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Entrance

**LEASE**

# Office/Medical Office Suite in Premier St. Augustine Location

**101 WHITEHALL DRIVE**

St. Augustine, FL 32086

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**LANCE COBB**

O: 941.387.1200

[lance.cobb@svn.com](mailto:lance.cobb@svn.com)

FL #SL3483253



PROPERTY SUMMARY



Image © 2025 Airbus

OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,502 SF
ZONING:	Professional Condo Office

PROPERTY DESCRIPTION

An outstanding opportunity to locate your medical or healthcare practice in the thriving St. Augustine/Jacksonville submarket. This professional medical office suite is ideally positioned within a highly regarded medical corridor surrounded by established healthcare providers and complementary services. St. Augustine continues to be one of Northeast Florida’s fastest-growing healthcare markets, driven by rapid residential expansion and an aging population base. The area’s strong demographics, expanding medical infrastructure, and proximity to major transportation corridors make this a prime location for any office, medical or healthcare provider seeking growth and visibility.

PROPERTY HIGHLIGHTS

- Located in a well-established professional medical park
- Ample surface parking – approx. 16 spaces per 1,000 SF (excellent for medical use)
- Minutes from Flagler Hospital, imaging centers, and major healthcare providers
- Easy access to U.S. Highway 1, State Road 312, and I-95
- Surrounded by thriving residential communities and retail amenities

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PROPERTY DETAILS

LEASE RATE	\$19.50 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Office/Medical Office Suite in Premier St. Augustine Location
STREET ADDRESS	101 Whitehall Drive
CITY, STATE, ZIP	St. Augustine, FL 32086
COUNTY	St Johns County
MARKET	St Augustine
CROSS-STREETS	Whitehall Dr & Old Moultrie Rd
TOWNSHIP	07
RANGE	29
SECTION	36
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	1.3 Miles to US 1
NEAREST AIRPORT	7.6 Miles to Northeast Florida Regional Airport, 60 Miles to Jacksonville International Airport

BUILDING INFORMATION

BUILDING SIZE	2,502 SF
BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	2,502 SF

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	Professional Condo Office
APN #	101650 2105
CORNER PROPERTY	No
TRAFFIC COUNT	8400
TRAFFIC COUNT STREET	Old Moultrie Rd
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	16.0
NUMBER OF PARKING SPACES	40

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,502 SF	LEASE RATE:	\$19.50 SF/yr

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
For Lease	Available	2,502 SF	NNN	\$19.50 SF/yr

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## ADDITIONAL PHOTOS



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## AERIAL MAP



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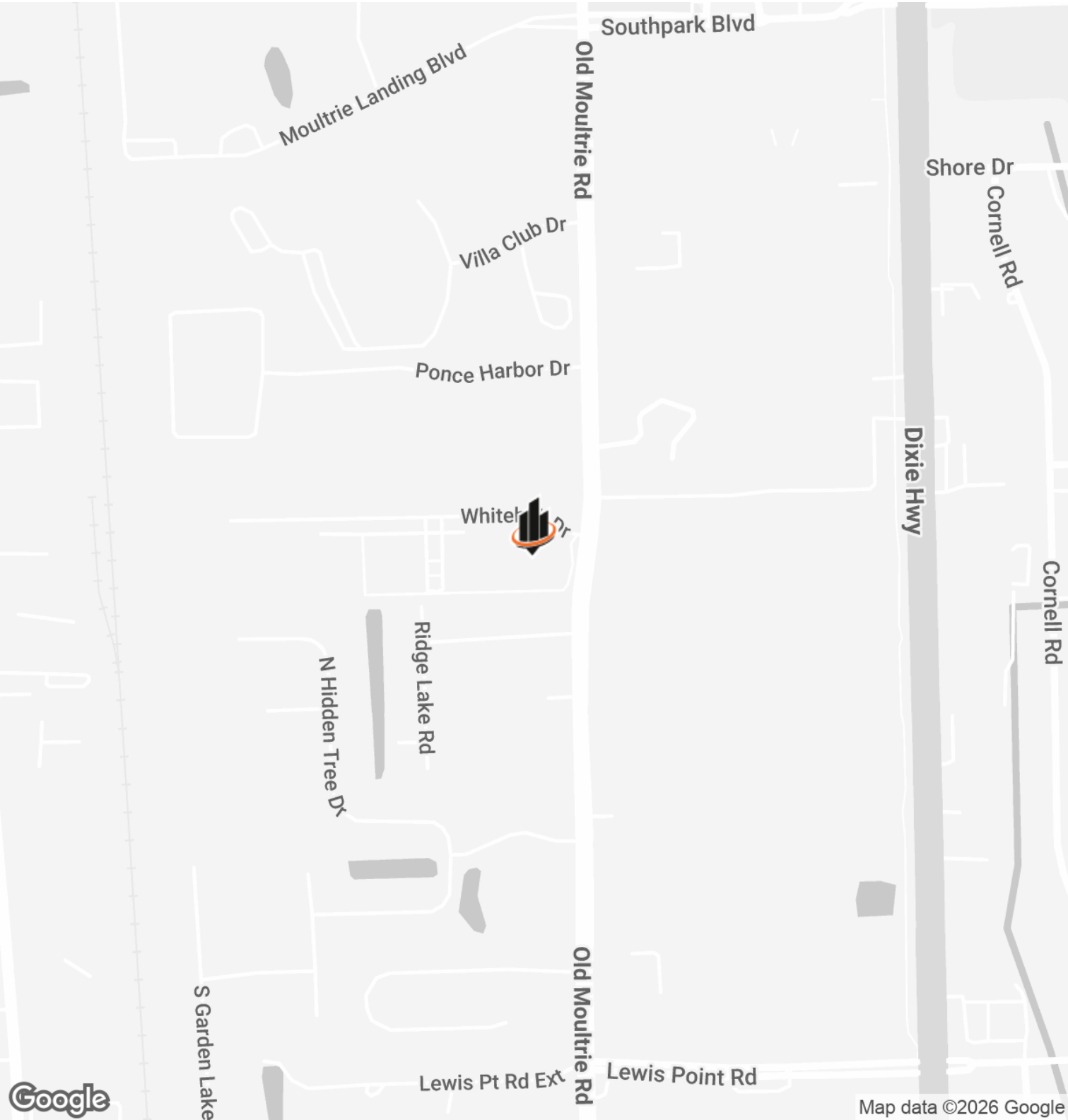
# AERIAL MAP



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LOCATION MAP

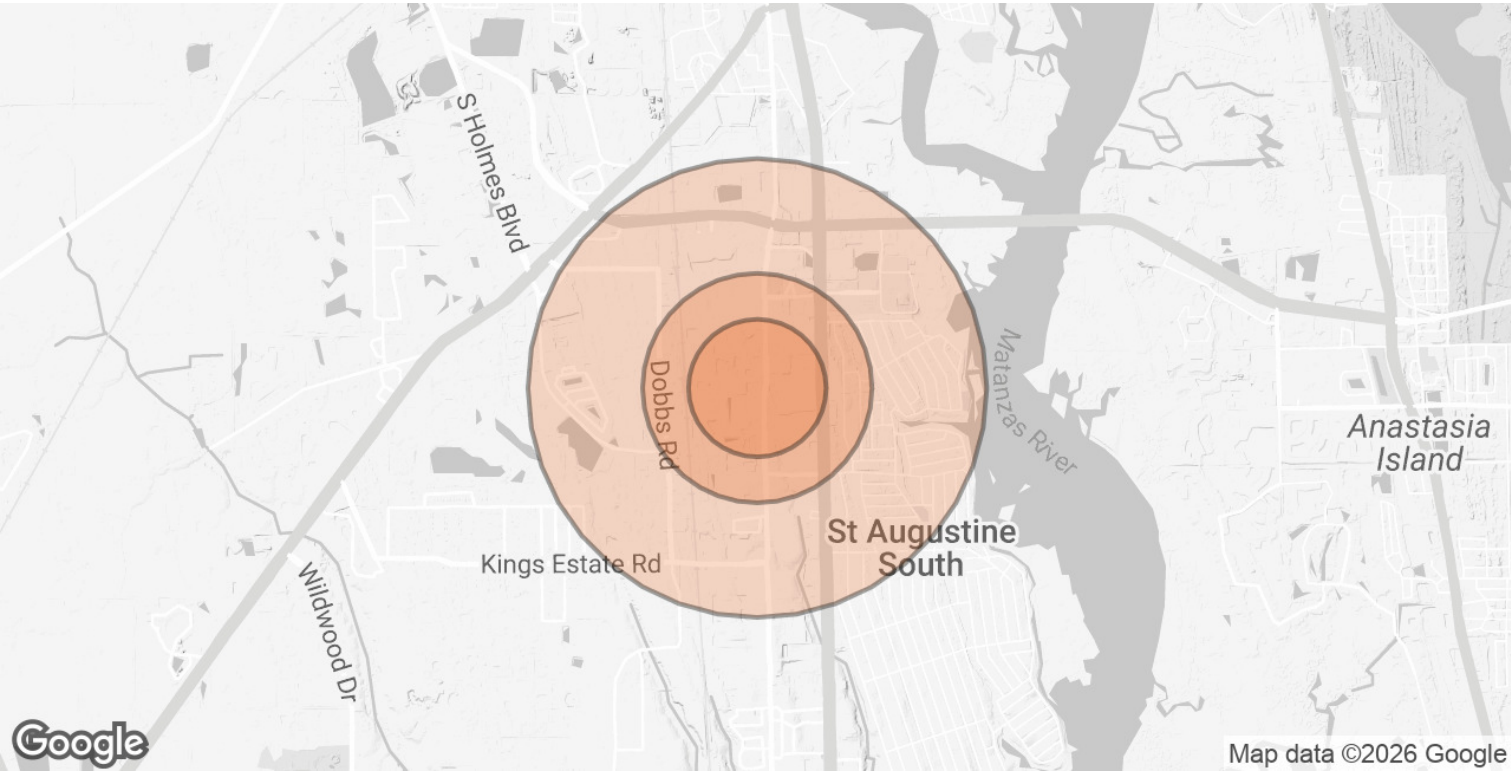


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	444	1,477	5,460
AVERAGE AGE	43	43	45
AVERAGE AGE (MALE)	40	41	44
AVERAGE AGE (FEMALE)	44	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	186	618	2,300
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$63,590	\$67,737	\$83,474
AVERAGE HOUSE VALUE	\$350,049	\$352,367	\$370,375

Demographics data derived from AlphaMap

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## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

Direct: **941.223.1525** | Cell: **941.223.1525**

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
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## LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

## PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

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