



DESTIN COMMONS

PREMIUM OFFICE SPACE

AVAILABLE FOR LEASE



WORK IN THE REGION'S

Premier Lifestyle Center



COMPETITIVE
LEASE TERMS
AVAILABLE



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.

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

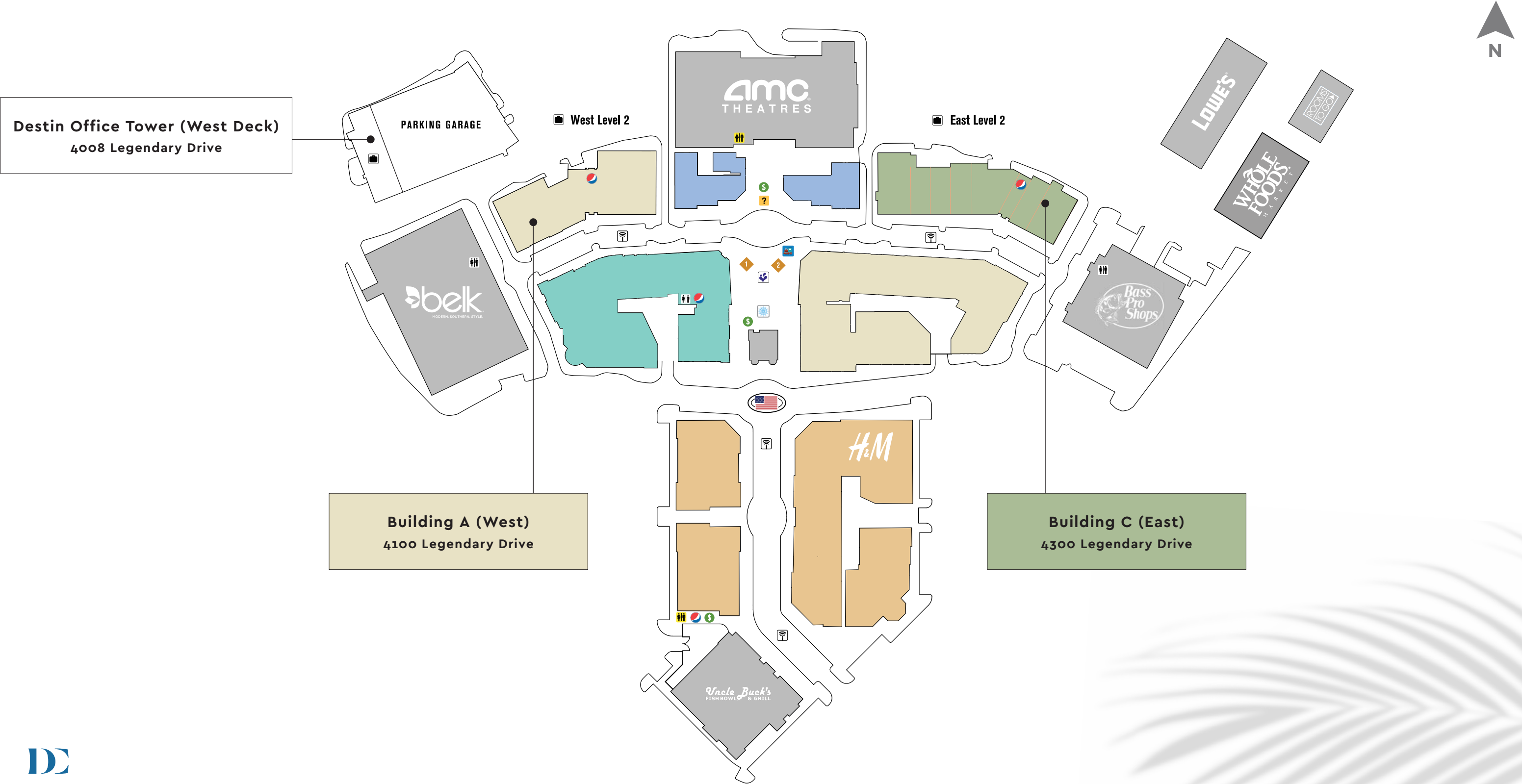
Modern Facilities with Premium Amenities

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

#7

Best School District in Florida

+19.8%

Growth Rate since 2010

+7.8

Million Tourists per Year

#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

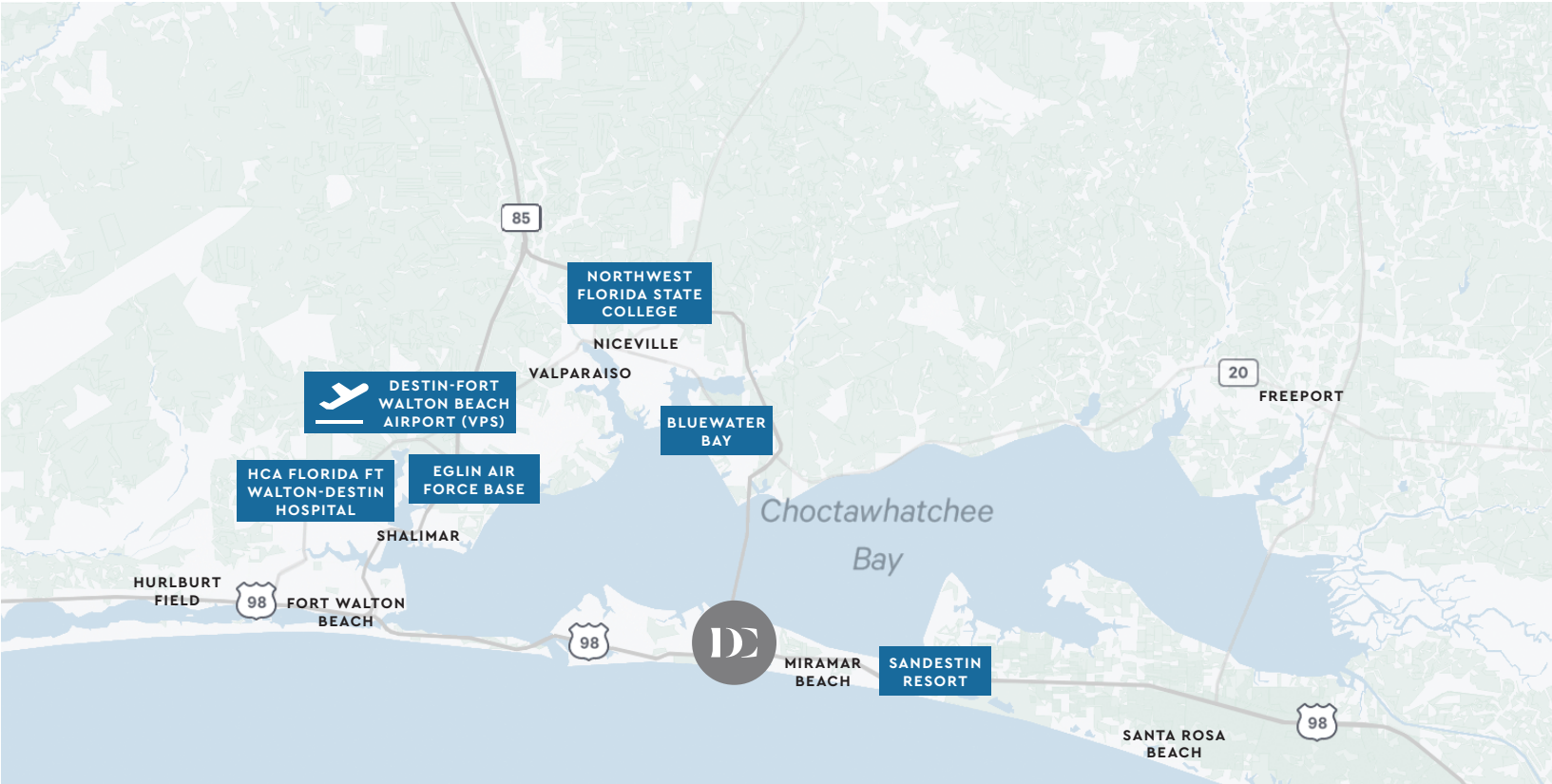


Strategic Location with
Excellent Connectivity

Destin Commons Office Spaces Offer
Unmatched Access to Key Destinations

NEARBY DESTINATIONS

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





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