

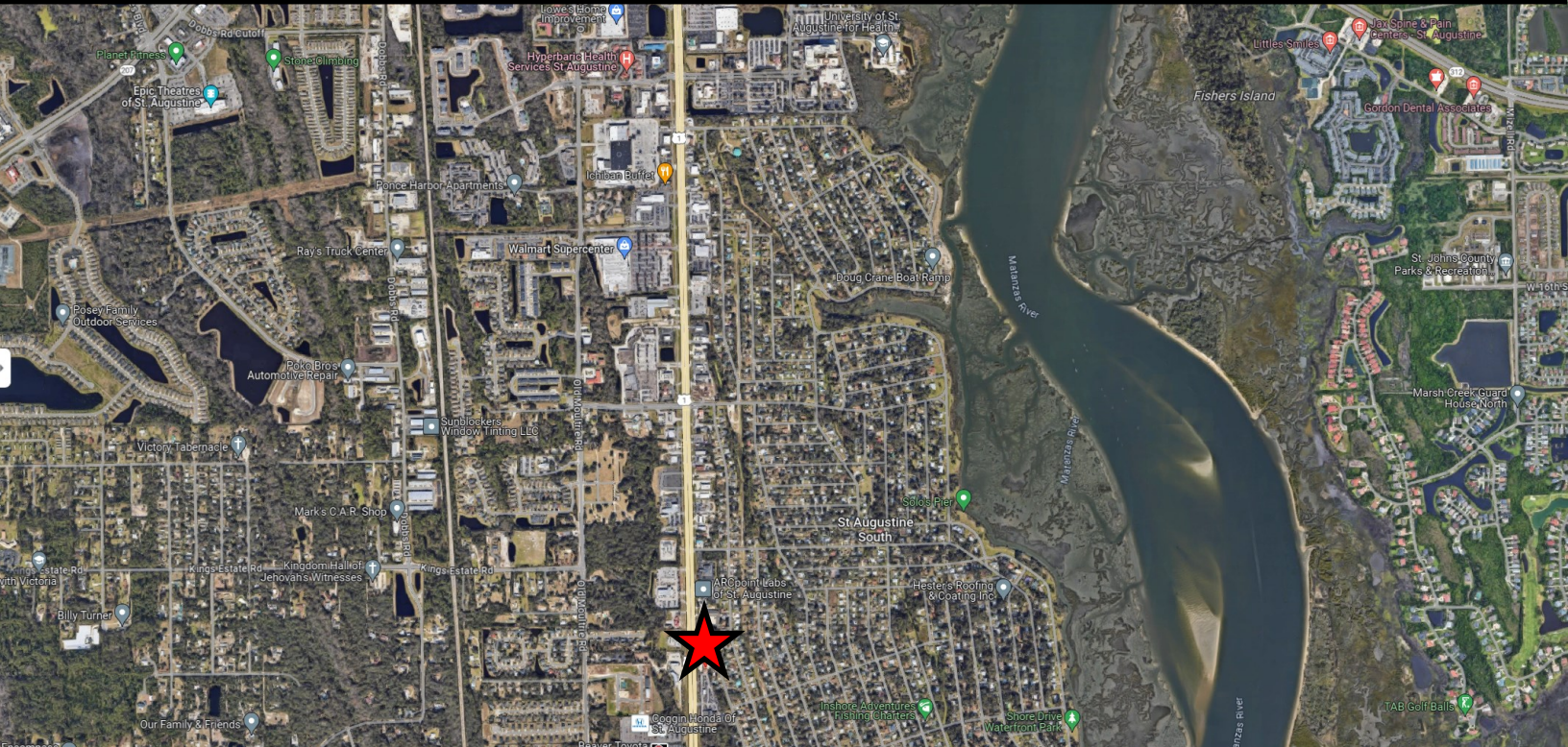
## Offices for Lease

**2820 US Highway 1 South  
St. Augustine, FL 32086**

Lease:	\$26.00/SF Mod Gross
Bldg. Size:	± 11,700 SF
Unit G:	± 708 SF
Unit H:	+ 620 SF
Parking:	4/1,000 SF
Tenancy:	Multiple
AADT:	± 39,500 (FDOT Website)
TAX ID:	129557-0000

Two office suites available in established professional office complex located on primary St. Johns County/St. Augustine corridor. Each unit faces US Highway 1 providing exposure to vehicular traffic of approximately 39,500 vehicles per day. Parking is ample both in front and for employee parking in the back (East) side of the property. Direct ingress/egress is available on the West side of the building along US Highway 1 and on the west side (Shore Drive) allowing access to the signal at US Highway 1 South and Shore Drive.

### Location:



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## SUITE G



## SUITE H

