



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

## PALENCIA OFFICE CONDO

\$2,750 per month (NN)

320 Paseo Reyes Dr  
ST AUGUSTINE, FL 32095

AVAILABLE SPACE  
1,200 SF

### FEATURES

- Upgraded finishes
- Plenty of parking
- Visible to US-1

### AREA

Your chance to have an office in one of the finest communities in Northeast Florida. Palencia is an unbelievable community just north of St. Augustine and south of Jacksonville/Ponte Vedra Beach in one of the fastest growing



**FOR LEASE**

CBCWORLDWIDE.COM

### OFFICE

Adam Lanteigne  
Investment | Sales | Leasing Associate  
904 584 7777  
adam@soldin904.com

Bob Buckmaster, CCIM  
Broker  
904 827 1717  
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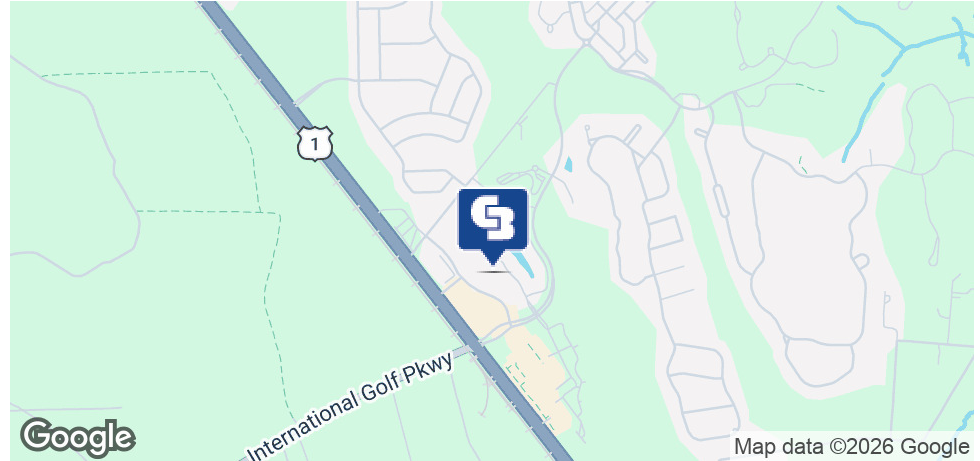
**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**  
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



# PALENCIA OFFICE CONDO

320 Paseo Reyes Dr, ST AUGUSTINE, FL 32095

LEASE



## OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$2,750 per month (NN)
Lot Size:	1.0 Acres
Year Built:	2008
Building Size:	1,200 SF
Zoning:	PUD
Market:	Jacksonville
Submarket:	Saint Augustine

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## PROPERTY OVERVIEW

Beautiful, fully furnished condo available for lease. Condo has 4 offices, conference room, plus break room, single bathroom and entry area. Total just under 1,200SF. Space is a prime location visible from Phillips Highway. Street has incredible parking, Unit 320 is an end unit with additional windows, on back row of main entrance to center. Perfect for doctors, CPA, insurance, or lawyers.

## PROPERTY HIGHLIGHTS

- Upgraded finishes
- Plenty of parking
- Visible to US-1

## OTHER RESOURCES



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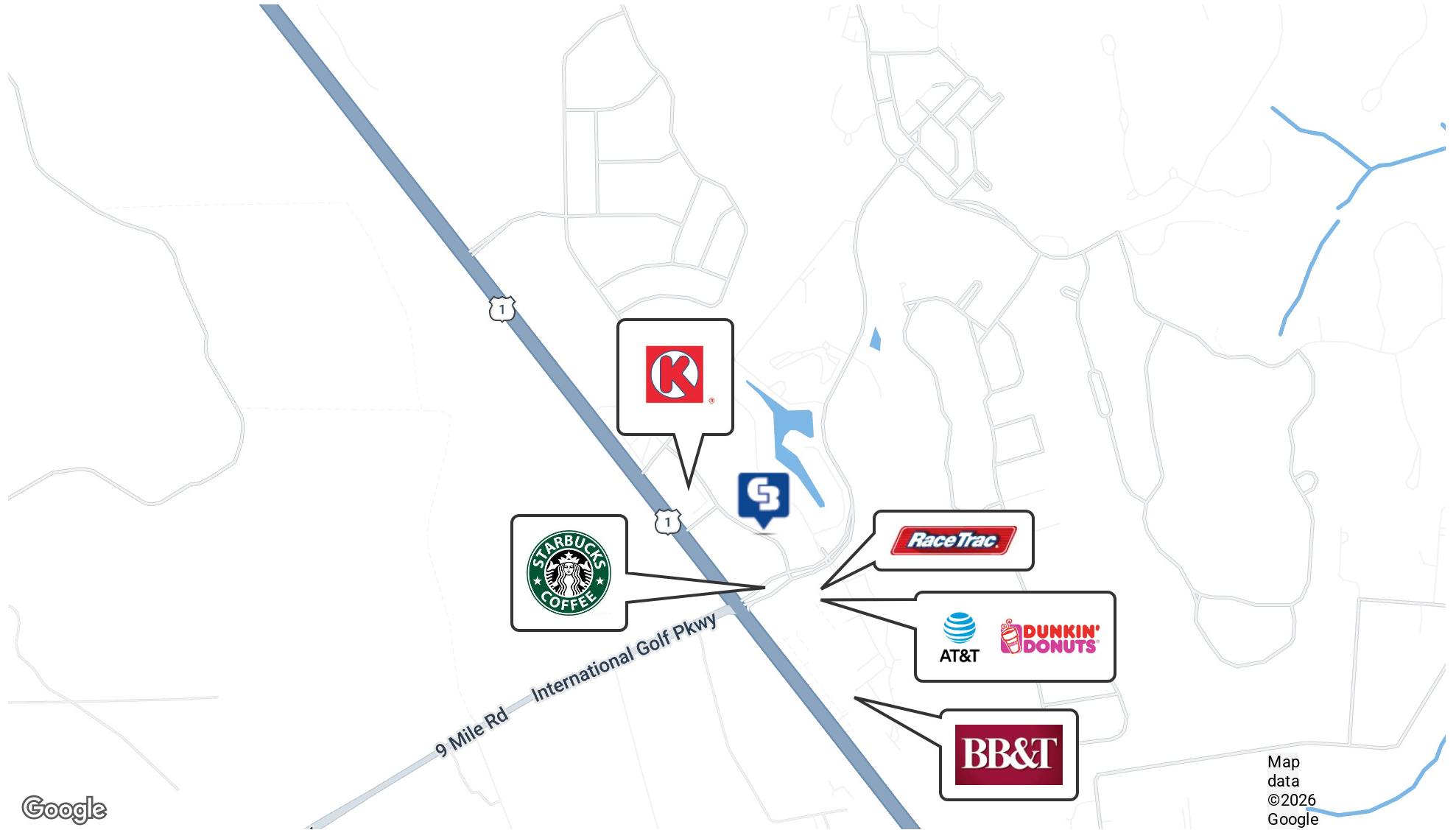
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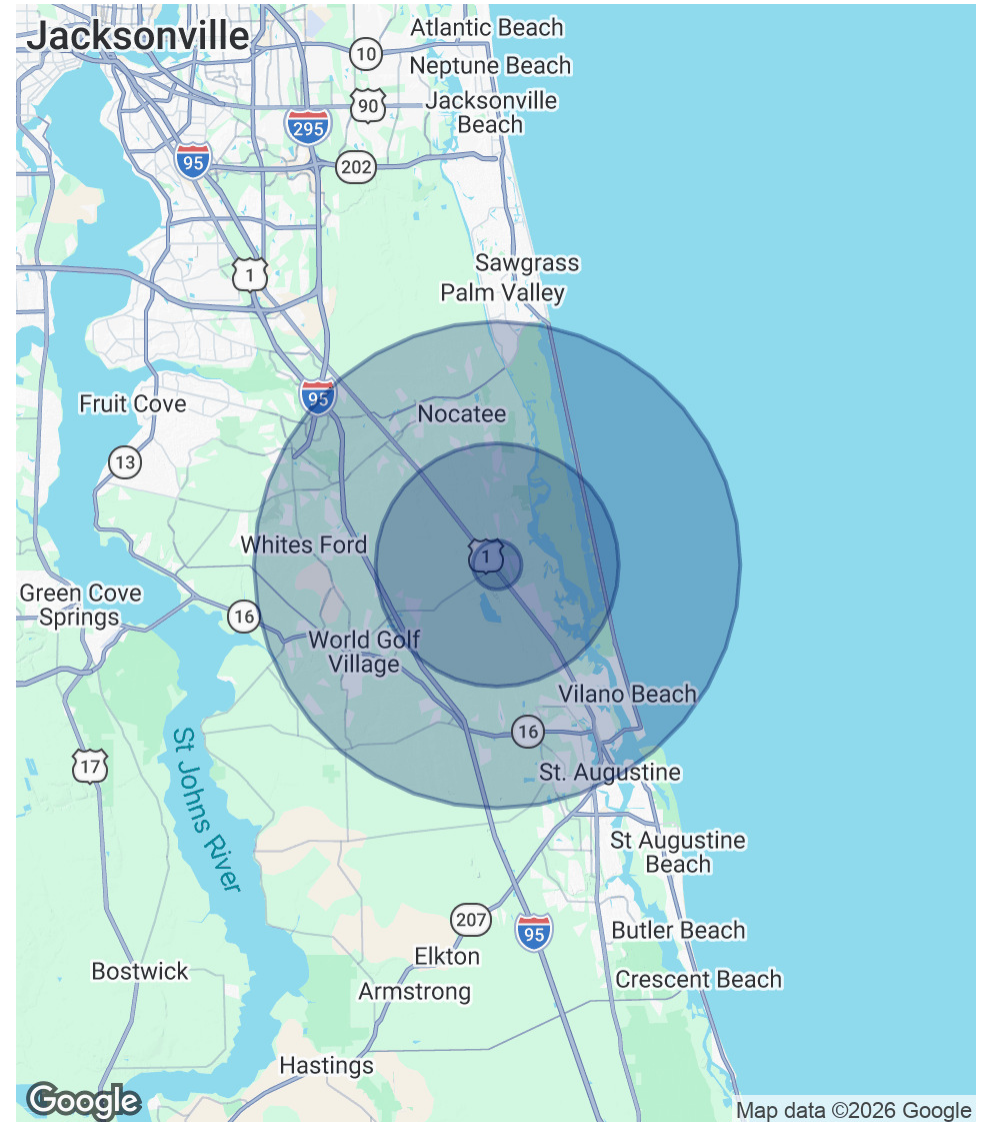
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	500	11,603	61,256
Average age	37.1	39.4	38.8
Average age (Male)	35.0	37.5	37.9
Average age (Female)	39.0	41.1	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	191	4,535	23,014
# of persons per HH	2.6	2.6	2.7
Average HH income	\$69,405	\$82,063	\$86,368
Average house value	\$311,139	\$290,980	\$333,836

\* Demographic data derived from 2020 ACS - US Census



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