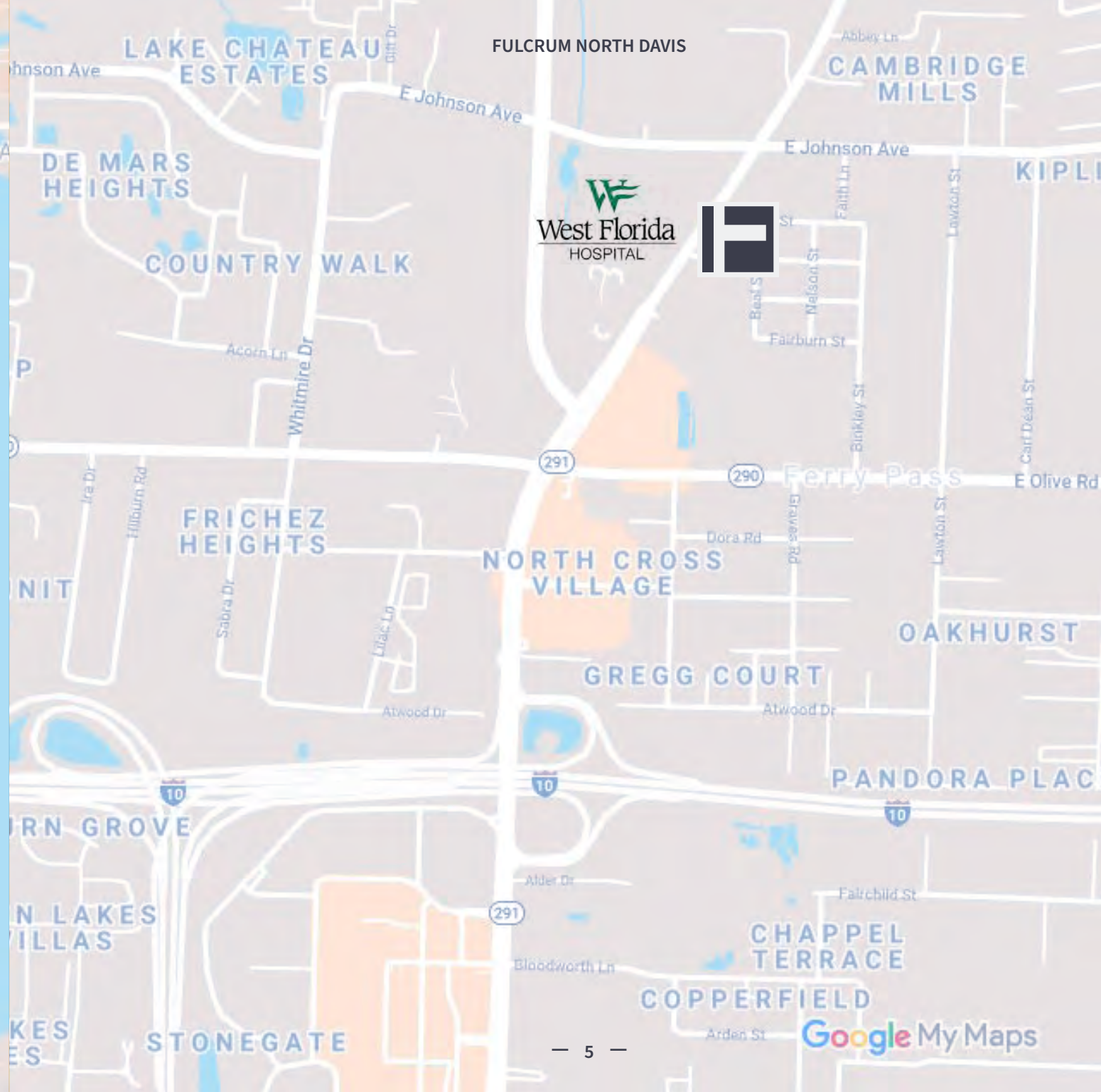
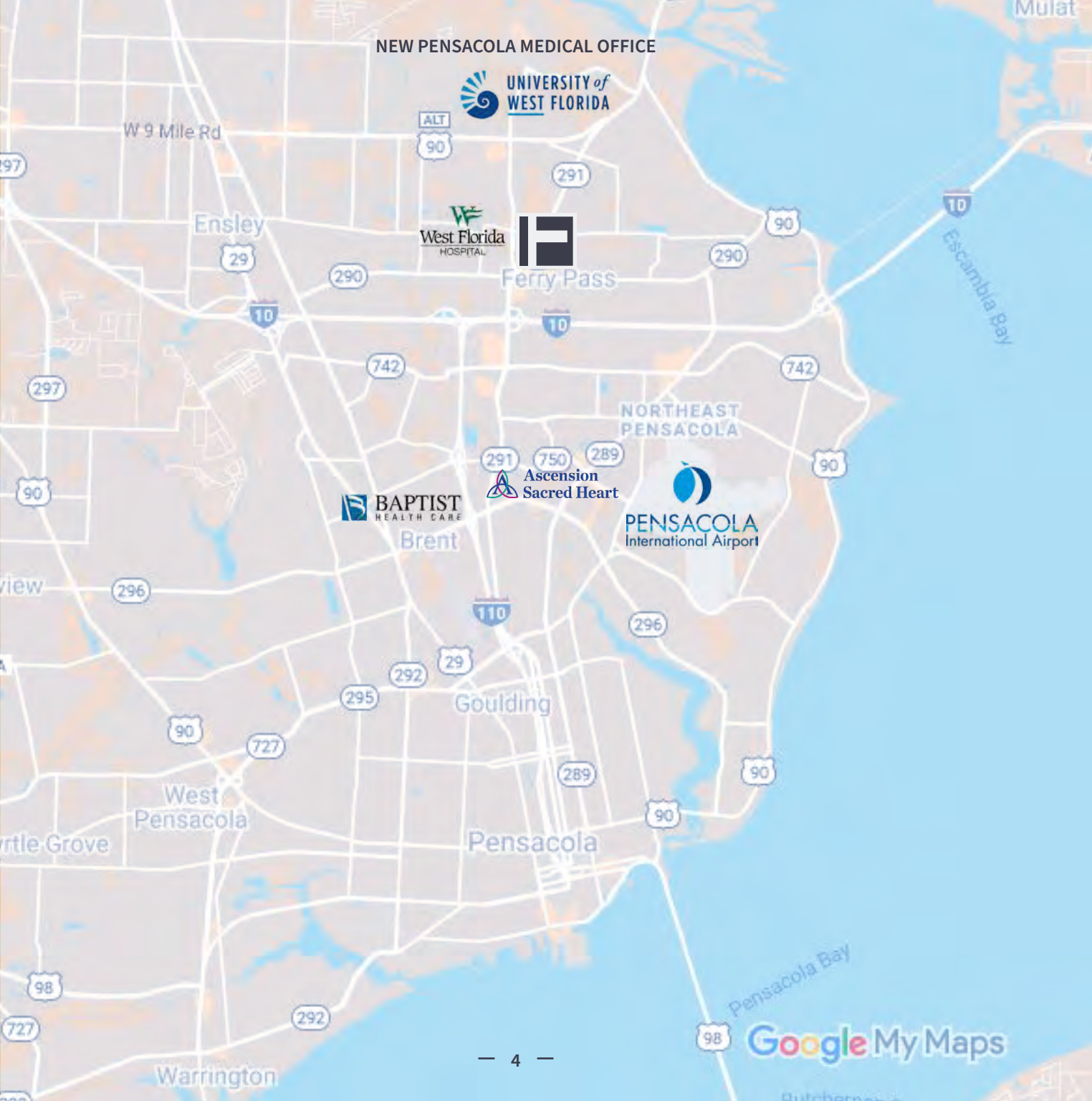
16-27

suite detail

breakdown of available suites.

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NEW PENSACOLA MEDICAL OFFICE



FULCRUM NORTH DAVIS

E. JOHNSON AVE. - 5,100 AADT



N. DAVIS HWY. - 32,500 AADT



8354 n davis hwy
pensacola, fl 32514



UNIVERSITY PKWY. - 24,500 AADT



N. DAVIS HWY. - 71,000 AADT

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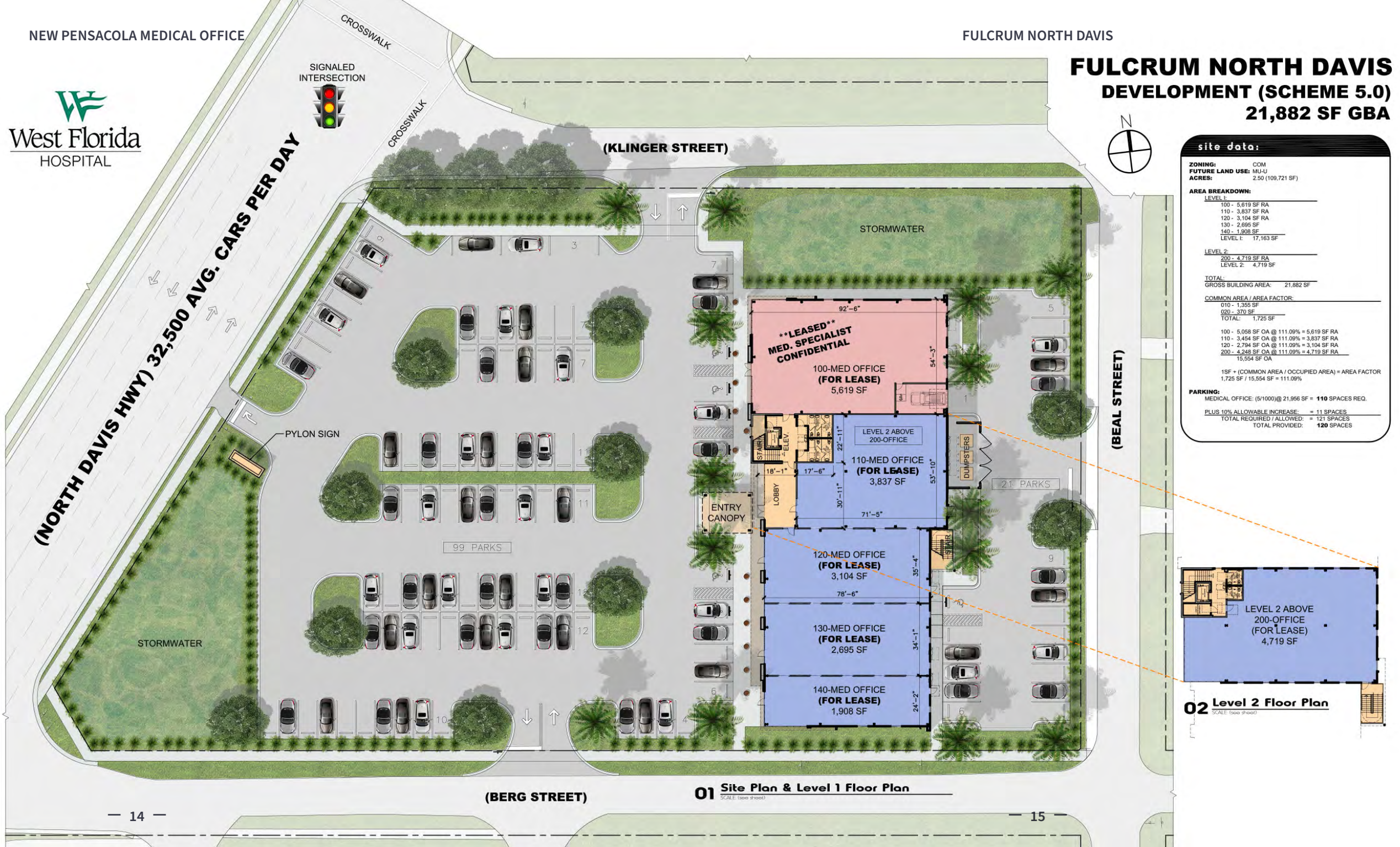






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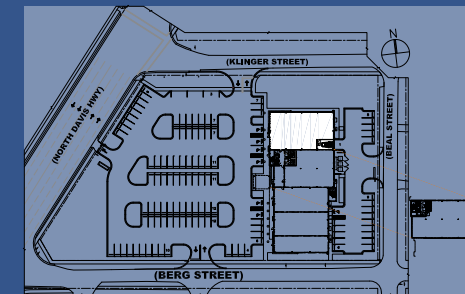
Suite 100



SUITE DELIVERED
Q4 2021

****LEASED****

TO CONFIDENTIAL MED. SPECIALIST
LANDLORD IS PROVIDING A COMPLETE "TURN-KEY"
MEDICAL OFFICE. OUR TEAM COORDINATED WITH
DOCTOR AND STAFF TO CUSTOMIZE A MEDICAL OFFICE
SUITE SPECIFIC TO THE TENANTS NEEDS.



Suite 100

SUITE 100 - 5,619 SF

- access from common lobby
- use and access to common restrooms
- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available

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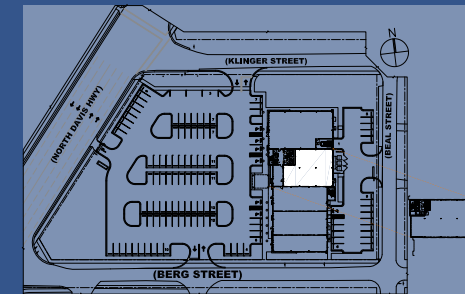
Suite 110



SUITE DELIVERED Q4 2021

SUITES ARE AVAILABLE "TURN-KEY". OUR TEAM WILL COORDINATE WITH YOU TO CUSTOMIZE YOUR SUITE TO YOUR SPECIFIC REQUIREMENTS.

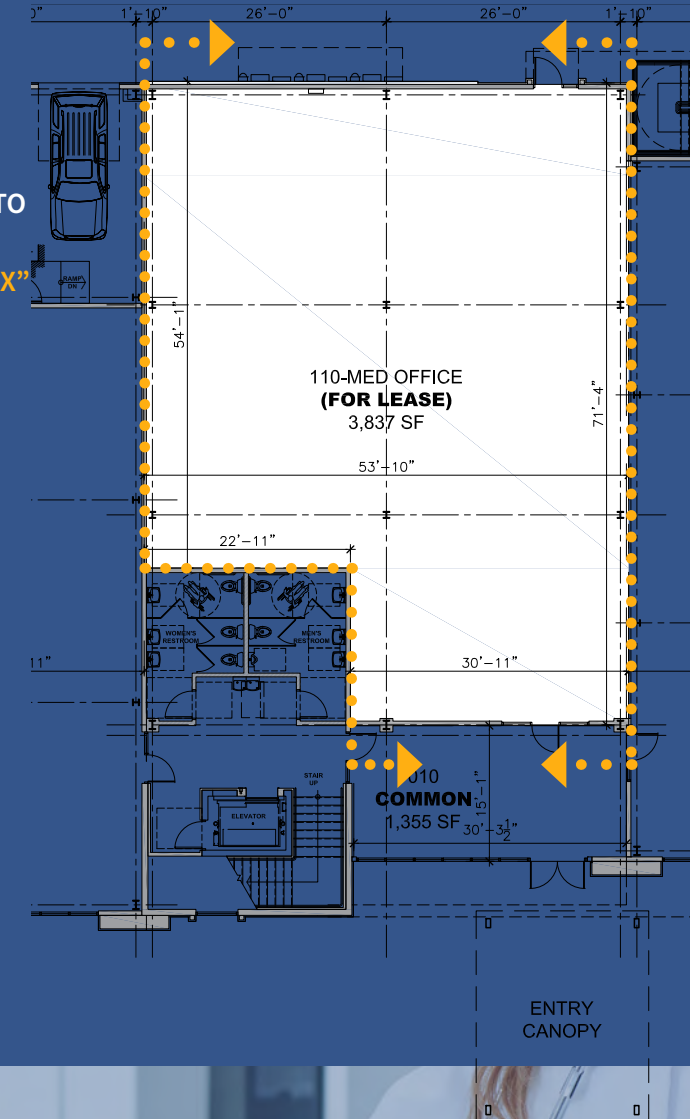
SUITES ALSO AVAILABLE IN "SHELL" OR "VANILLA-BOX" CONDITION. TERM, RATES, AND TENANT ALLOWANCE OPTIONS NEGOTIABLE.



Suite 110

SUITE 110 - 3,837 SF

- access from common lobby
- use and access to common restrooms
- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available



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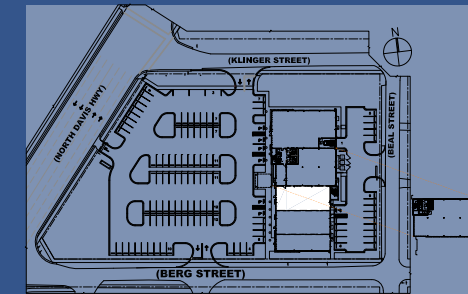
Suite 120



SUITE DELIVERED Q4 2021

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Suite 120

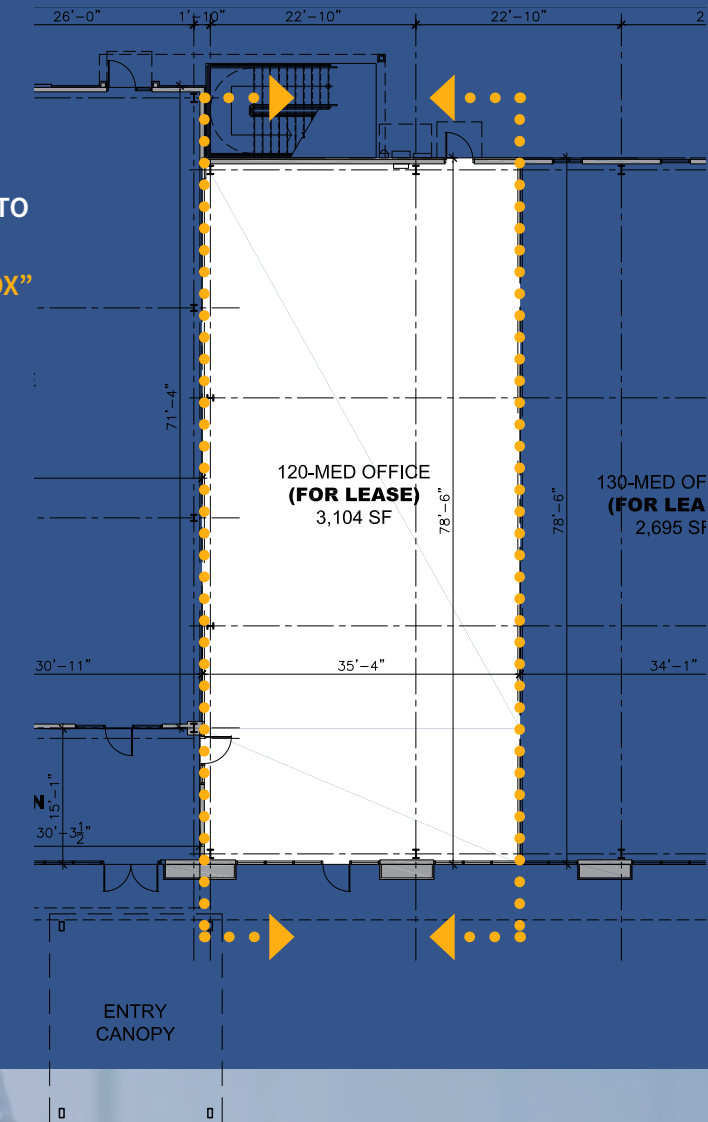
SUITE 120 - 3,104 SF

- access from common lobby
- use and access to common restrooms
- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available

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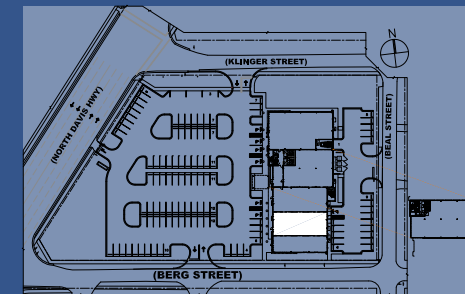
Suite 130



SUITE DELIVERED Q4 2021

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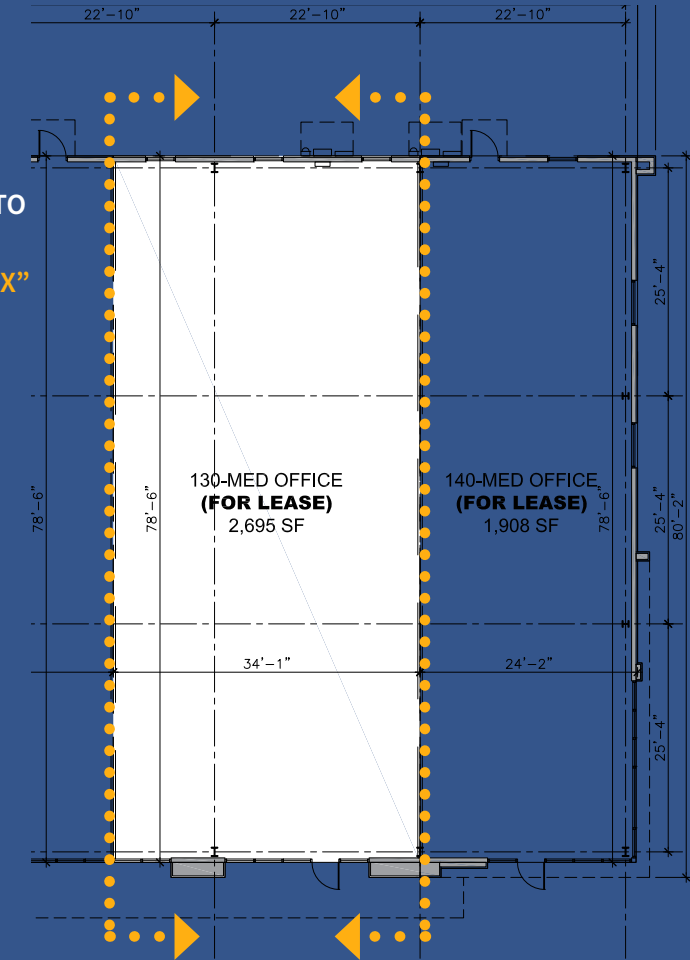
SUITES ALSO AVAILABLE IN "SHELL" OR "VANILLA-BOX" CONDITION. TERM, RATES, AND TENANT ALLOWANCE OPTIONS NEGOTIABLE.



Suite 130

SUITE 130 - 2,695 SF

- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available



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NEW PENSACOLA MEDICAL OFFICE

Suite 140

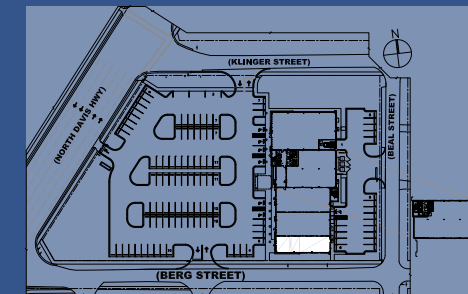


FULCRUM NORTH DAVIS

SUITE DELIVERED Q4 2021

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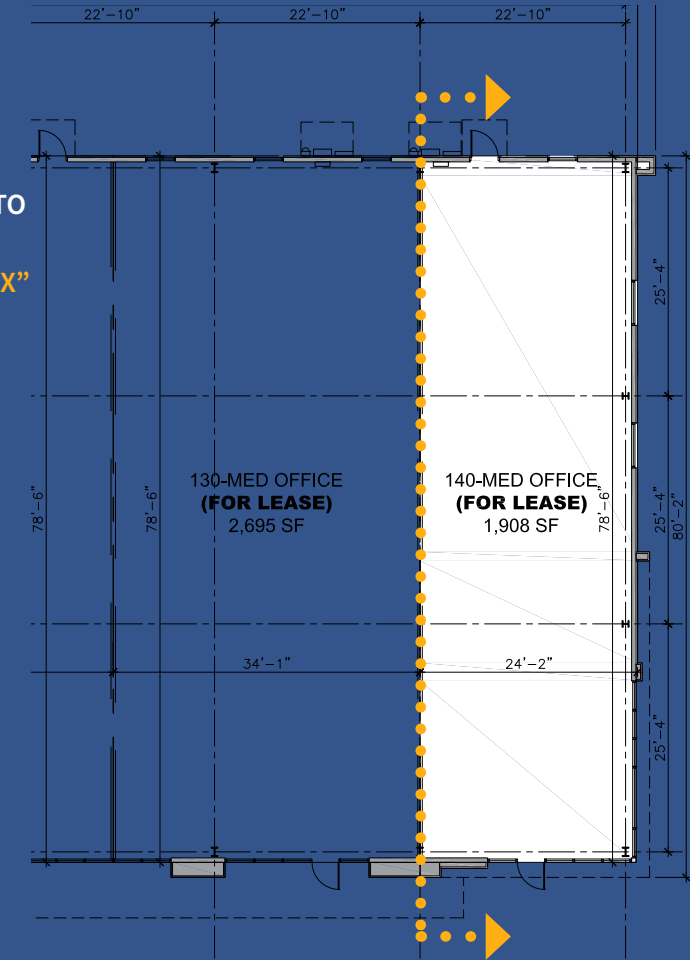
SUITES ALSO AVAILABLE IN "SHELL" OR "VANILLA-BOX" CONDITION. TERM, RATES, AND TENANT ALLOWANCE OPTIONS NEGOTIABLE.



Suite 140

SUITE 140 - 1,908 SF

- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available



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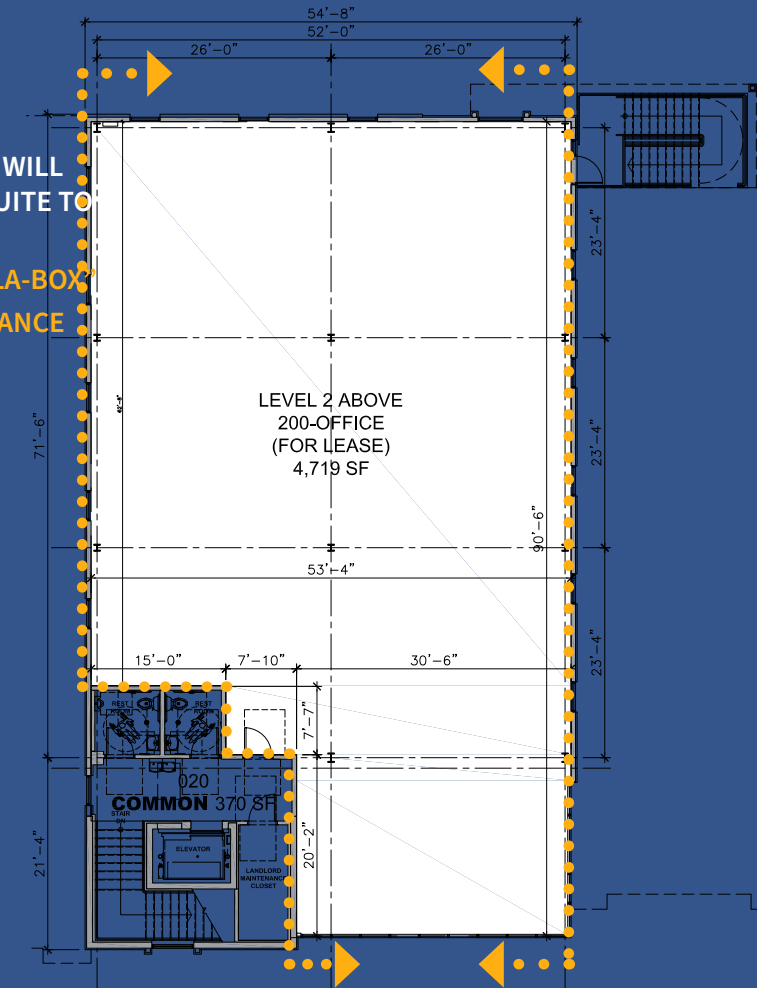
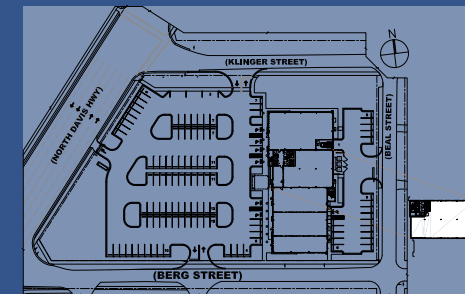


FULCRUM NORTH DAVIS

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Q4 2021

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Suite 200

SUITE 200 - 4,719 SF

- access from common lobby
- use and access to common restrooms
- suite size may be adjusted
- great facade signage opportunity
- pylon sign panel available

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