

# LEASE

**405 GOLFWAY WEST DRIVE**  
405 Golfway West Drive St. Augustine, FL 32095



## VIDEO

### PROPERTY DESCRIPTION

Discover the ideal location for your business at 405 Golfway West Drive in St. Augustine, FL. This exceptional property offers modern amenities, ample parking, and a newly built out office space. With contemporary architecture and well-maintained landscaping, the property presents a professional and inviting image. The interior features spacious, light-filled offices and common areas designed for productivity and comfort. Take advantage of convenient access to major roadways and the nearby business district, making commutes a breeze for employees and visitors alike. Elevate your business in a prime location that combines functionality with a polished corporate aesthetic.

### PROPERTY HIGHLIGHTS

- Class A Office
- Newly Built Out

### OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (Full Service)
Available RSF:	13,200 SF
USF:	11,593 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	516	13,566	51,595
Total Population	1,320	38,316	146,511
Average HH Income	\$116,118	\$136,404	\$143,882

**Adam Lanteigne**  
(904) 584-7777

**Bob Buckmaster, CCIM**  
(904) 827-1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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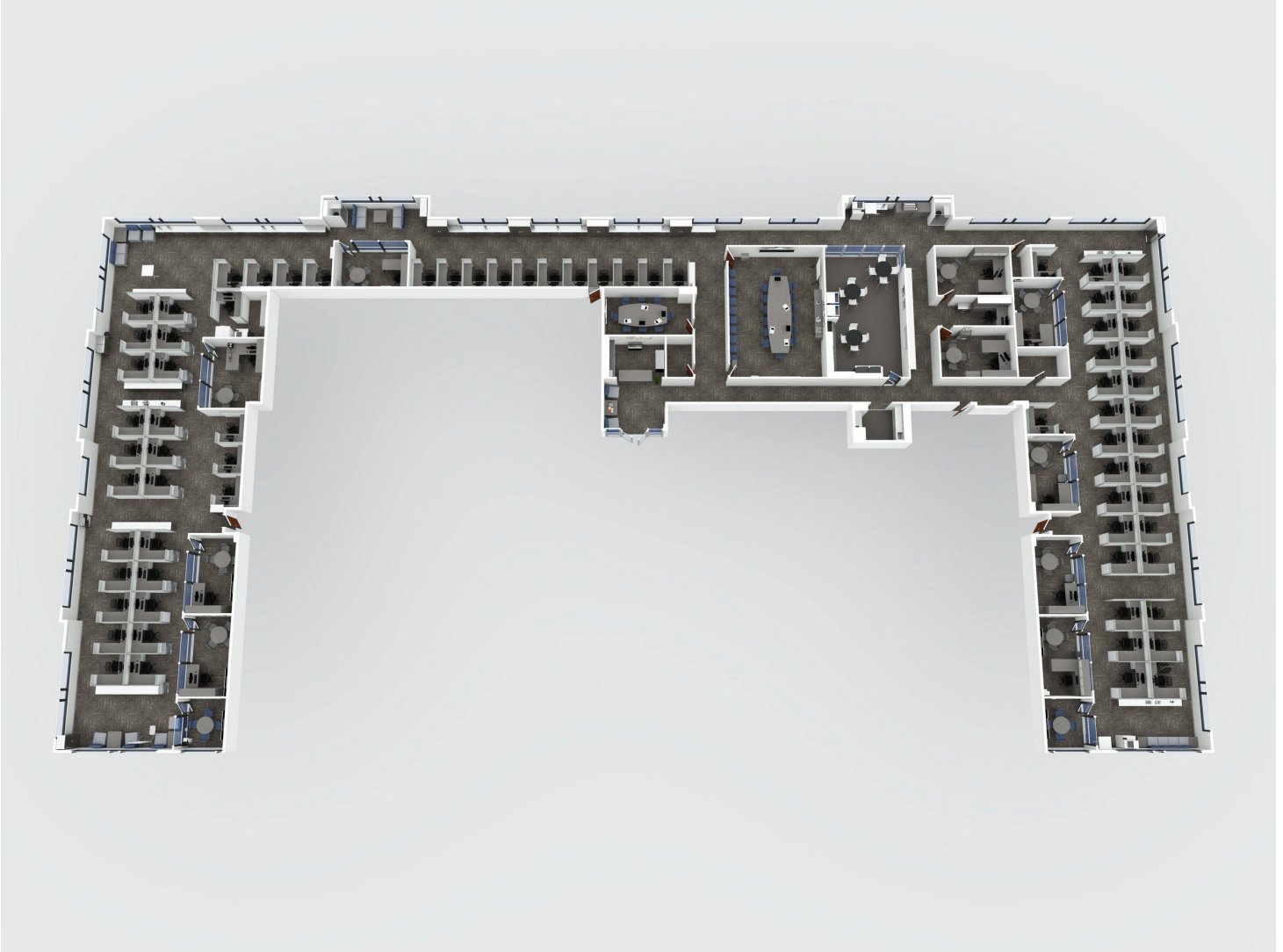


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Map  
data  
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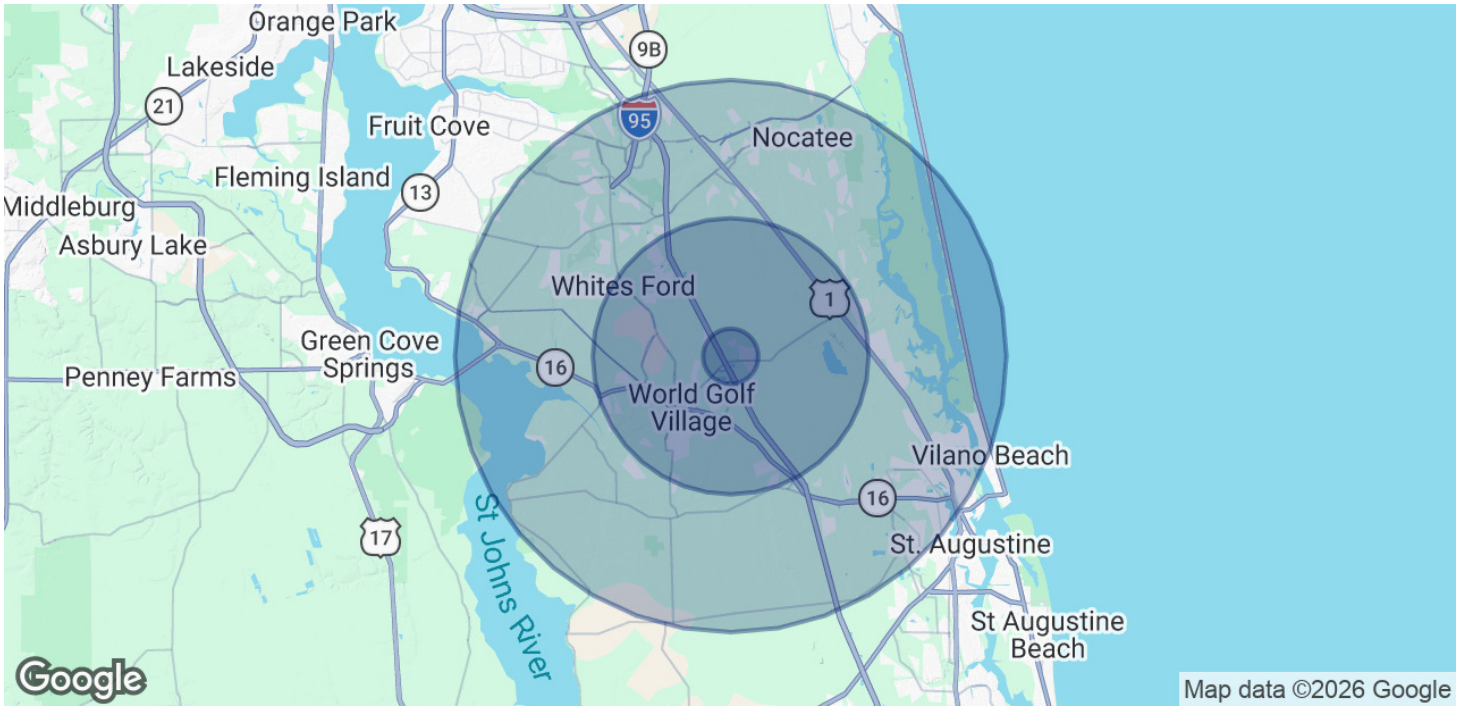
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,320	38,316	146,511
Average Age	53.9	43.5	41.5
Average Age (Male)	48.9	42.8	41.3
Average Age (Female)	53.6	43.1	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	516	13,566	51,595
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$116,118	\$136,404	\$143,882
Average House Value	\$418,825	\$479,896	\$506,947

2023 American Community Survey (ACS)

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