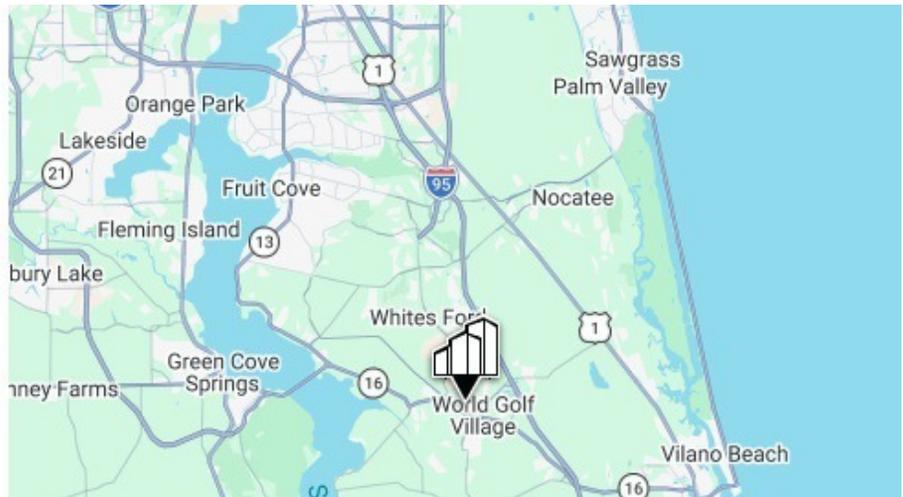




# Murabella Commons

5505 SR 16, Saint Augustine, FL 32092



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# Executive Summary



## Offering Summary

End Cap Lease Rate:	\$34.00 SF/YR (NNN)
In-Line Lease Rate:	\$32.00/SF/YR (NNN)
NNN Estimates:	\$7.00/SF/YR
Building Size:	26,000 SF
Available SF:	1,346 - 13,486 SF
Year Built:	2025
Market:	World Golf Village

## Property Overview

Come join this growing area of Florida with this brand new medical/retail property in World Golf Village!

Situated at the intersection of State Route 16 and International Golf Parkway, just two minutes from I-95, this 26,000 SF facility is right in the heart of World Golf Village.

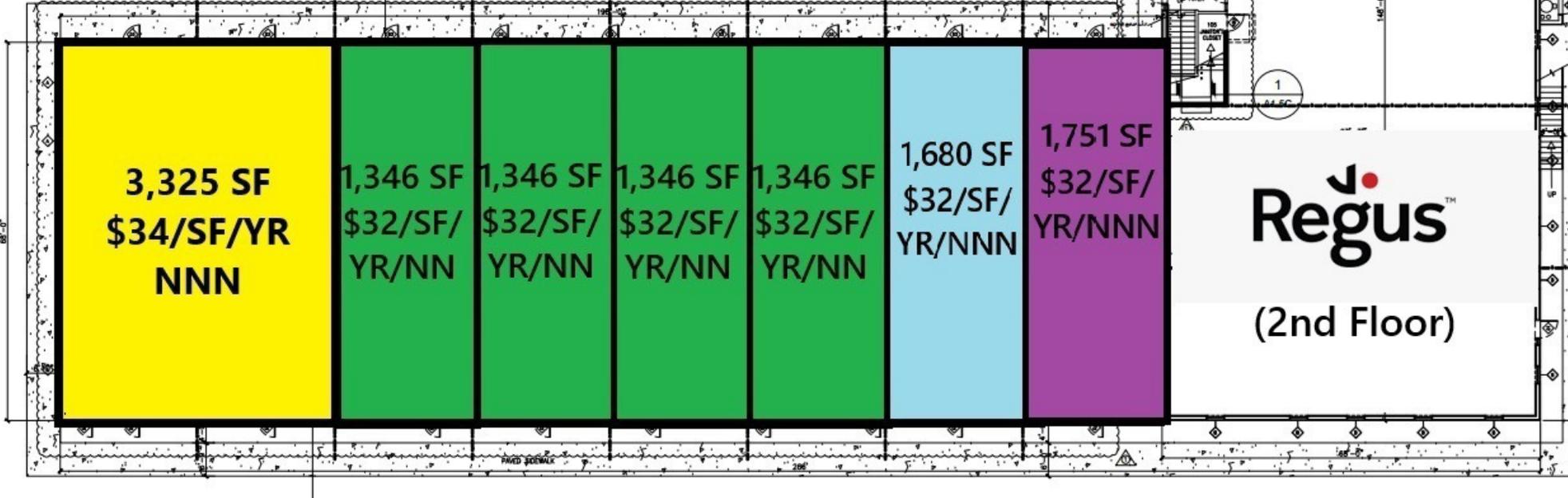
With continuous construction in the area, and a growing population, this location is ideal for multiple businesses.

## Property Highlights

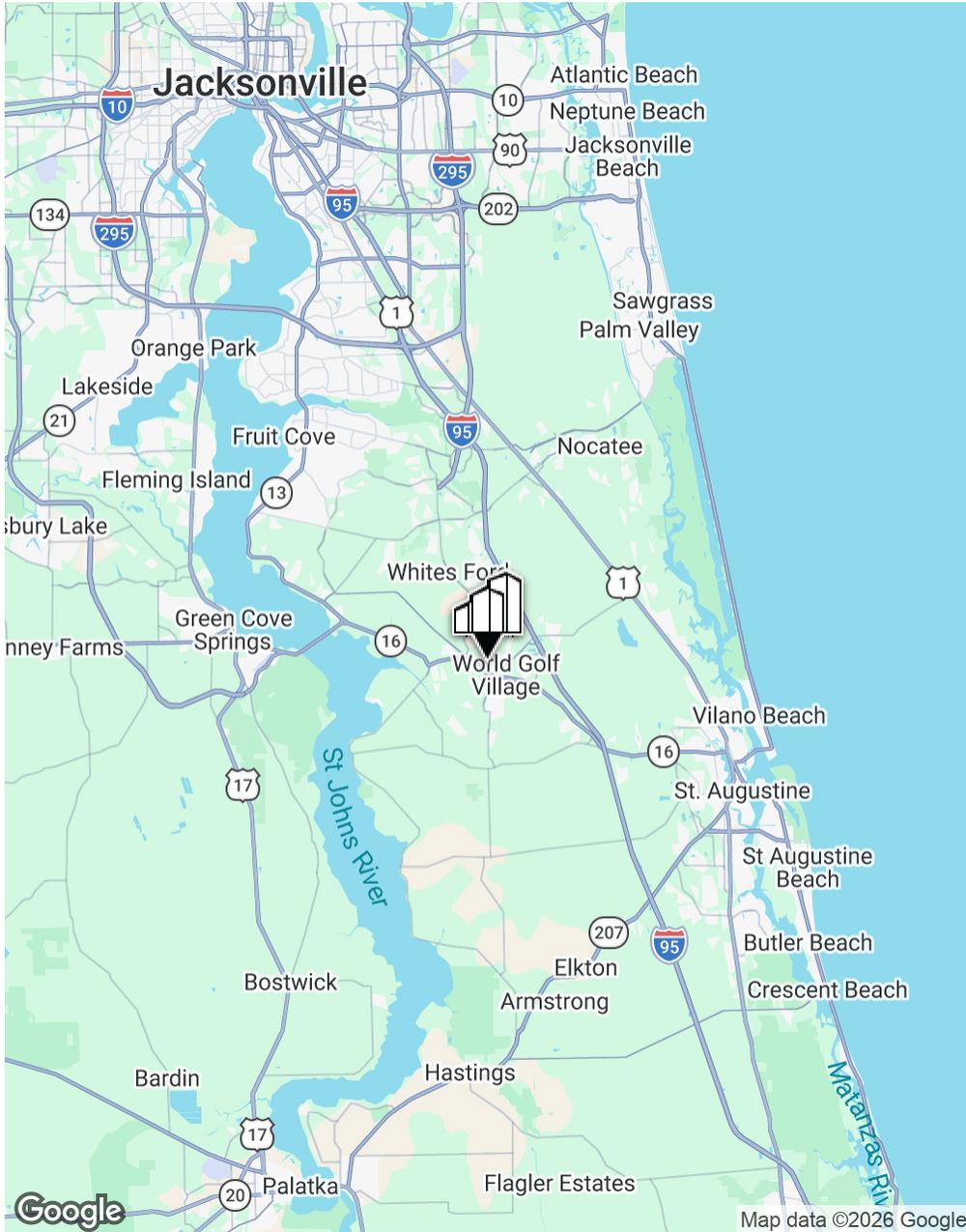
- Easy Accessibility to I-95 and FL SR 16
- New Construction Med-Tail Center
- Space Sizes Designed to Fit Your Company's Needs
- Landlord is a GC Who Does All Buildouts Turnkey
- Competitive TI Package
- Area is Experiencing Continued Rapid Growth

# AVAILABLE SPACES

End Cap Space 3,325 SF: \$34/SF/YR/NNN  
 In-Line Space 1,346 SF: \$32/SF/YR/NNN  
 In-Line Space 1,680 SF: \$32/SF/YR/NNN  
 In-Line Space 1,751 SF: \$32/SF/YR/NNN  
 NNN Estimated at \$7/SF/YR



# MURABELLA COMMONS



- \* **NEW CONSTRUCTION MED-TAIL CENTER**
- \* **GREAT LOCATION FOR MULTIPLE BUSINESS USES**
- \* **OWNER IS A GC & WILL CONSTRUCT SPECIFIC BUILD OUT**
- \* **TI PACKAGES OFFERED**
- \* **BEST IN CLASS CONSTRUCTION**
- \* **AREA IS EXPERIENCING RAPID GROWTH**



**MURABELLA COMMONS**

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



# Retailer Map



Google

Retailer Map

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# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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