

LEASE

140 GATEWAY CIRCLE

140 Gateway Circle Saint Johns, FL 32259



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 140 Gateway Circle in Saint Johns, FL. This modern, meticulously maintained office condominium offers a flexible floor plan, partially furnished workspace, state-of-the-art office building, and designated parking for tenants and visitors. The office condominium offers thoughtfully designed work areas, featuring abundant natural light and contemporary finishes to help boost productivity. Don't miss the chance to elevate your business in this exceptional opportunity!

PROPERTY HIGHLIGHTS

- Close to I-95!
- Convenient location on CR-210!
- Modern design!
- Spacious and well-lit interior!

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,131 SF
Building Size:	1,131 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	225	1,187
Total Population	163	741	3,843
Average HH Income	\$185,153	\$171,738	\$159,469

Viktorija Mask

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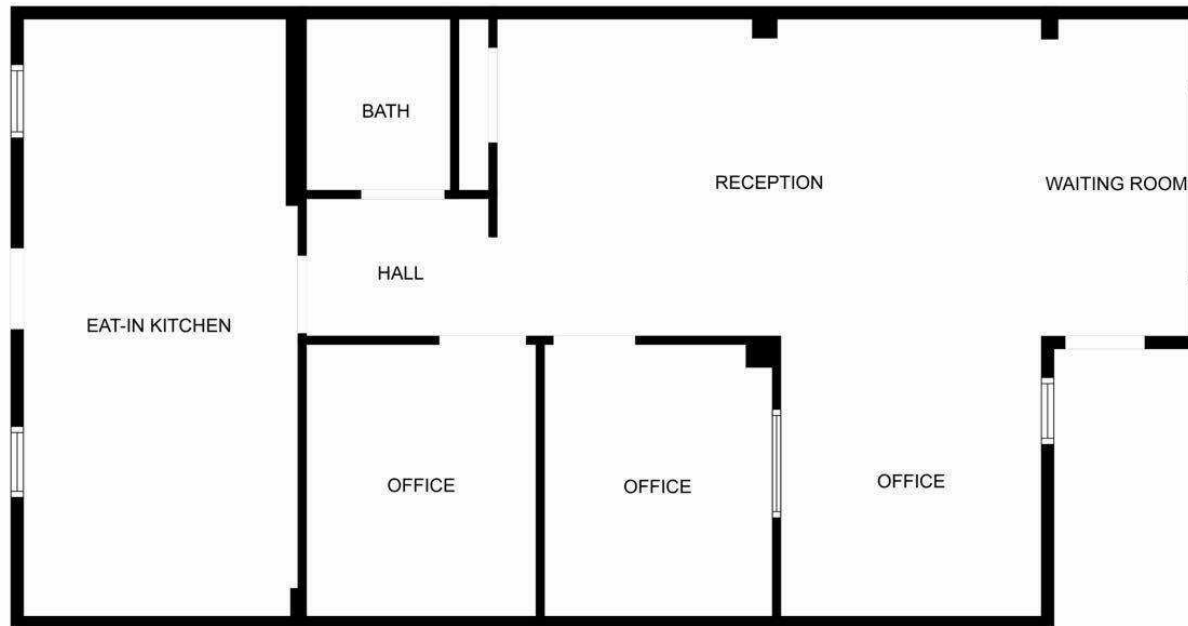


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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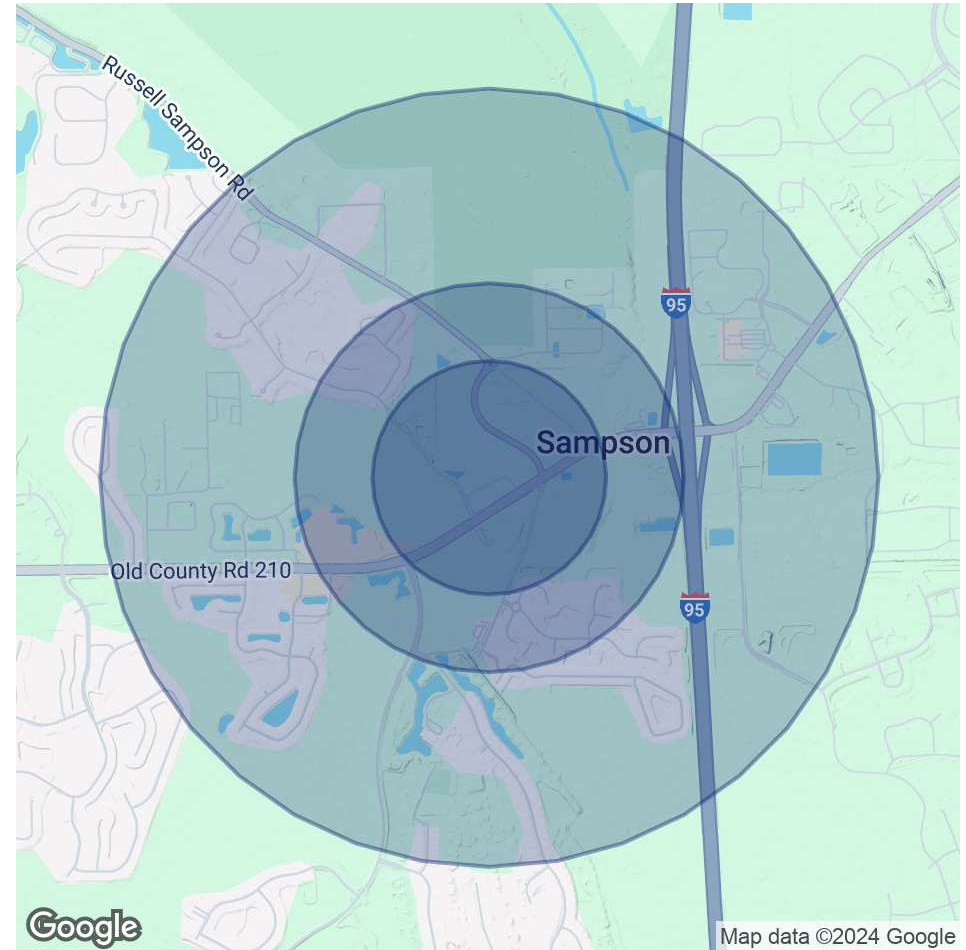
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	163	741	3,843
Average Age	35	36	35
Average Age (Male)	34	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	225	1,187
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$185,153	\$171,738	\$159,469
Average House Value	\$561,112	\$526,302	\$507,065

Demographics data derived from AlphaMap



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