



# PREMIUM OFFICE SPACE

## AVAILABLE FOR LEASE



# WORK IN THE REGION'S Premier Lifestyle Center

## Unmatched Amenities, Unbeatable Location

Located on 56 acres and spanning over 650,000 square feet, Destin Commons offers an exceptional mix of retail, dining, and entertainment experiences, along with fully customizable Class-A office spaces all positioned on the stunning Emerald Coast.

 **Enjoy immediate access** to over 500,000 square feet of retail, restaurants and entertainment at Destin Commons.

 **Convenient and dynamic** nature of the Lifestyle Center.

 **In the center of it all!** Unparalleled location, at the foot of the Mid-Bay Bridge and Emerald Coast Parkway (US Highway 98), making it easily accessible from all surrounding areas, as well as Destin-Fort Walton Beach Airport (VPS) and Eglin Air Force Base.

 Various office suites and configurations available, including both **turn-key offices and first generation shell space**, to satisfy any tenant's needs and timeline.



COMPETITIVE  
LEASE TERMS  
AVAILABLE



### OFFICE SQUARE FOOTAGE:

**+160K** Total Office Space

**35K** 4300 Legendary Drive  
East Building

**35K** 4100 Legendary Drive  
West Building

**90K** 4008 Legendary Drive  
Destin Office Tower

**JOIN THESE NOTABLE OFFICE  
TENANT, AMONG MANY OTHERS:**



CLASS A OFFICE

# Space in Destin Commons

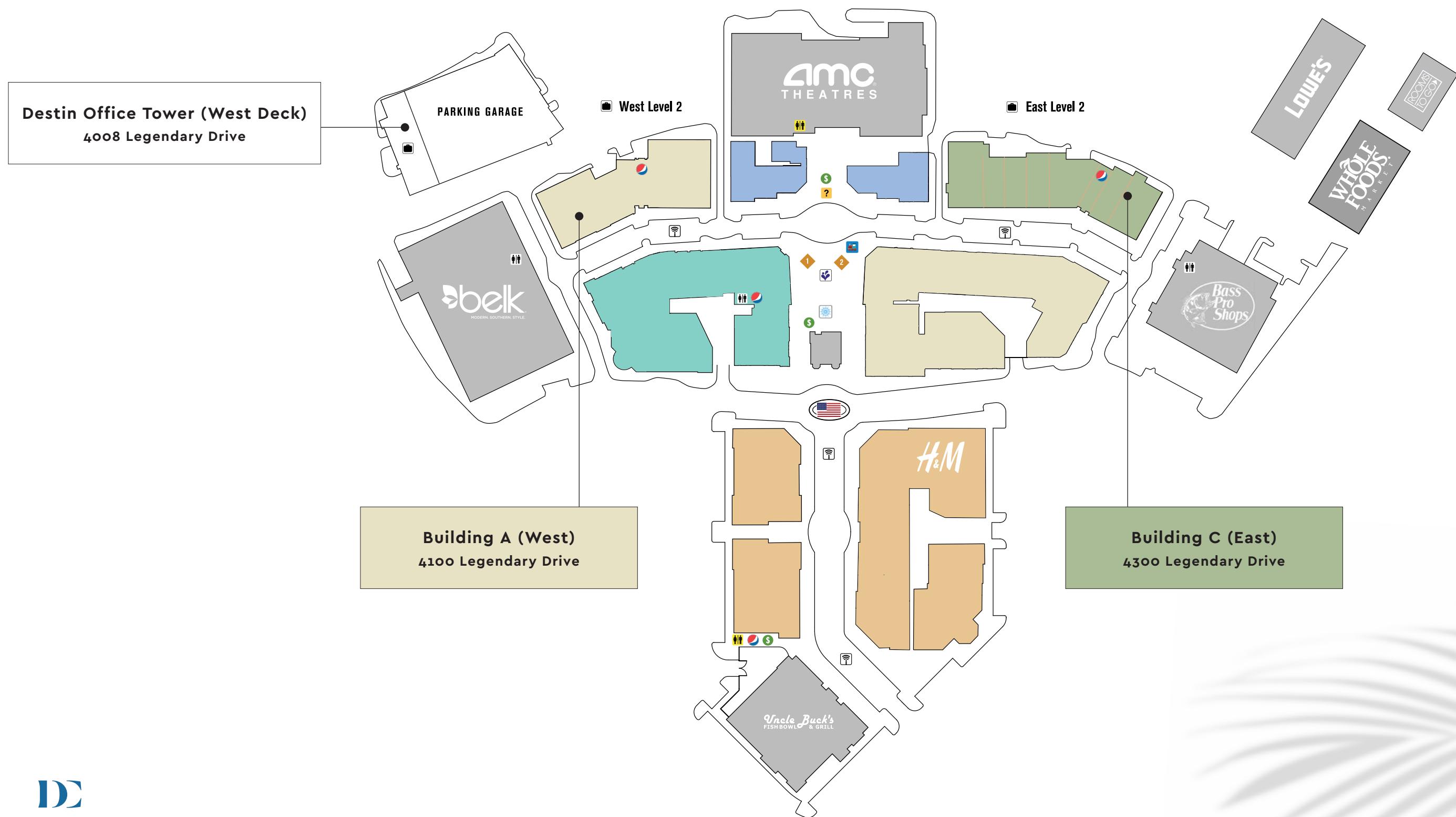
Modern Facilities with Premium Amenities

## OFFICE AMENITIES:

- First-class common areas
- Expansive parking, including 6-story covered structured parking deck
- 24-hour security
- On-site property management
- Walking distance to hotels, restaurants, and shopping
- Competitive lease terms available, please inquire for additional details



# Site Plan



# IDEALLY LOCATED A Space that has it All

## OKALOOSA COUNTY STATS:

**#15** Ranked Counties to live in Florida

**+19.8%** Growth Rate since 2010

**#1** Ranked World's Largest Air Force Base

## DEMOGRAPHICS:

	5 MIN	10 MIN	15 MIN
POPULATION	2,433	17,261	36,448
DAYTIME POPULATION	9,133	32,428	55,763
HOUSING UNITS	2,339	22,348	33,309
MEDIAN AGE	50	48	46
AVERAGE HH INCOME	\$149,530	\$132,725	\$134,377
SEASONAL POPULATION (BASED ON 3 X HOUSING UNIT)	7,017	67,044	99,927

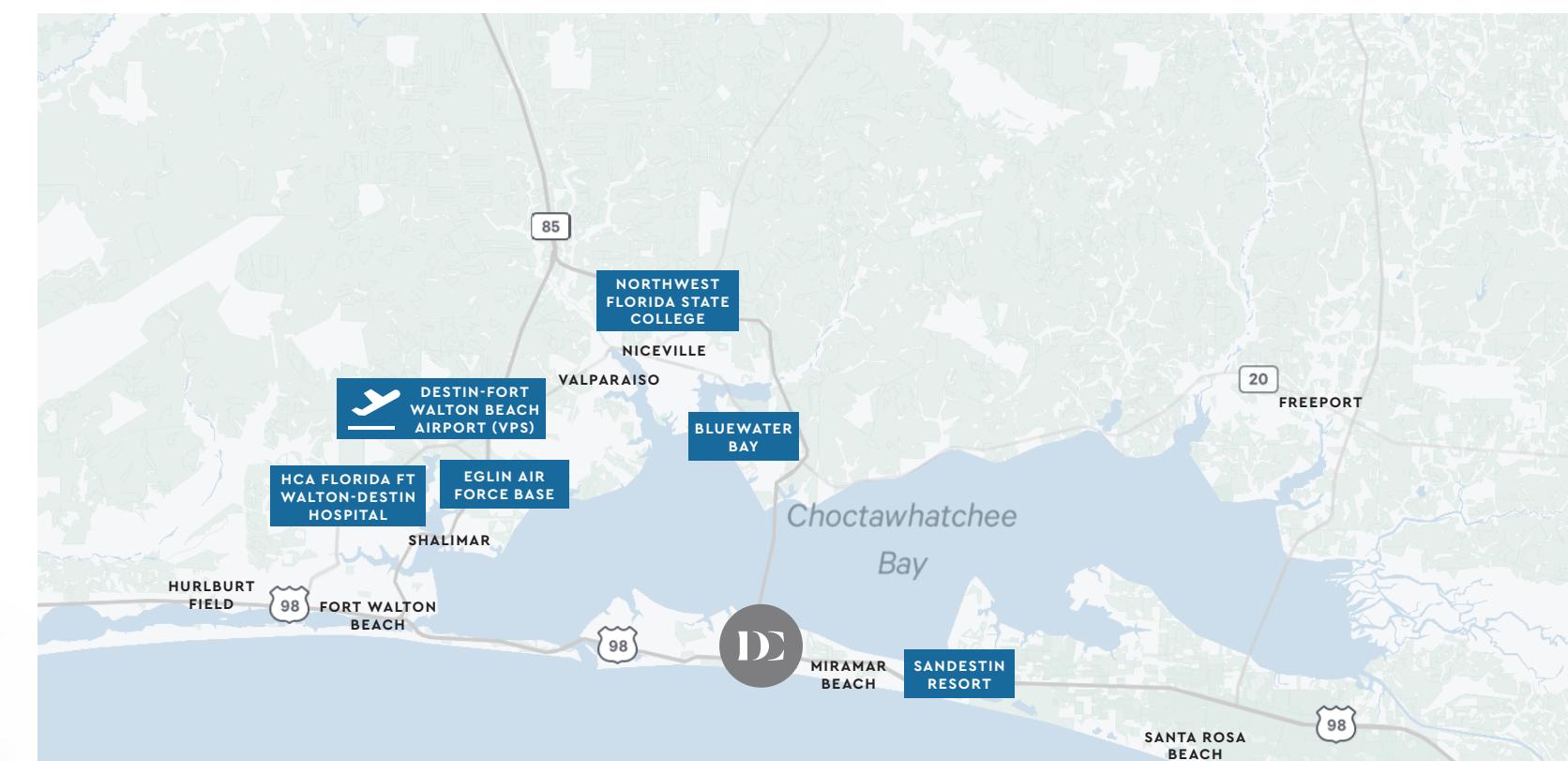


# Strategic Location with Excellent Connectivity

Destin Commons Office Spaces Offer Unmatched Access to Key Destinations

## NEARBY DESTINATIONS

<b>1</b>	MIRAMAR BEACH	5 MILES	<b>8</b>	VALPARAISO	15 MILES
<b>2</b>	SANDESTIN RESORT	6 MILES	<b>9</b>	HCA FLORIDA FORT WALTON-DESTIN HOSPITAL	17 MILES
<b>3</b>	BLUEWATER BAY	7 MILES	<b>10</b>	DESTIN-FORT WALTON BEACH AIRPORT (VPS)	17 MILES
<b>4</b>	NICEVILLE	12 MILES	<b>11</b>	SHALIMAR	18 MILES
<b>5</b>	FORT WALTON BEACH	14 MILES	<b>12</b>	HURLBURT FIELD	18 MILES
<b>6</b>	SANTA ROSA BEACH	14 MILES	<b>13</b>	EGLIN AIR FORCE BASE	18 MILES
<b>7</b>	NORTHWEST FLORIDA STATE COLLEGE	14 MILES	<b>14</b>	FREEPORT	23 MILES





## CONTACT US FOR MORE INFORMATION:

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