



Colliers

For Sale or Lease

School · Office · Medical

1 UNIVERSITY BOULEVARD
ST. AUGUSTINE, FLORIDA

1universityblvd.colliers.com

PROPERTY HIGHLIGHTS



±21.74
Acres



±136,323
Square Feet



4.03:1,000
Parking Ratio



Well-Lit
Parking Lot



PUD
Zoning

- » Additional buildable area potentially available
- » Good ambiance on campus with trees, landscaping and marsh lands
- » Ideal use for education facility, student housing, medical office, clinics, wellness center and other related use
- » ±507 parking spaces, including 2 motorcycle and 7 disability spaces

Academic Building



±101,718
Square Feet



Built in
2007

- » Painted Stucco and Tempered Glass
- » Five (5) relatively new roof mounted HVAC units
- » Relatively new roof
- » 3-story building

Administration Building



±34,605
Square Feet



Built in
1989

- » \$1,000,000 in Interior renovations in 2020
- » Two (2) relatively new roof mounted HVAC units



LOCATION HIGHLIGHTS



Riverside Center Shopping Center, Cobblestone Village, Home Depot, Aldi, Marshalls, Publix, Chili's and more grocery, retail and services nearby



Close to State Road 312, which is a connector to A1A and more oceanfront neighborhoods



Adjacent to Flagler Hospital



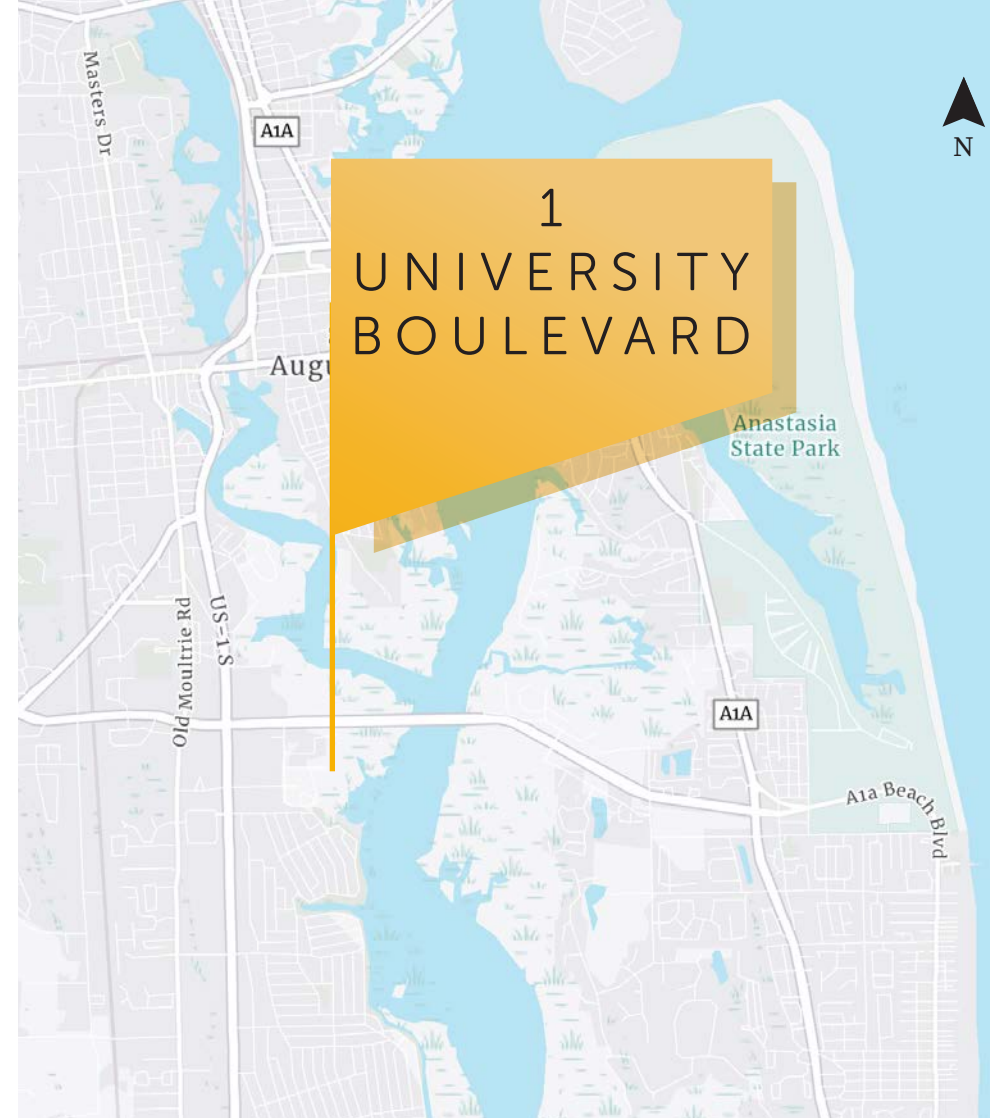
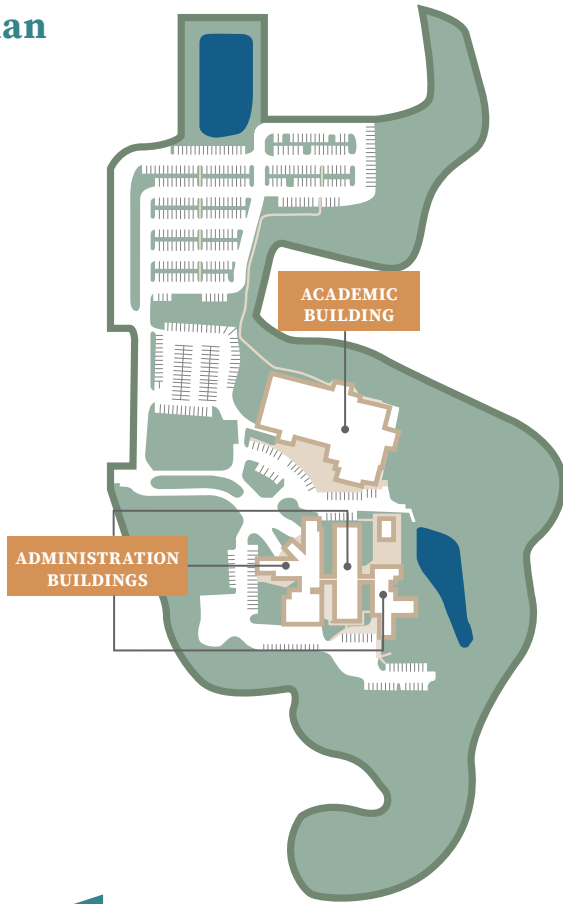
Bus Stops in the surrounding area service students and employees



Over 1,000 ± visible frontage on Matanzas River



Site Plan



CONTACT US

Gary Montour, Ed.D.

Senior Vice President

904 861 1116

gary.montour@colliers.com

B. Gray Randolph, SDR

Executive Vice President,
Principal, Associate Broker

757 228 1817

gray.randolph@colliers.com



Colliers | 76 S Laura Street, Suite 1500, Jacksonville, FL 32202 | colliers.com/jacksonville

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International | North Florida.