



135 Land Grant St

135 Land Grant St, Saint Augustine, FL 32092

Anurag Koduru

JK Realty Group

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(612) 366-9123



135 Land Grant St

\$33.00 /SF/YR

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.

Perfect location for a 1st class office for accountants, financial professionals, insurance agents, medical practices, attorneys, office outside of the home and much, much more. You can't beat this location for exposure, atmosphere and charm. Truly fantastic! World class golf, tennis and swimming facilities right outside your front door.?

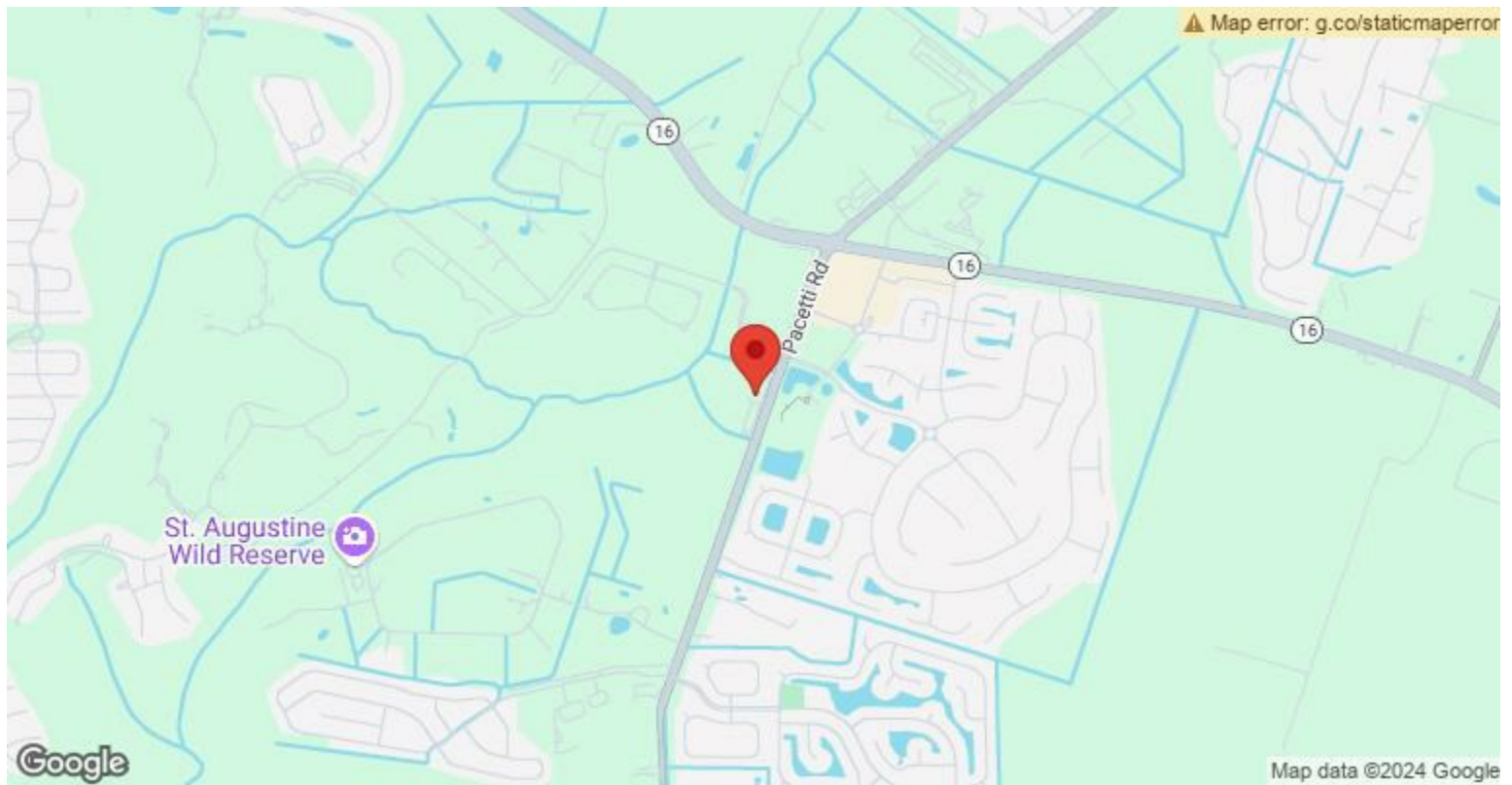


Rental Rate:	\$33.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	7,400 SF
Year Built:	2024
Walk Score ®:	44 (Car-Dependent)
Rental Rate Mo:	\$2.75 /SF/MO

1st Floor Ste 4

Space Available	1,200 SF
Rental Rate	\$33.00 /SF/YR
Date Available	December 17, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

WGV Professional Center - 135 Land Grant Suite 4, Saint Augustine, FL 32092256 Surface Parking SpacesGreat location, Brand new construction, Ready to move-in, Pacetti Road facing office spaceLease rate does not include utilities, property expenses or building servicesFully Built-Out as Standard Office, Office intensive layout, Space is in Excellent ConditionPlease contact Manager for additional details - Email: llcjkrealitygroup@gmail.com ph: 612-366-9123 & 651-231-2545



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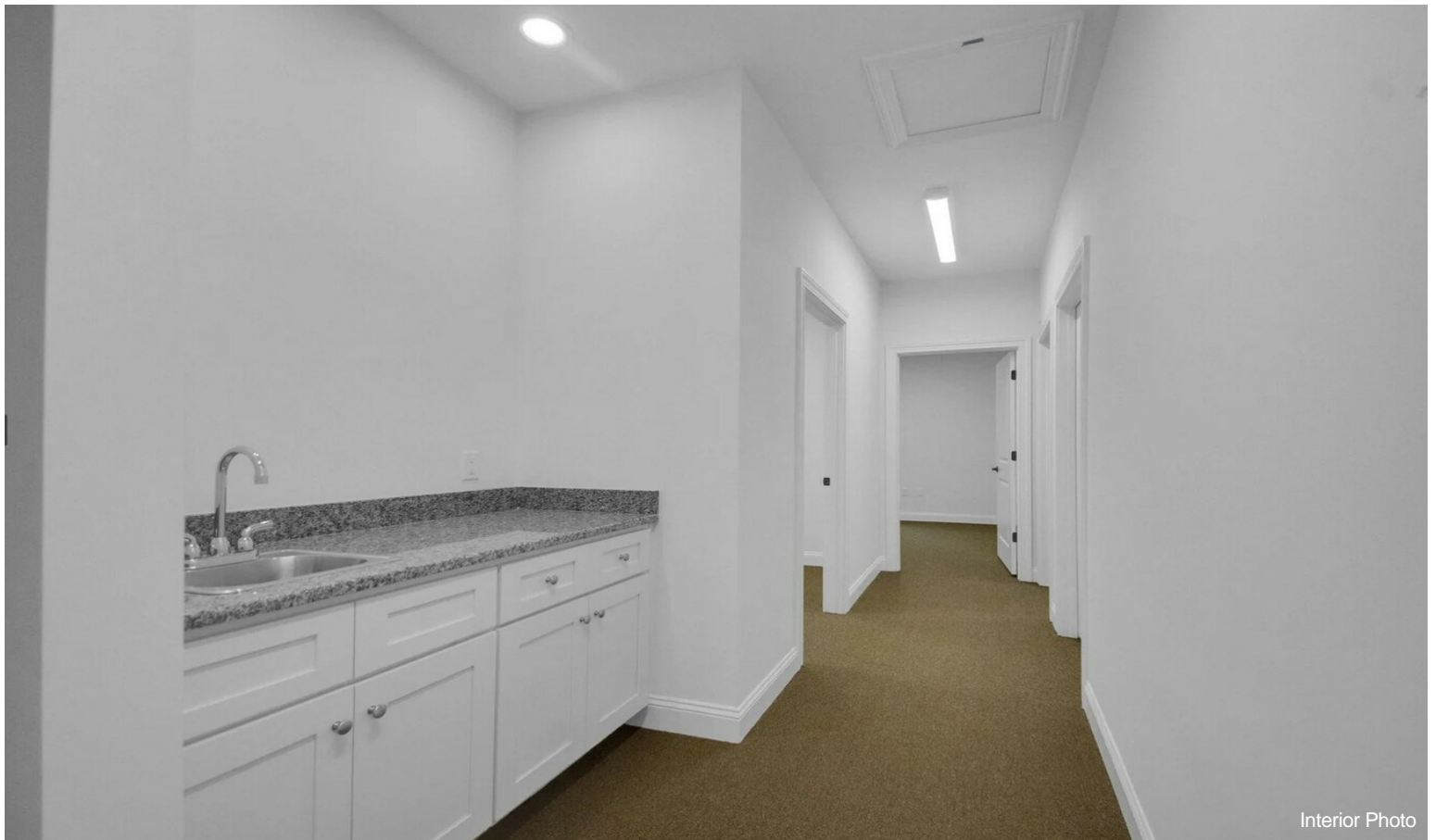
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Property Photos

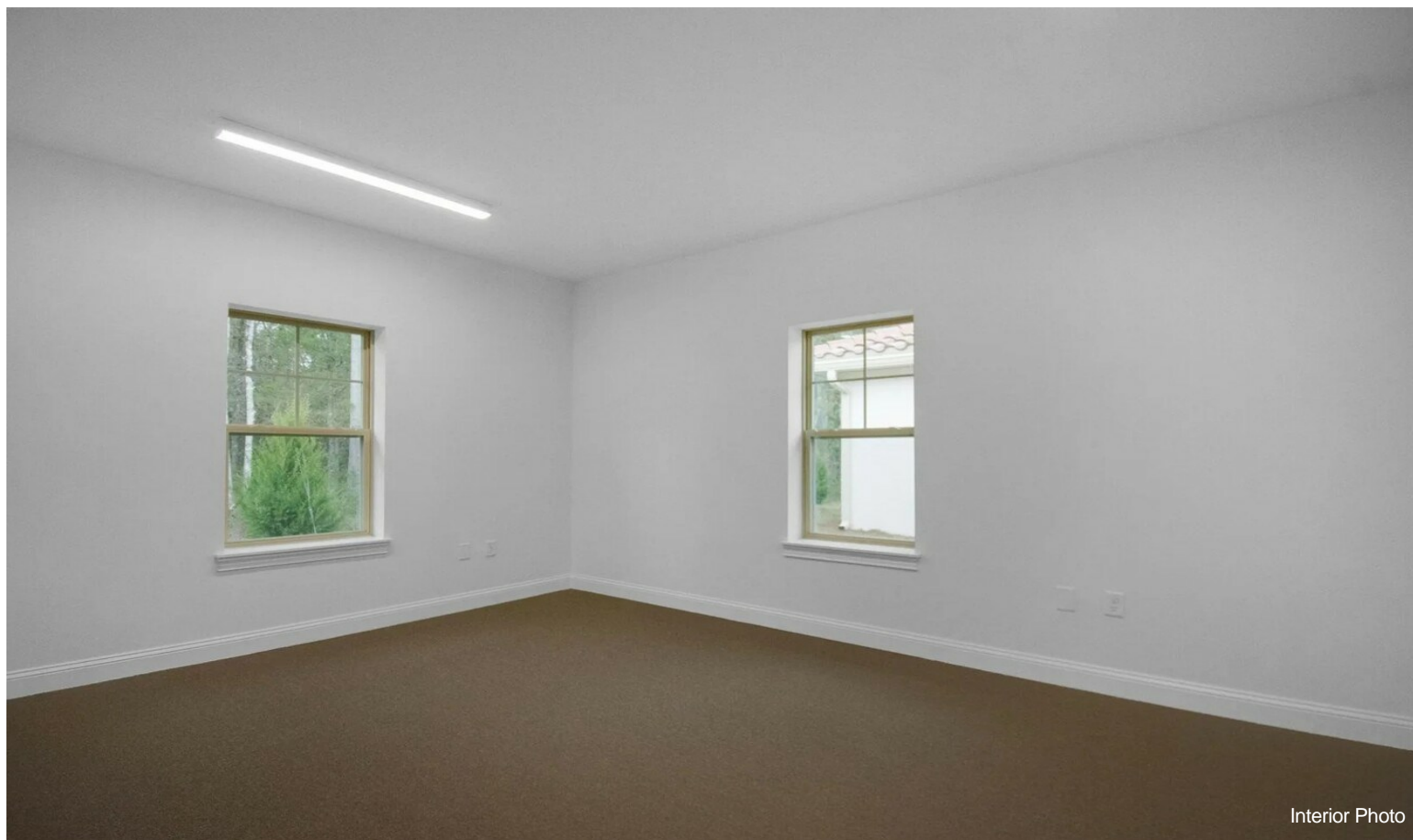


Interior Photo

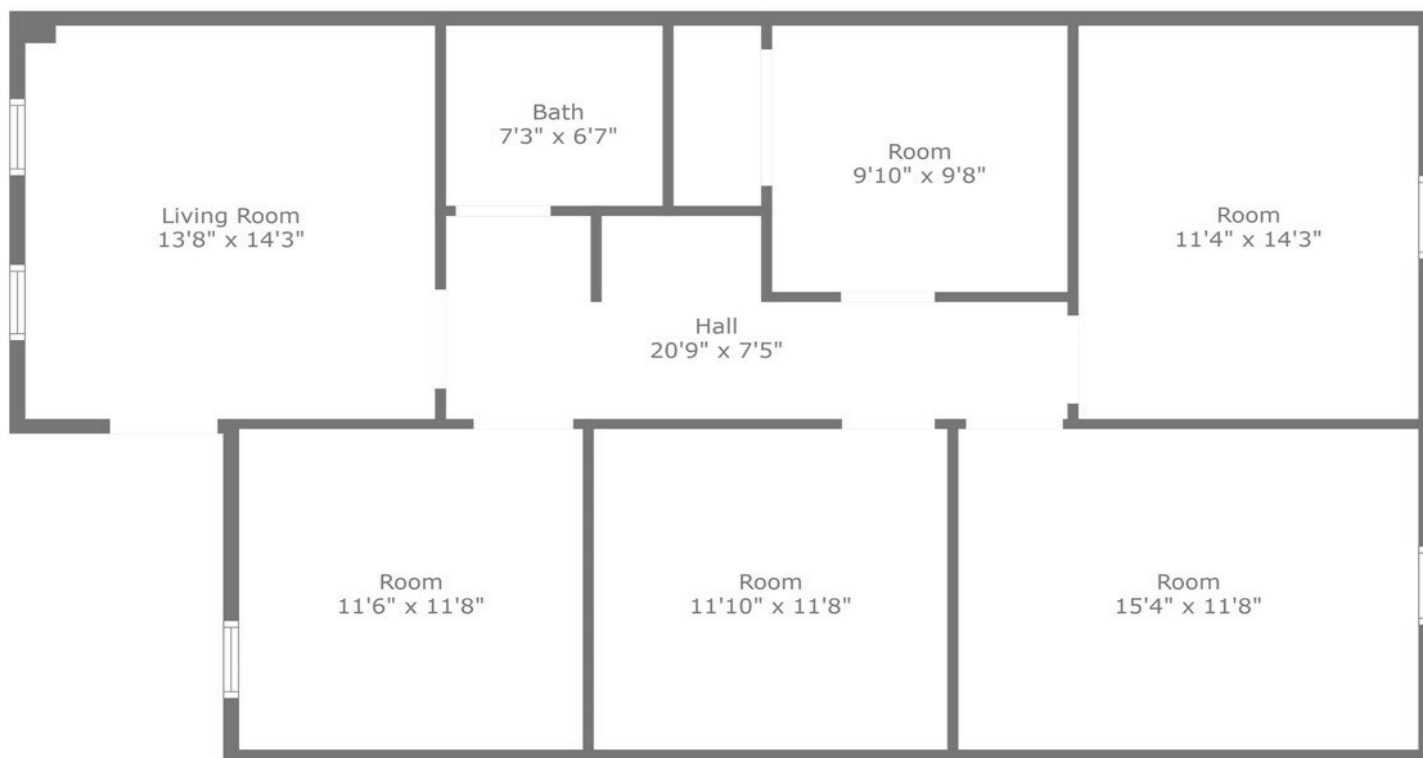


Interior Photo

Property Photos



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Building Photo



Building Photo

Property Photos



Pacetti Road AADT 18,400

Building Photo