



130 Land Grant, St. Augustine, FL 32092

**\$33/SF/YR**

**\$2.75/SF/MO**

Medical / Commercial Office spaces

Office | Single tenant | 1,200 sq. ft.



Satishkumar Mogili  
FL SL3602073  
904.982.9496

Listing Added: 03/29/2025

Listing Updated: 04/23/2025

Building Details

Property Type	Office	Subtype	Medical Office
Tenancy	Single	Total Building SQFT	3,600
Vacant SQFT	3,600	Land Acres	9
Year Built	2024	Buildings	1
Stories	1	Power	On
Zoning	PUD Zone		

Building Description

3 Medical office Spaces are Ready to occupy

130 land grant , Suite 1, Suite 2& Suite 4, St. Augustine, FL,32095

Prime Office Space in World Golf Village.

Located in the highly sought-after World Golf Village area of St. Augustine, this exceptional 3-unit office space offers a unique opportunity in one of Florida's fastest-growing regions.

Key Highlights:

- 1,200 sq ft office space (can be expanded to 3,600 sq ft)
- Ample parking: convenient parking in front and additional spaces on the side
- High traffic area: 18,000 AADT on Pacetti Road, ensuring excellent exposure
- Exclusive amenities: close proximity to world-class golf, tennis, and swimming facilities

\*Ideal for Businesses Looking to Grow:\*

Situated near SilverLeaf's 10,000+ new homes, this office space is perfect for businesses looking to capitalize on the area's rapid growth. Lease all 3 units together or individually to suit your business needs.

\*Don't Miss This Opportunity!\*

Contact us to schedule a viewing and make this prime office space the foundation for your business's success!n Properties

Co Tenants :

Building Highlights

---

# Ready to Occupy properties.

## Prime Office Space in World Golf Village.

Located in the highly sought-after World Golf Village area of St. Augustine, this exceptional 3-unit office space offers a unique opportunity in one of Florida's fastest-growing regions.

### Key Highlights:

- 1,200 sq ft office space (can be expanded to 3,600 sq ft)
- Ample parking: convenient parking in front and additional spaces on the side
- High traffic area: 18,000 AADT on Pacetti Road, ensuring excellent exposure
- Exclusive amenities: close proximity to world-class golf, tennis, and swimming facilities

\*Ideal for Businesses Looking to Grow:\*

Situated near SilverLeaf's 10,000+ new homes, this office space is perfect for businesses looking to capitalize on the area's rapid growth. Lease all 3 units together or individually to suit your business needs.

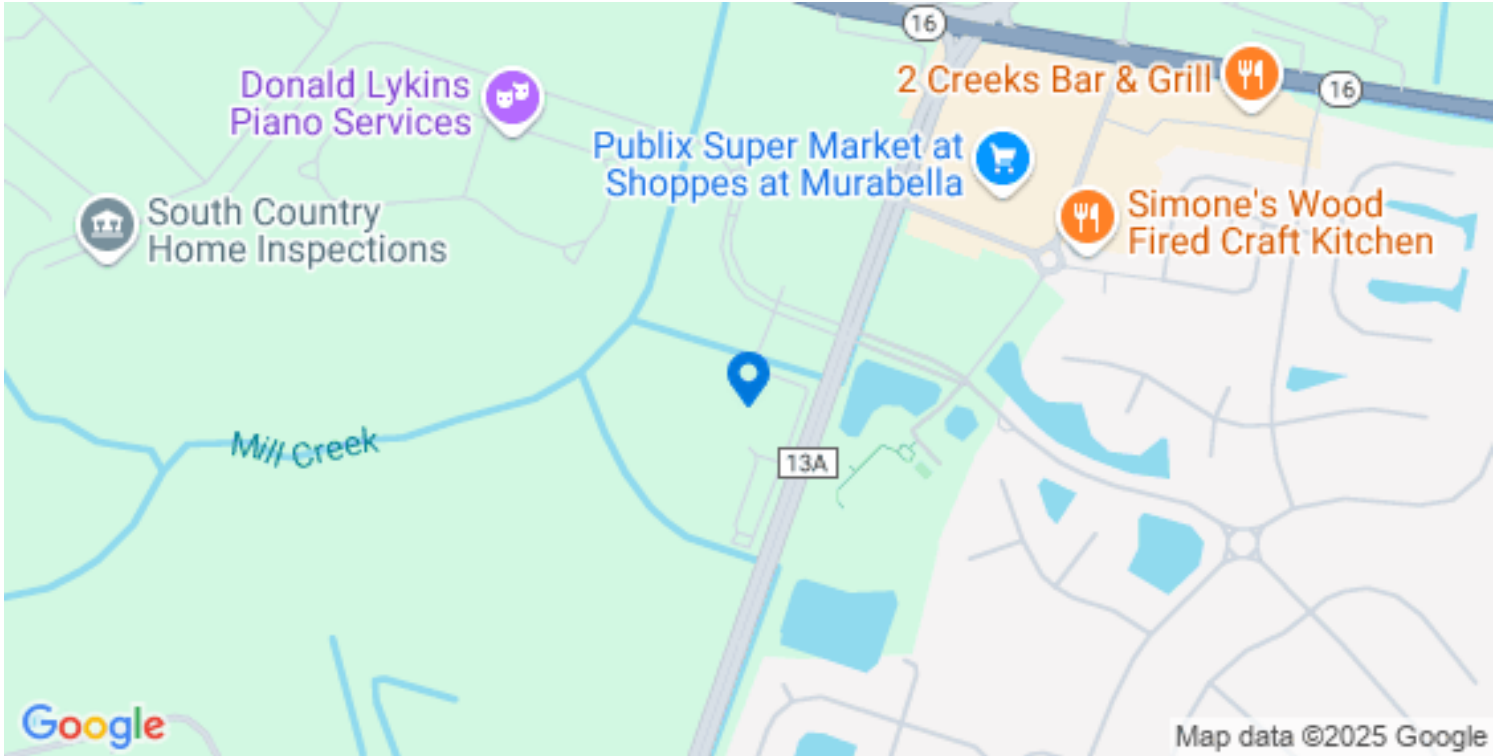
\*Don't Miss This Opportunity!\*

Contact us to schedule a viewing and make this prime office space the foundation for your business's success!

## Major Tenants -

- Jacksonville pediatrics
- Elite psychiatry specialist
- Great Strides , pediatric rehabilitation
- Innovo chiropractic
- Foundations pediatrics
- Paradigm primary care and wellness
- Grow and glow studio spa
- Relate counseling
- Amazon aesthetics medical spa
- St Johns wellness
- A NEWYOU aesthetics and weight loss
- Whole health bodywork
- CIR flexible packaging
- Real Property Management
- State Farm insurance
- Aurora aesthetics & sculpting
- Reality exchange, commercial residential brokers
- STG contracting group Inc.
- Priority community management
- Gifford homes custom builder
- BRI builders Ammons development

Building Location (1 Location)



Details

Listing Type	Direct	RSF	1,200 SF
USF	1,200 SF	Parking	So many parking Spots available
Rate (Per SF)	\$33 / SF / YR	Lease Type	NNN
Lease term	5+ years	Total Rate (Per SF/YR)	\$33
Days on Market	25 days		



Floorplan



Matterport Property Report:

130 Land Grant Unit 1

Gross Floor Area - Full Property 1,267 sq. ft. | Floor 1 1,267 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on

Matterport

Property Photos (20 photos)

