

LEASE

PROFESSIONAL OFFICE

1740 Tree Boulevard St. Augustine, FL 32084



VIDEO

PROPERTY DESCRIPTION

This beautiful 1,400 SF office suite offers an efficient, functional layout ideal for a variety of professional users. The space includes a reception area, five private offices, kitchen, and a break area, making it a great fit for medical, legal, financial, or administrative offices.

Located within an established professional business park, the unit offers a specialized setting with natural light, neutral finishes, and a clean, move-in-ready condition. Well maintained exterior and on-site parking add to the property's appeal for businesses seeking a professional presence in a high-demand area.

Whether you're looking to relocate, upsize, or establish a satellite office, this flexible suite provides a turnkey solution in a strong commercial environment.

Viktorija Mask

(904) 827-1717 x5938

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$23.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 1,400 SF |
| Building Size: | 15,225 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 134 | 448 | 1,734 |
| Total Population | 320 | 1,069 | 4,130 |
| Average HH Income | \$63,798 | \$64,293 | \$69,014 |



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COMMERCIAL**
PREMIER PROPERTIES

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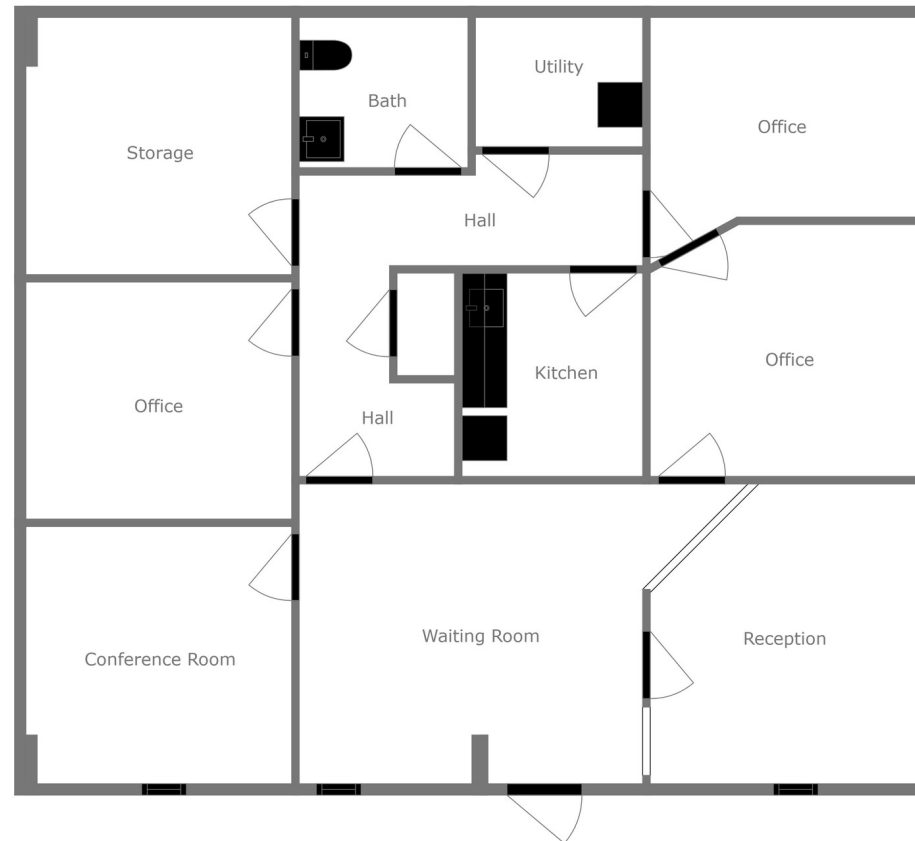


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Compliments Of Bob Buckmaster, Ccim - 904-392-5151

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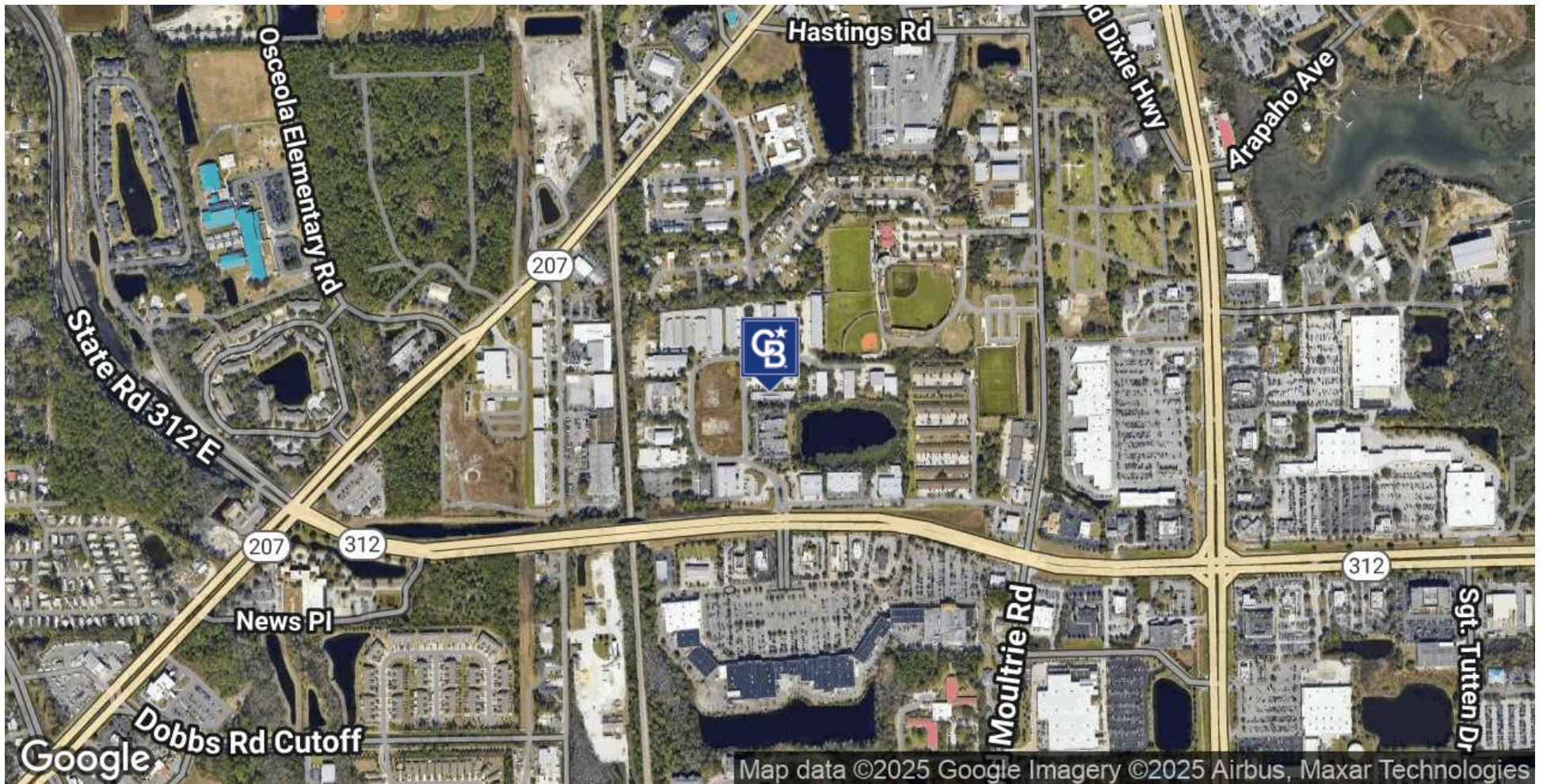
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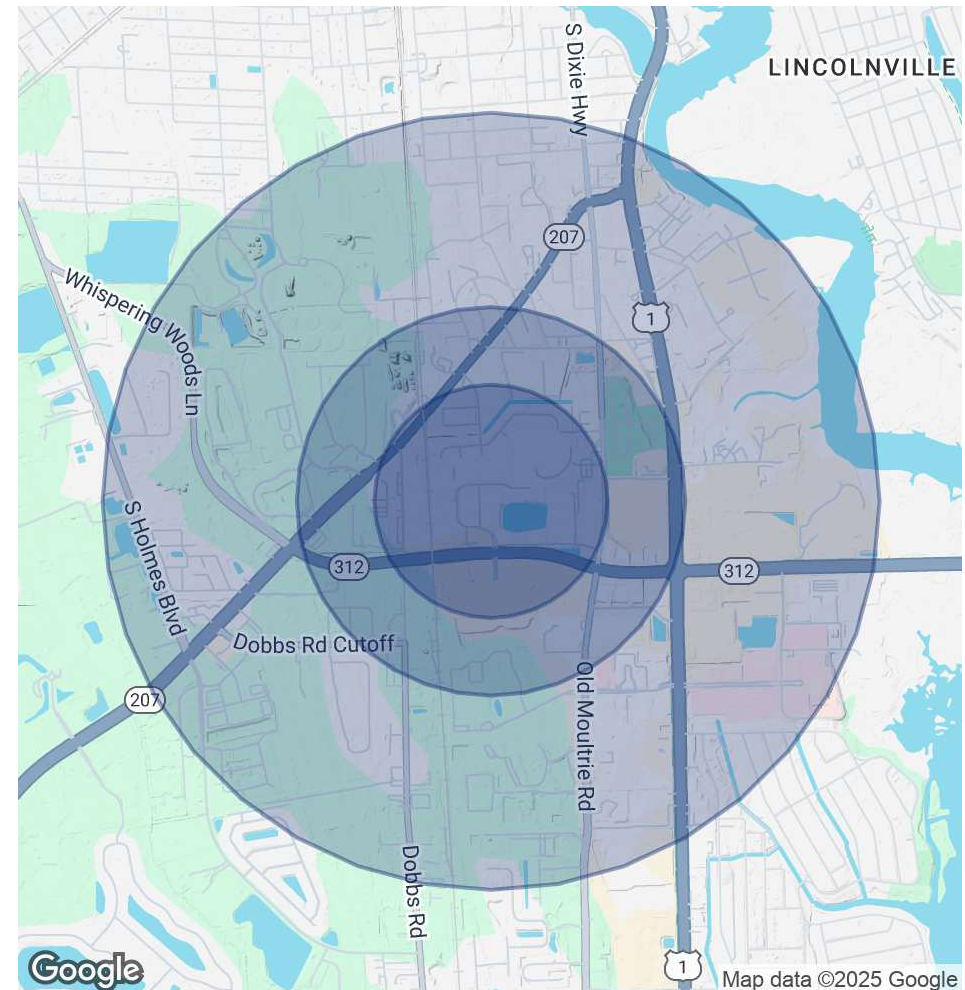
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 320 | 1,069 | 4,130 |
| Average Age | 43 | 42 | 42 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 44 | 44 | 43 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 134 | 448 | 1,734 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$63,798 | \$64,293 | \$69,014 |
| Average House Value | \$349,486 | \$324,155 | \$282,838 |

Demographics data derived from AlphaMap



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