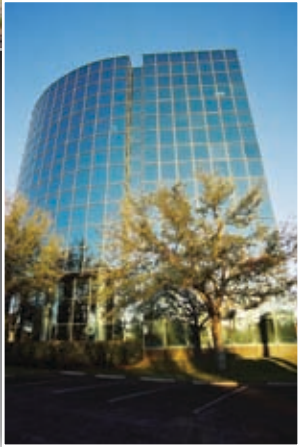




ONE PENSACOLA PLAZA



Luxurious office interiors with water front views.

Duckworth Realty, Inc. acquired One Pensacola Plaza in 2000. At the time, the building was owned and managed by a foreign investor and was not living up to its potential. Duckworth, seeing a great building in a central location, purchased the building

and through a constant, hands-on approach to management and investing in building around and attracted several premier tenants to relocate to the building, including the U. S. Government and the largest local law firm.

ONE PENSACOLA PLAZA
125 WEST ROMAN • PENSACOLA, FL 32591

DUCKWORTHREALTY
LEASING • MANAGEMENT • REAL ESTATE INVESTMENTS



ONE PENSACOLA PLAZA

Amenities in One Pensacola Plaza include the following:

- Luxurious Meeting Rooms
- Adequate Parking
- Zoned C2/C2a
- Full Service Lease
- 5 Year Term
- \$21PSF
- Located in the heart of Downtown Pensacola
- Base year increase in operating expenses

Management Company

Duckworth Realty

308 East Pearl Street Suite 200

Jackson, Mississippi 39201

Phone Number: 601-914-0800

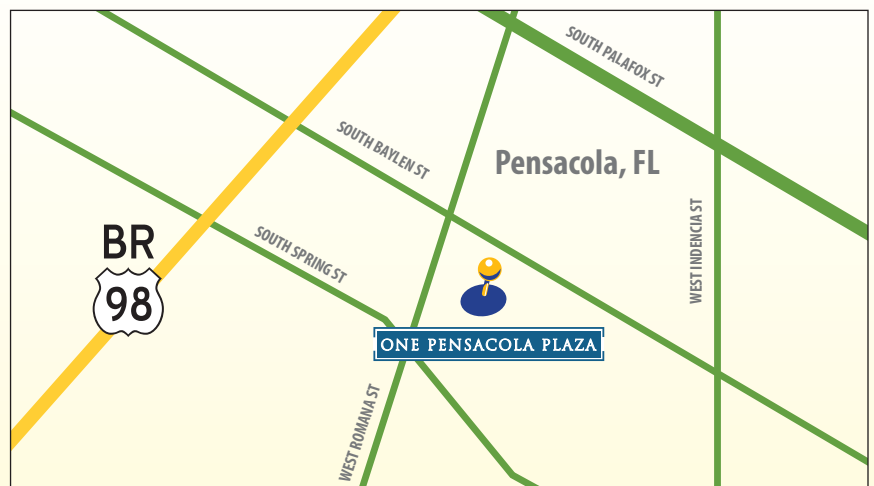
Fax Number: 601-949-7882

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One Pensacola Plaza is a 5-story, Class "A" office building totaling 115,000 Square Feet.

Currently 95% leased, with luxurious and accommodating meeting and office interiors as well as beautiful water front views.



For leasing information, contact Kelly Hammac at Engel Realty Company, Inc.

850.432.5267 [office] | 850.777.7170 [mobile]

