

LEASE

HARBOUR ISLAND EXECUTIVE CENTER, UNIT 104A

1301 Plantation Island Dr S, Unit 104A St. Augustine, FL 32080



PROPERTY DESCRIPTION

Move-in ready, medical suite available at Harbor Island, perfectly located at 1301 Plantation Island Drive, Suite 104A near State Road 312 and A1A.

This 2,025 SF space features four exam rooms with sinks, a welcoming reception area, private doctor's office, dedicated document storage, and two restrooms. Second-floor heated & cooled storage provides added convenience.

The suite has been freshly painted and is ready for immediate occupancy, offering a professional and modern environment for medical practices.

Priced at \$3,995 per month plus tax, this well-appointed space is ideal for healthcare providers seeking a prime location with excellent visibility and parking. Don't miss this opportunity!

Contact listing agent Rich O'Brien at 904-814-2080 for more information.

PROPERTY HIGHLIGHTS

- Move-in Ready
- 4 Exam Rooms with Sinks
- Reception Area
- Private Doctor's Office
- Dedicated Document Storage
- Two Restrooms
- Additional 2nd Floor Heated & Cooled Storage

OFFERING SUMMARY

Lease Rate:	\$3,995.00 per month (MG)
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Available SF:	2,025 SF
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,096	32,754	48,590
Total Population	4,278	73,303	111,682
Average HH Income	\$111,591	\$100,800	\$101,839

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

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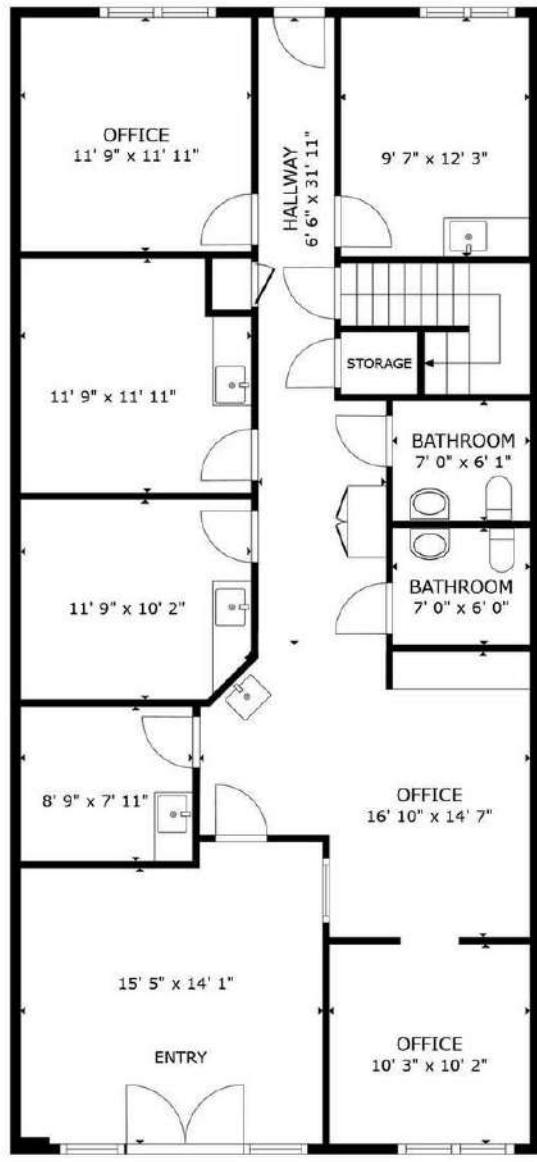


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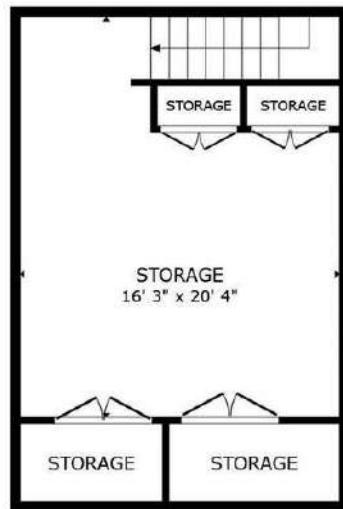
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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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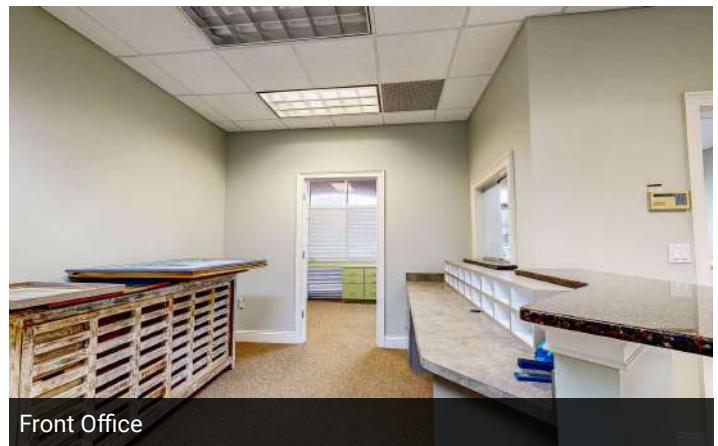
Entry / Reception Area



Entry / Reception Area



Front Office



Front Office



Front Office



Front Office

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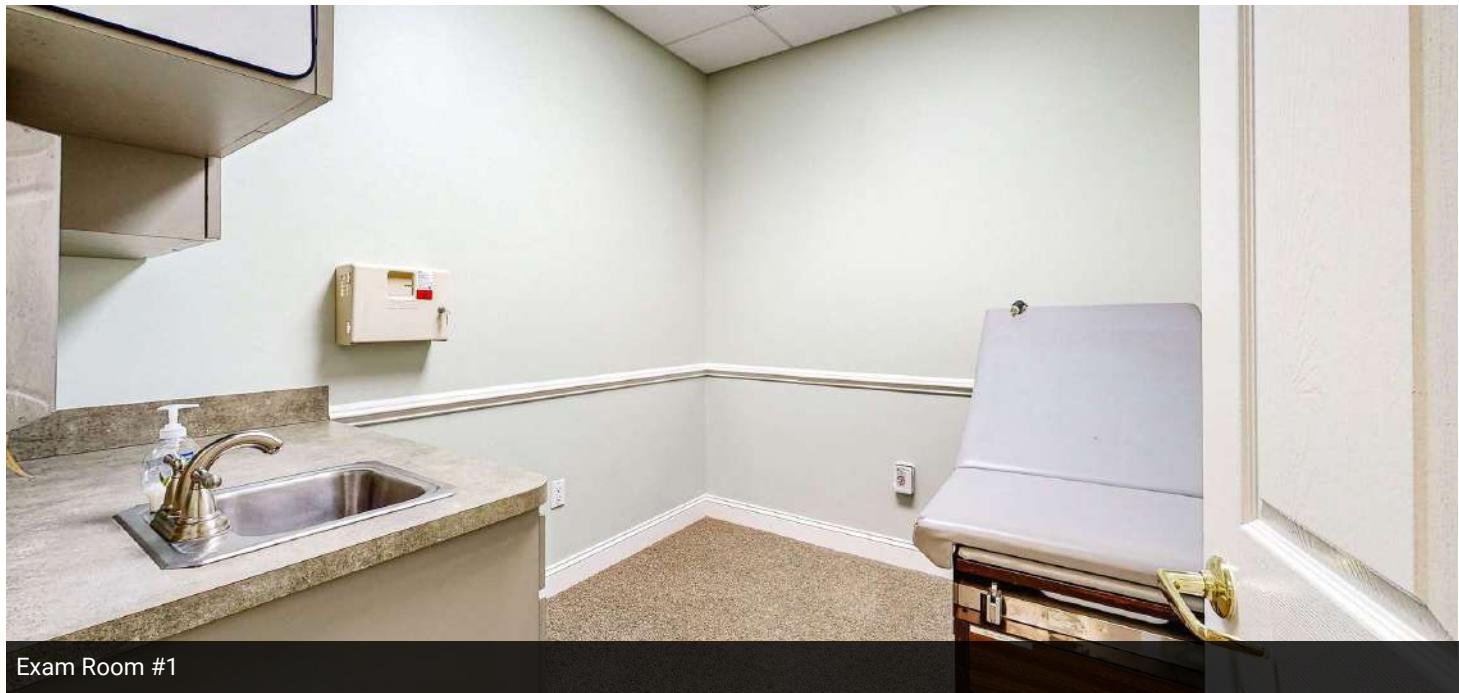


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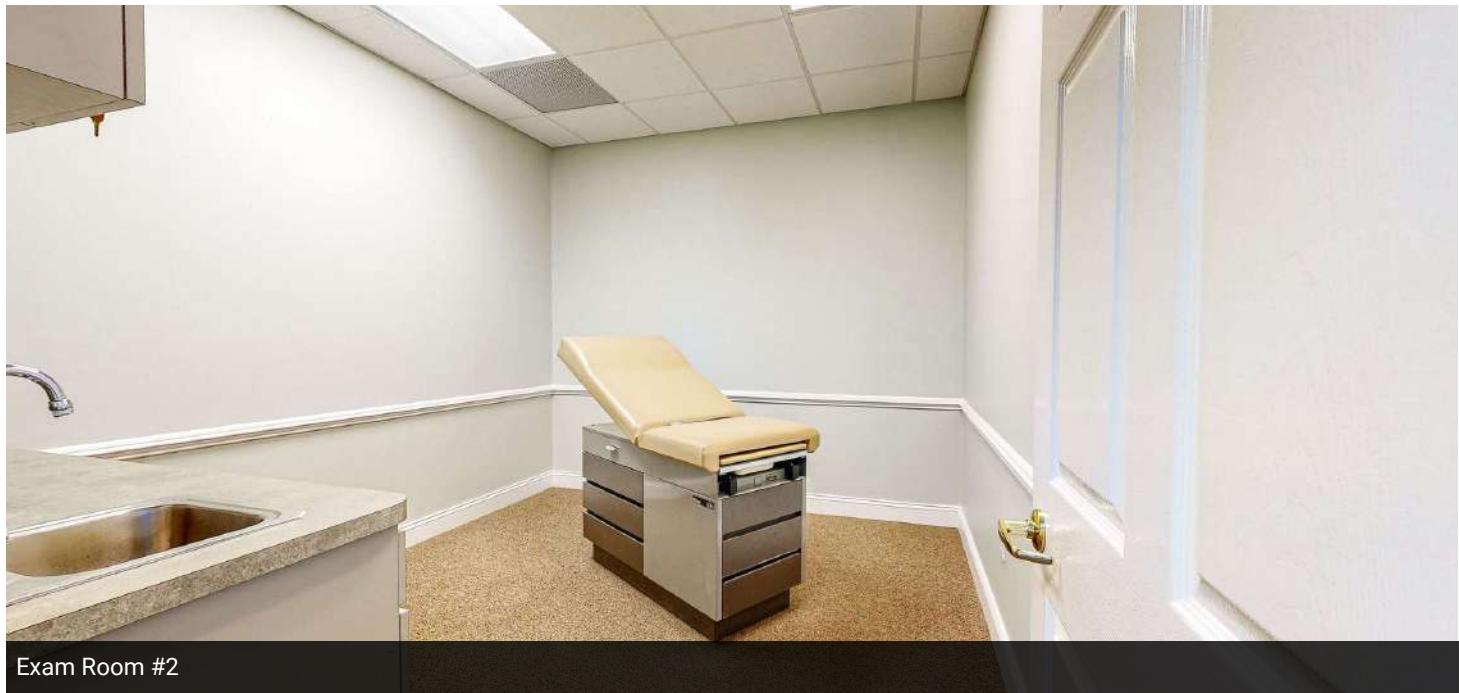


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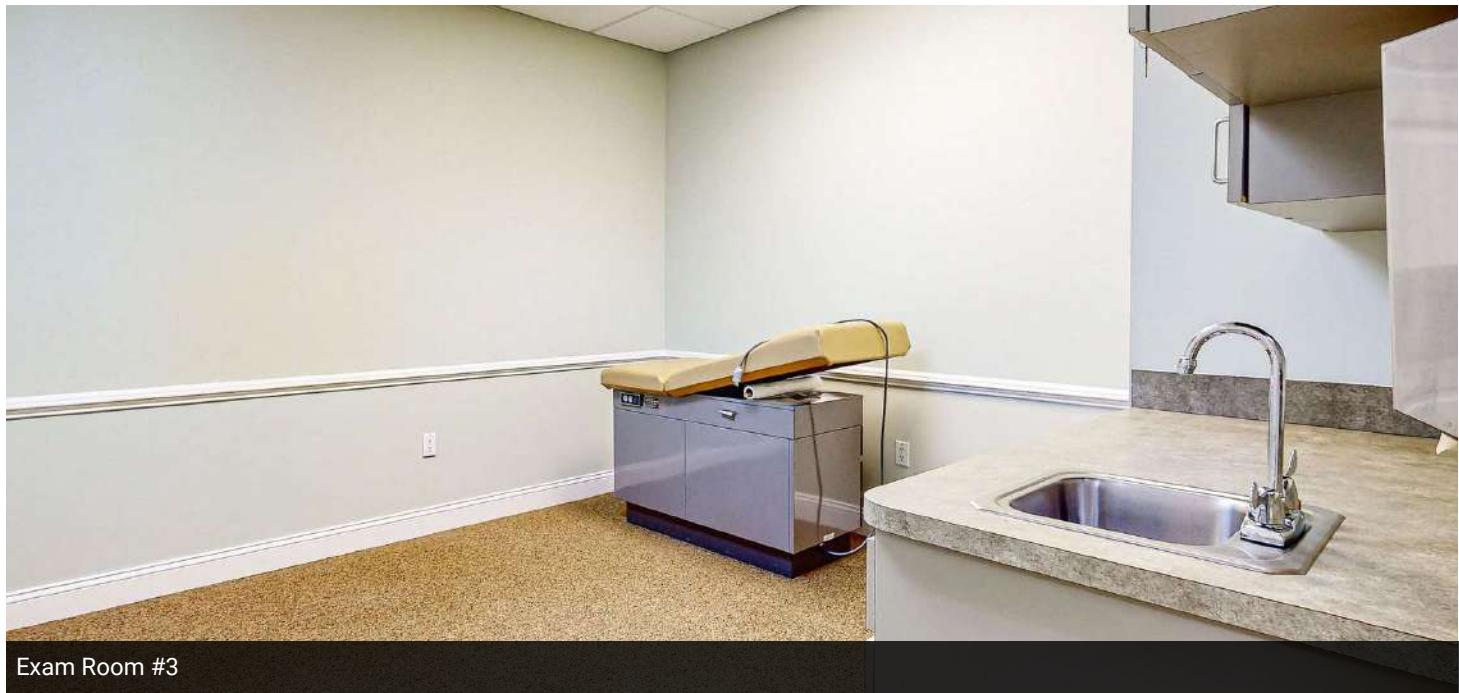
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Exam Room #3



Exam Room #3

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Exam Room #4



Exam Room #4

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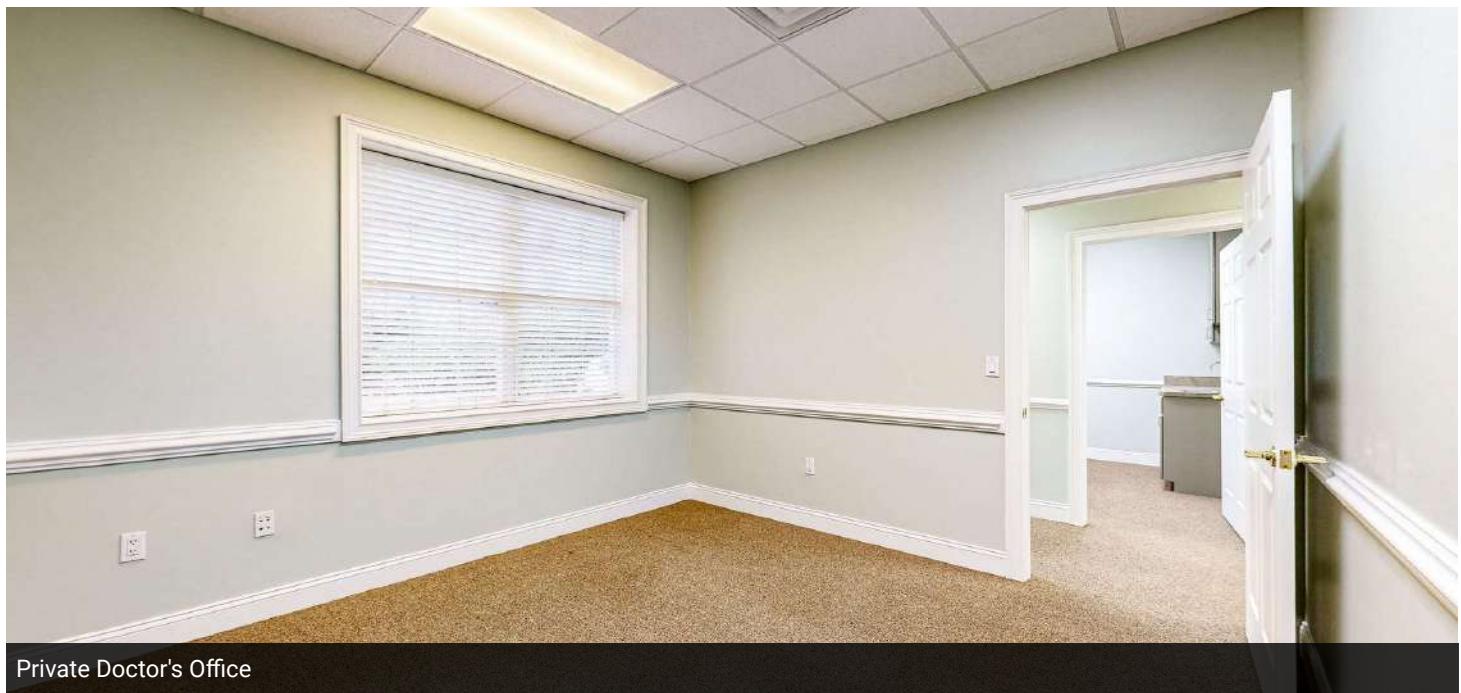


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Bathroom #1



Bathroom #2

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Upstairs to the Storage Room



2nd Floor Storage Room



2nd Floor Storage Room



2nd Floor Storage Room

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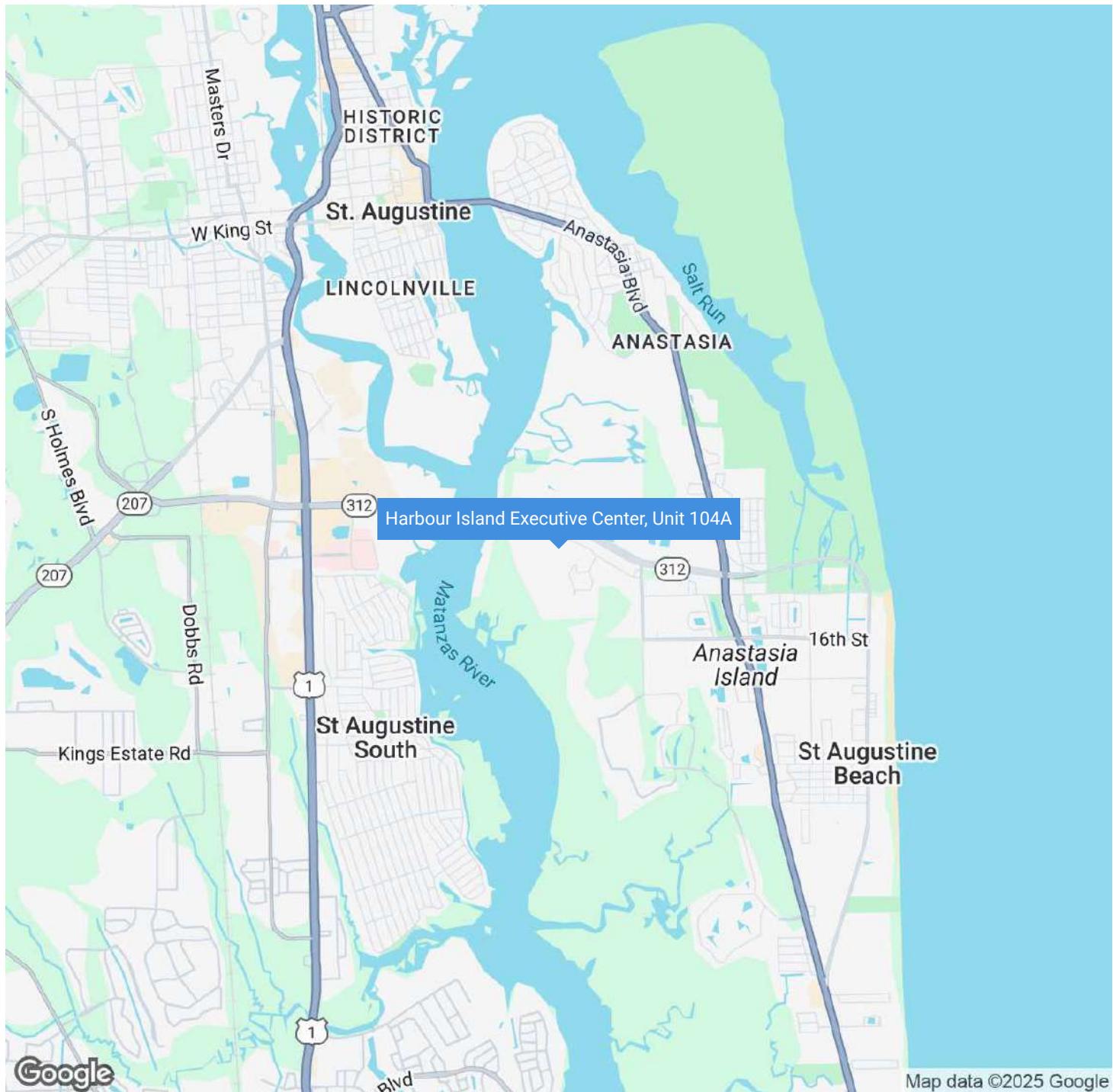


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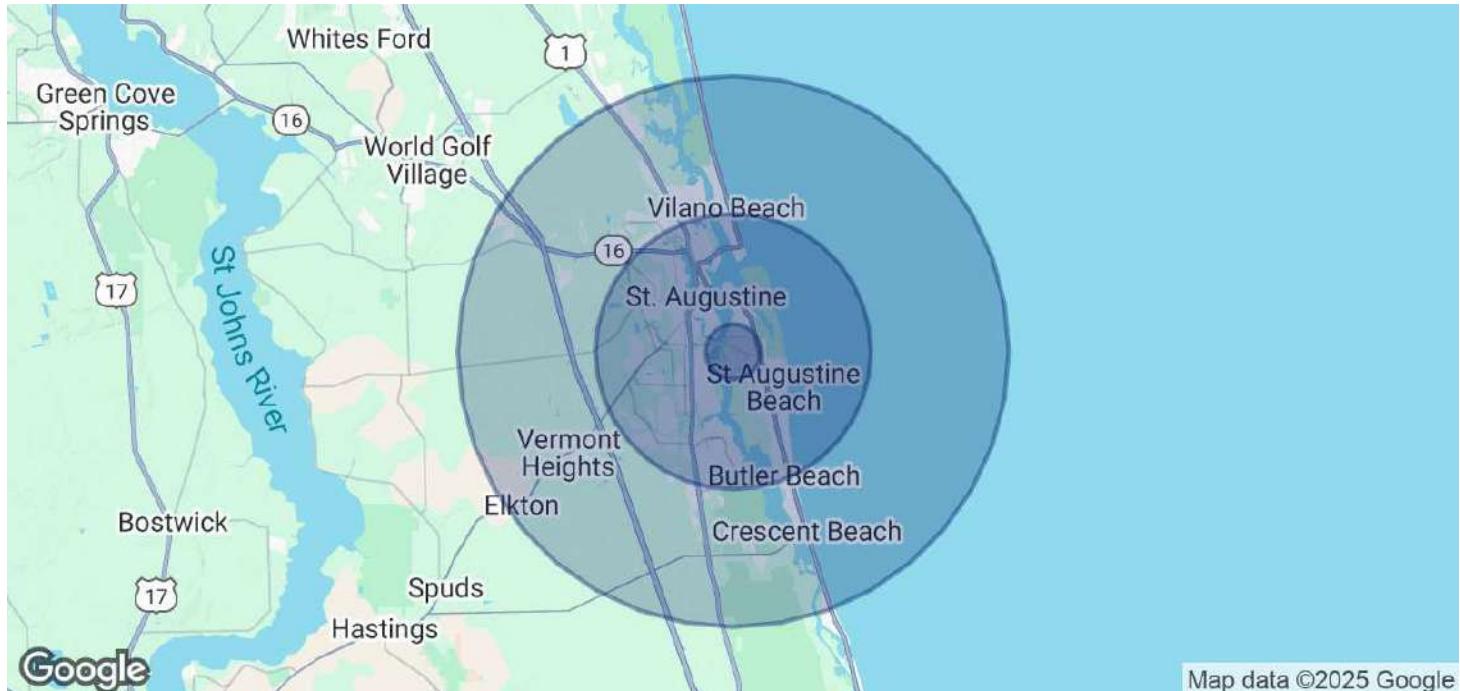


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,278	73,303	111,682
Average Age	53	48	48
Average Age (Male)	52	47	47
Average Age (Female)	54	49	49
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,096	32,754	48,590
# of Persons per HH	2	2.2	2.3
Average HH Income	\$111,591	\$100,800	\$101,839
Average House Value	\$529,036	\$466,684	\$452,989

Demographics data derived from AlphaMap

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RICH O'BRIEN

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Cell: (904) 814-2080

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2023—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors

St. Johns County Chamber of Commerce

St. Johns County Visitors & Convention Bureau

St. Johns Attractions Association

St. Johns County Tourist Development Council

St. Augustine Beach City Commission

ICSC: International Council of Shopping Centers

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