



COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE



Individual Office Suites for Lease

12598 US HWY 98 W

Destin, FL 32550

BRANDON CRAMER

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

INDIVIDUAL OFFICE SUITES FOR LEASE

12598 US HWY 98 W, DESTIN, FL 32550



OFFERING SUMMARY

Available SF:	113 SF - 145 SF (see page 7 for break-down)
Lease Rate:	\$950 - 1,000 per month (Full Service)
Lot Size:	1.836 Acres
Building Size:	26,470 SF
Date Available	Immediately
Renovated:	2021
APN:	30-2S-21-42000-001-0070
Zoning:	Commercial

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

113 - 145 SF individual offices available at the iconic Destin/Miramar Beach office building. Join other tenants such as "BOTE", "Savannah Rae Beauty", and "Emerald Coast Urgent Care" in this Class A building. The building features controlled access, surface parking, proximity to Destin/Miramar Beach/Santa Rosa Beach, and excellent visibility from US Hwy. 98. Lease one or multiple individual offices.

Rent is full service, including all utilities and access to Wi-Fi. All suites will have shared use of common areas including restrooms, reception/waiting area, conference room and kitchen. Enjoy 24-hour access to your office via key-fob system.

LOCATION OVERVIEW

The subject property is located directly on US Hwy. 98, just west of the signalized intersection at Holiday Rd. This location has direct ingress/egress from Hwy. 98.

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ADDITIONAL PHOTOS

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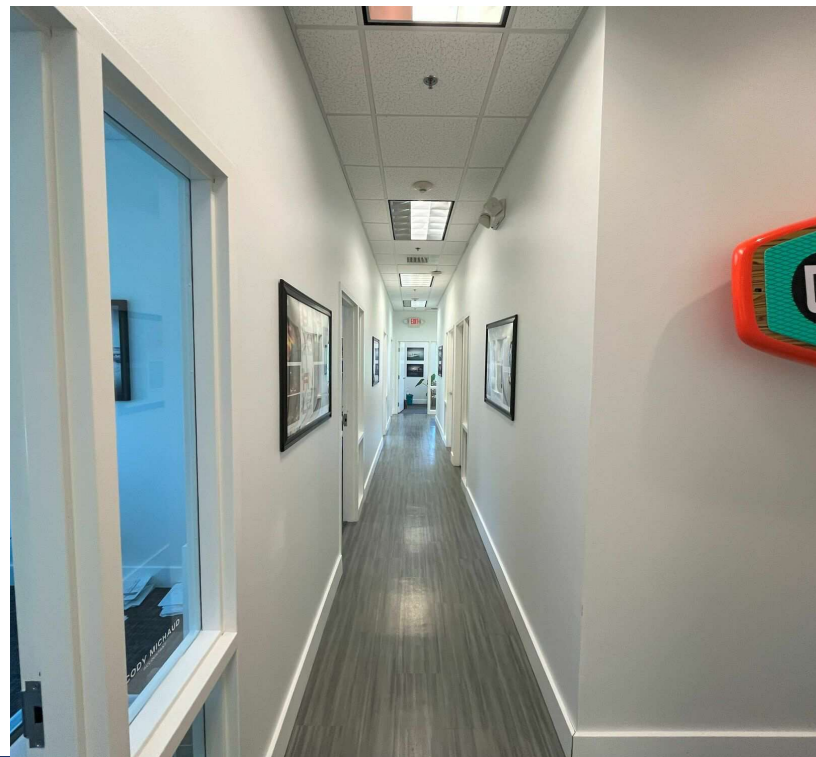
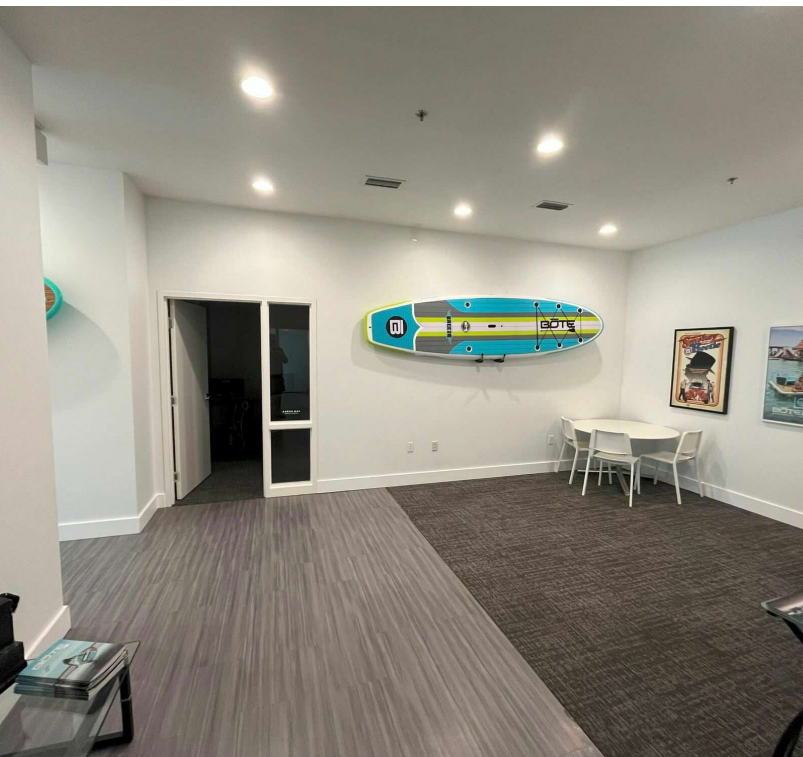
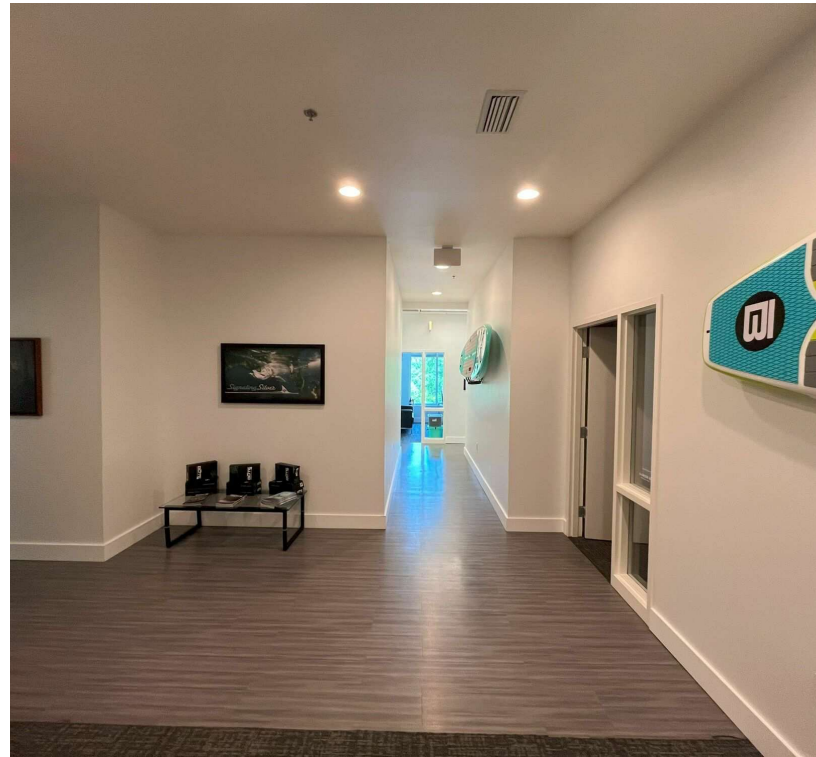




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COMMON SPACES

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OFFICES

INDIVIDUAL OFFICE SUITES FOR LEASE

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AVAILABLE SPACES

INDIVIDUAL OFFICE SUITES FOR LEASE

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Lease Rate: \$950.00 - 1,000.00 PER MONTH (FULL SERVICE)**Total Space** 113 - 145 SF**Lease Type:** Full Service**Lease Term:** 12-Month Minimum

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
C	\$1,000 PER MONTH	Full Service	127 SF	12-Month Min.
F	\$950 PER MONTH	Full Service	113 SF	12-Month Min.
J	\$950 PER MONTH	Full Service	145 SF	12-Month Min.

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INDIVIDUAL OFFICE SUITES FOR LEASE

FLOOR PLAN:
 SCALE: 3/16" = 1'-0"
 AREA: 4,051 SQ. FT.





12598 NEW RETAILER

INDIVIDUAL OFFICE SUITES FOR LEASE

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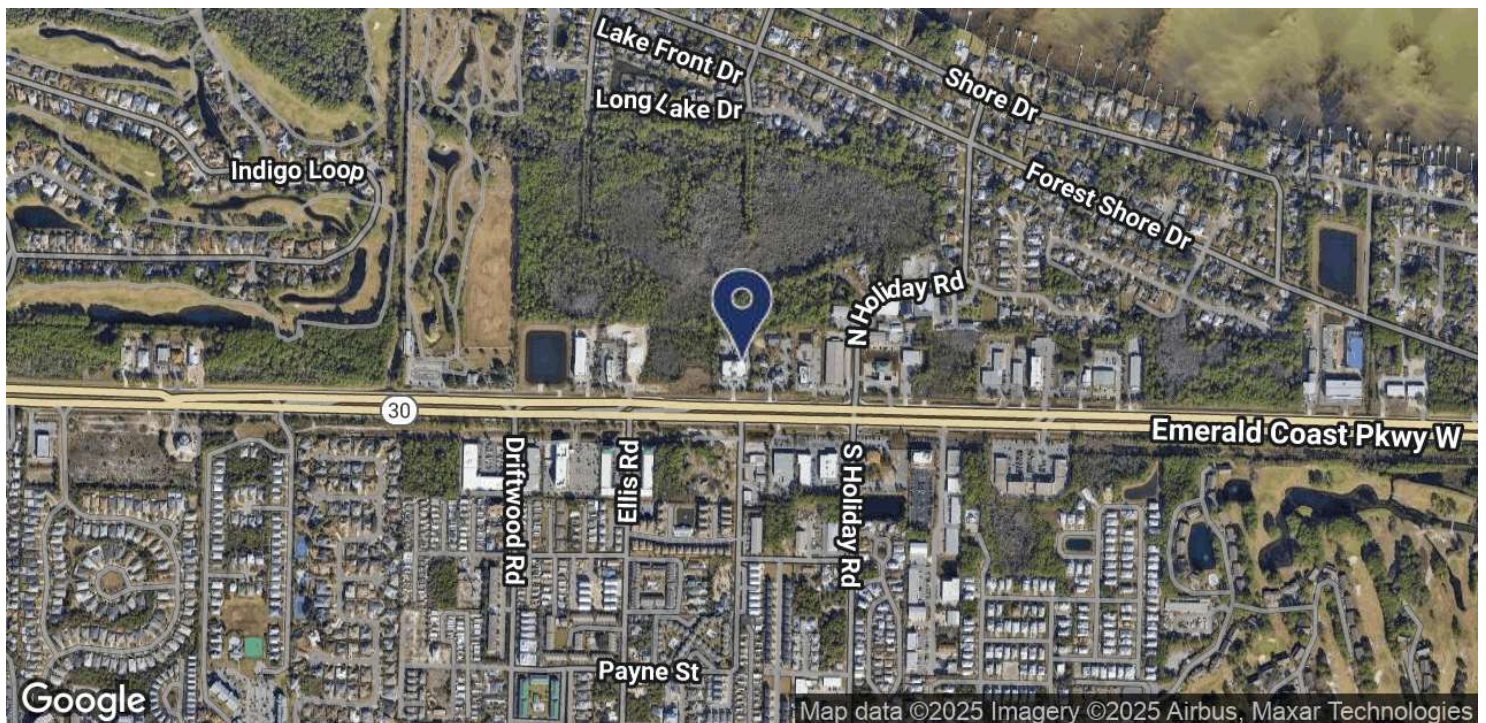
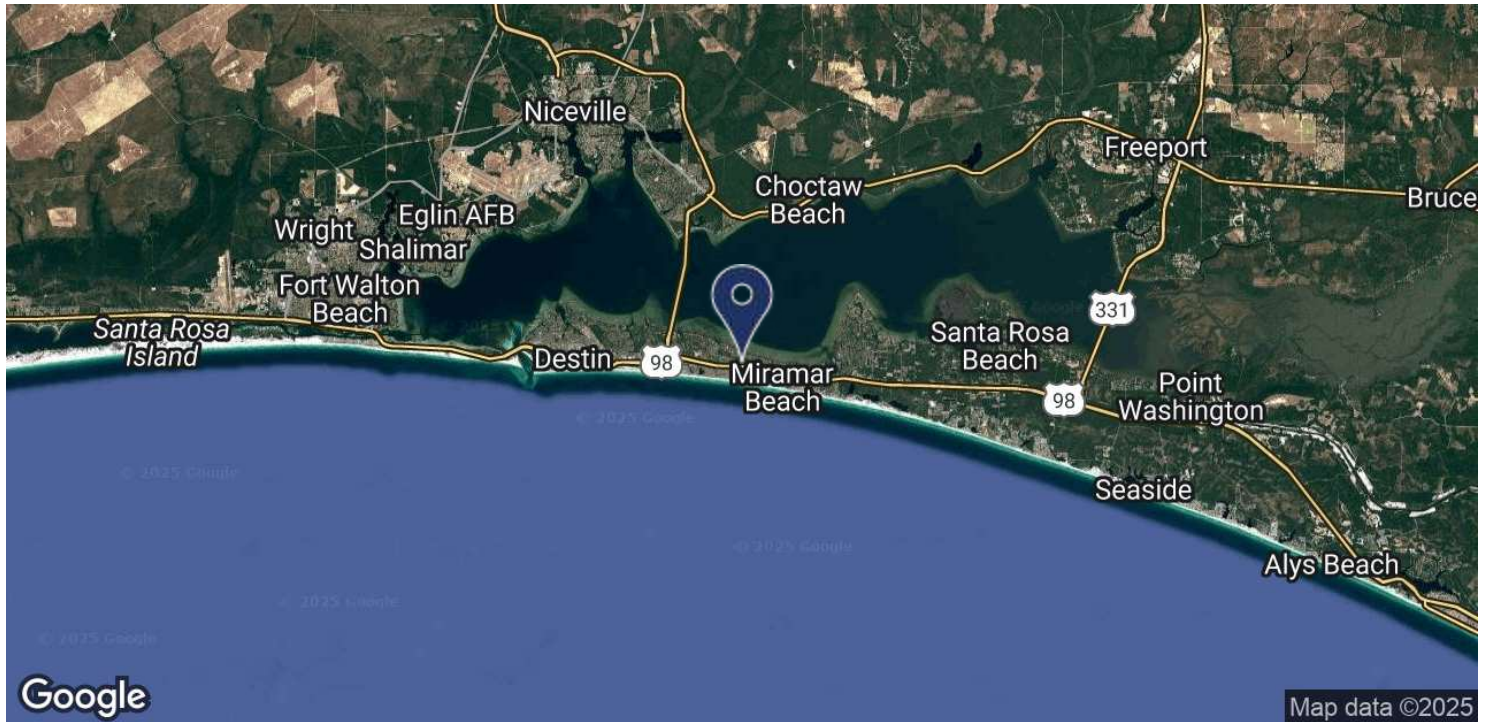




LOCATION MAP

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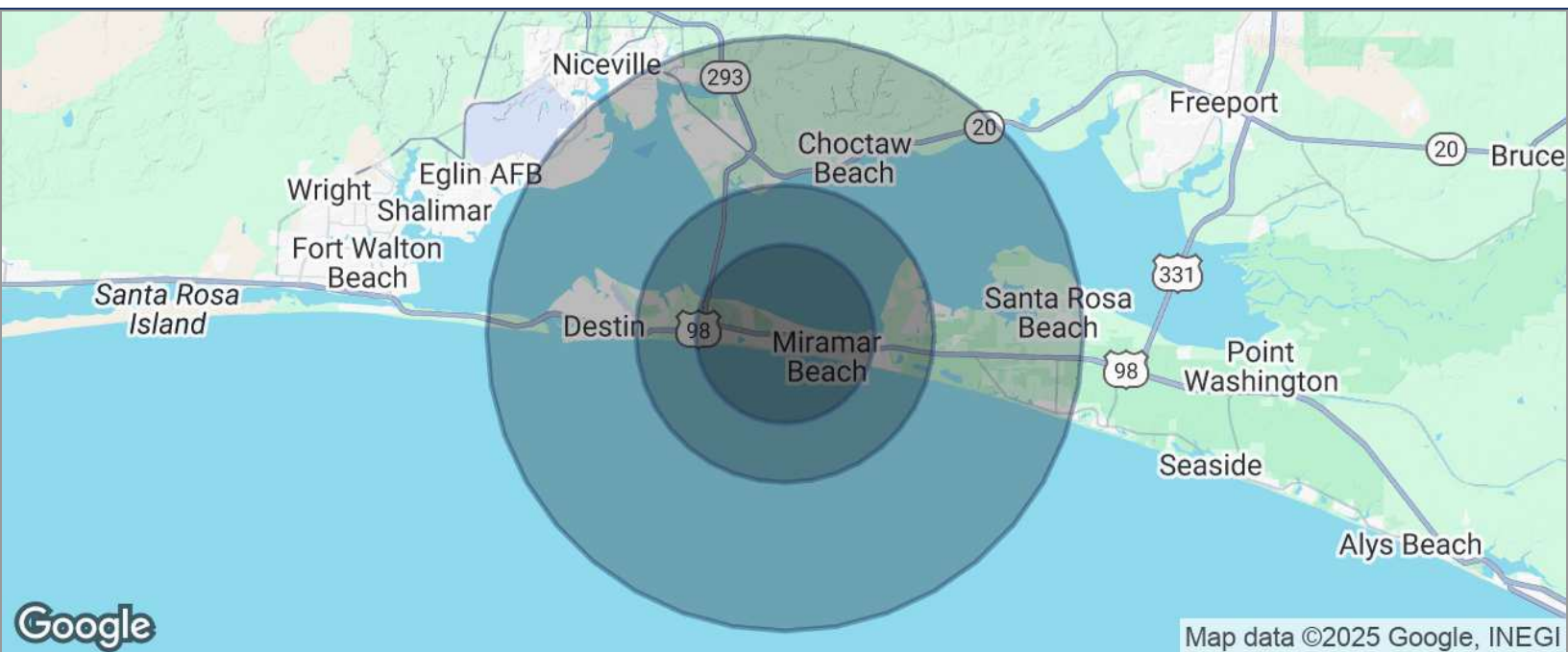




DEMOGRAPHICS MAP

INDIVIDUAL OFFICE SUITES FOR LEASE

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,492	7,020	42,278
MEDIAN AGE	41.5	42.8	41.6
MEDIAN AGE (MALE)	45.0	44.5	40.0
MEDIAN AGE (FEMALE)	38.8	40.9	43.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,567	3,084	17,220
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$111,686	\$120,317	\$92,885
AVERAGE HOUSE VALUE	\$655,441	\$601,839	\$380,107

* Demographic data derived from 2020 ACS - US Census

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