

115 LAND GRANT ST SUITE #3

ST. AUGUSTINE, FL 32092

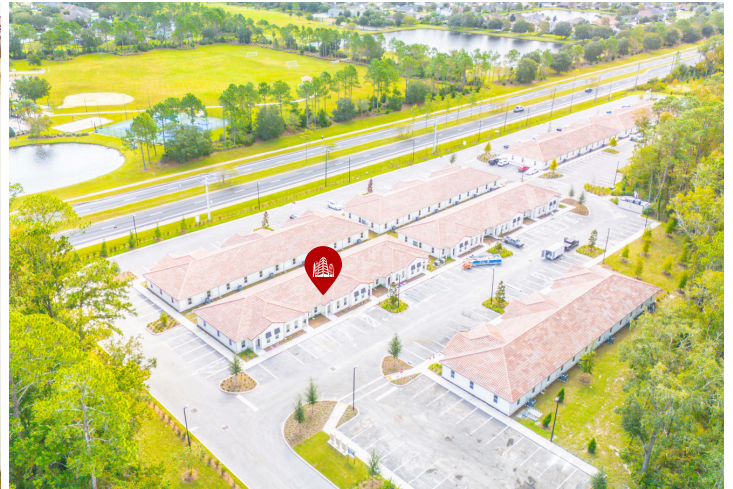
FOR LEASE

\$35/SF NNN



PROPERTY DESCRIPTION

1,200 SF of office space available in one of Northeast Florida's most prestigious communities -- Located in the highly sought-after World Golf Village area, this prime location located in St. Augustine sits just south of Jacksonville, in one of the state's fastest-growing regions. Neighboring Silverleaf, a massive new development with over 10,000 single-family homes currently under construction, makes this an area on the rise. This office space provides the ideal foundation for your vision and offers unparalleled exposure, charm, and convenience. With world-class golf, tennis, and swimming facilities just steps away, it's an ideal setting for a top-tier office space.



COURTNEY SMITH
REAL ESTATE AGENT

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INVESTMENT HIGHLIGHTS

- Located in highly sought after World Golf Village
- Excellent Exposure - one of the first units visible upon turn-in to the parking lot
- Fast-growing corridor with nearby Silverleaf development (10,000+ homes under construction)



OFFERING SUMMARY

Lease Rate	\$35/SF	Property Type	Office
Lease Type	NNN	Unit Size	1,200 SF
Property Subtype	Office Condo	Year Built	2024
Building Class	C	Building Height	1 Story
Opportunity Zone	Yes	Parking	Surface Parking
Zoning	PUD - Many Uses	Buildout	4 offices, reception, private bath, kitchenette, & storage,



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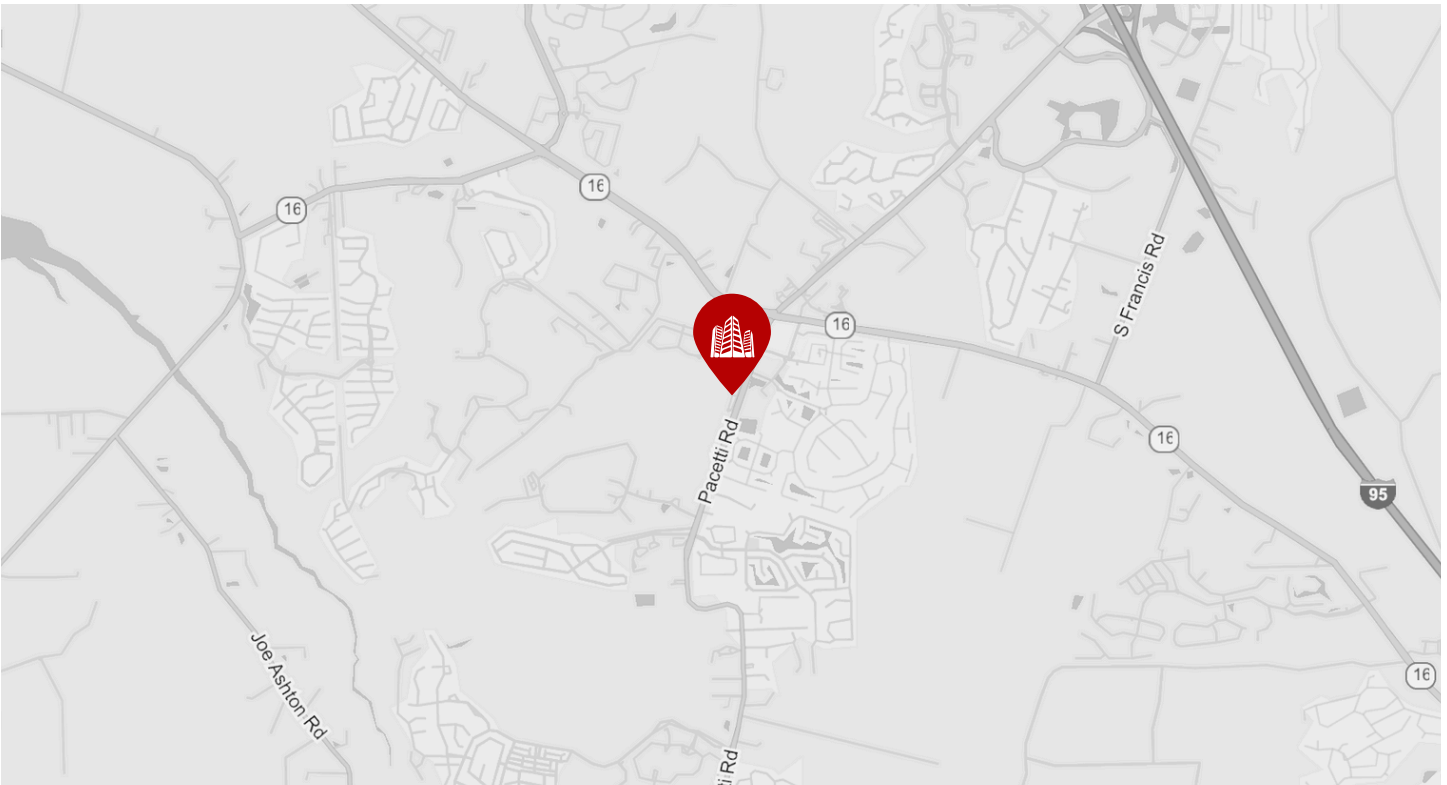
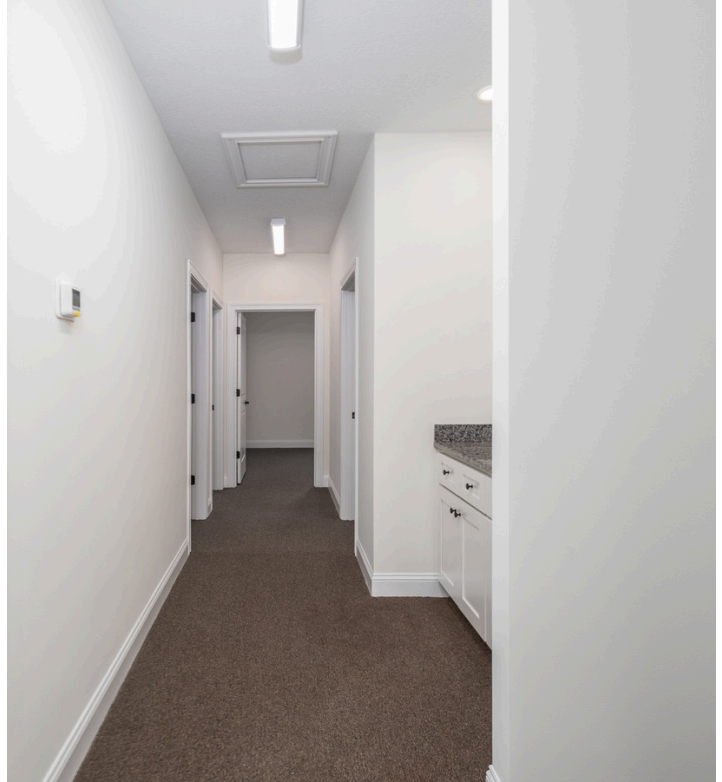
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