

# Dune Lakes Office Suites

116 MC Davis Blvd  
Santa Rosa Beach, FL 32459  
[www.cbre.com/northwest-florida](http://www.cbre.com/northwest-florida)

Premier Office Space Available For Lease



## Dune Lakes Office Suites

116 MC Davis Blvd | Santa Rosa Beach, FL 32459

For Lease

## Property Highlights

The Dune Lakes Office Suites building is one of the few Class A office properties in the area offering new, modern, and professional office space to the residents of South Walton County. Limited space remains in this highly desirable premier office building.



1,000 - 2,500 SF office space available for immediate occupancy

A select few executive office suites remain available



Inquire for lease terms

- + Secure, electronic access control offers 24-hour access to tenant
- + Class A+ amenities include an elevator, conference room with cutting edge video conference capabilities, high-speed internet, and a full-service kitchen
- + Conveniently located just minutes from the famous Scenic Highway 30A in Walton County, among the fastest growing counties in Florida
- + New development in the area and the proposed Scenic Hwy 30A connector road making this intersection the new commercial epicenter of South Walton County





Year Built	2020
Buildings	1
Lot Size	1.2 AC
Building Size	18,000 SF
Stories	3
Bathrooms	6 (2 with showers)
Parking Spaces	72
Parking Ratio	1/250 SF
Water	Regional Utilities
Electric	CHELCO
Internet	CenturyLink
Framing	Steel Structure
Exterior	Stucco and Architectural Siding
Parking Surface	Asphalt
Roof	Standing Seam Metal & Flat Membrane
Age of Roof	2 Years
Zoning	General Commercial
Parcel ID	05-3S-18-16000-001-0024

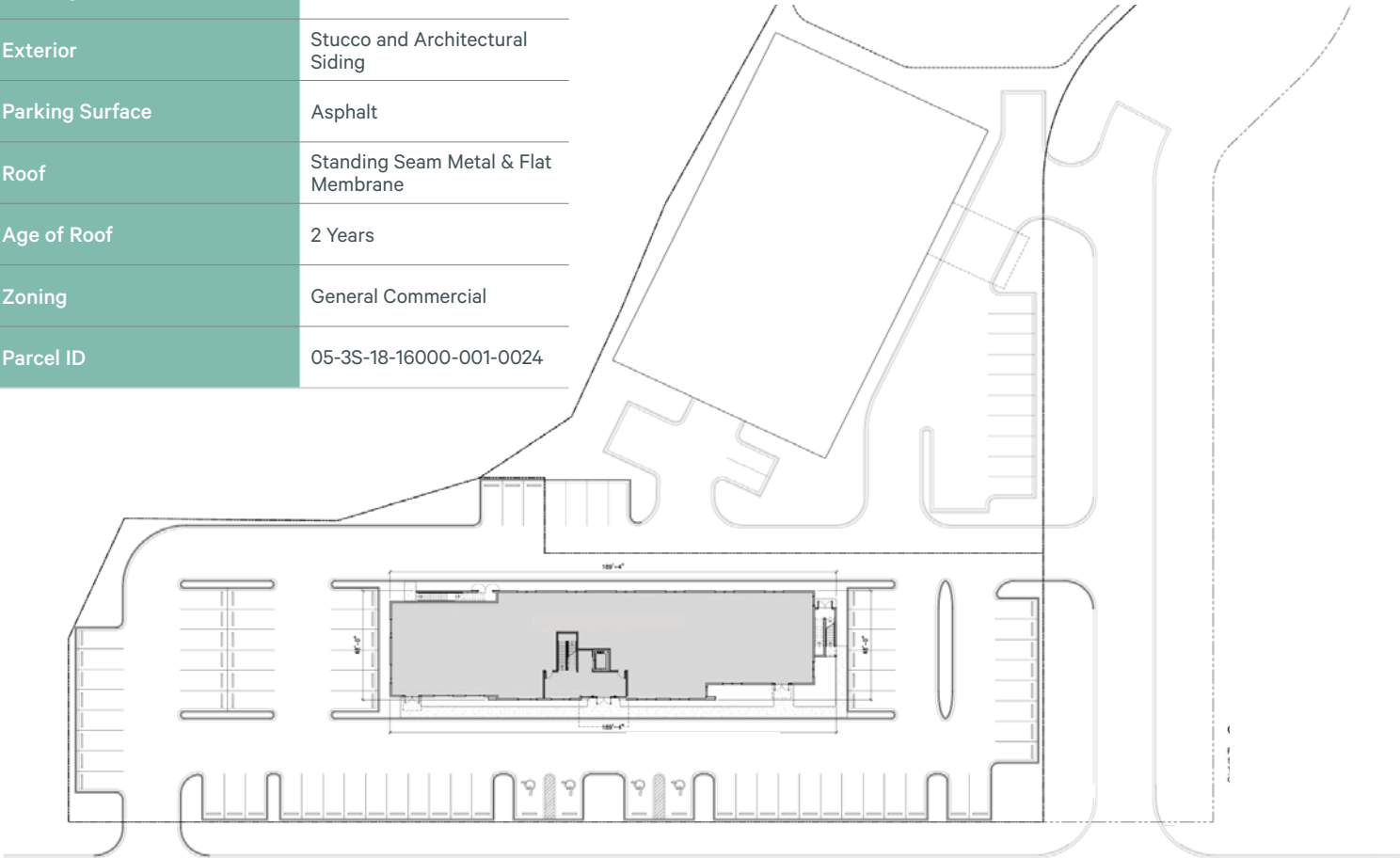


Overall Site Plan

First Floor 8,064 SF

Second Floor 6,174 SF

Third Floor 3,762 SF



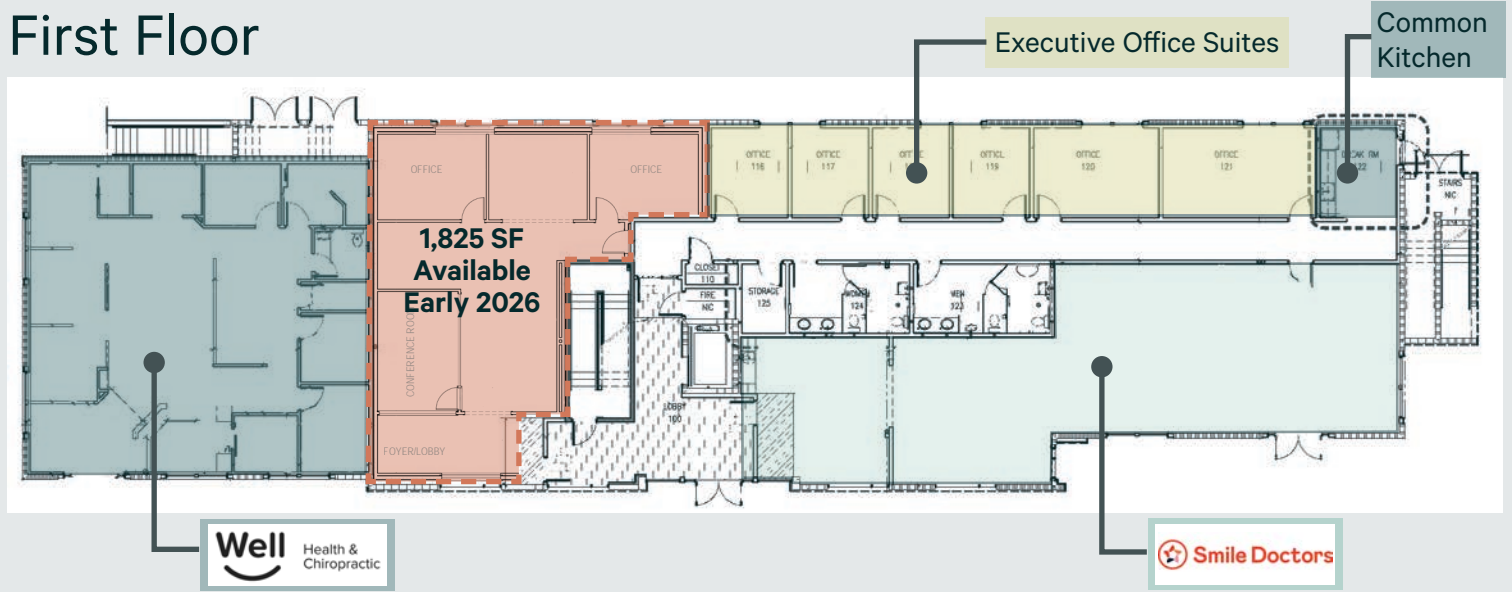
MC Davis Blvd

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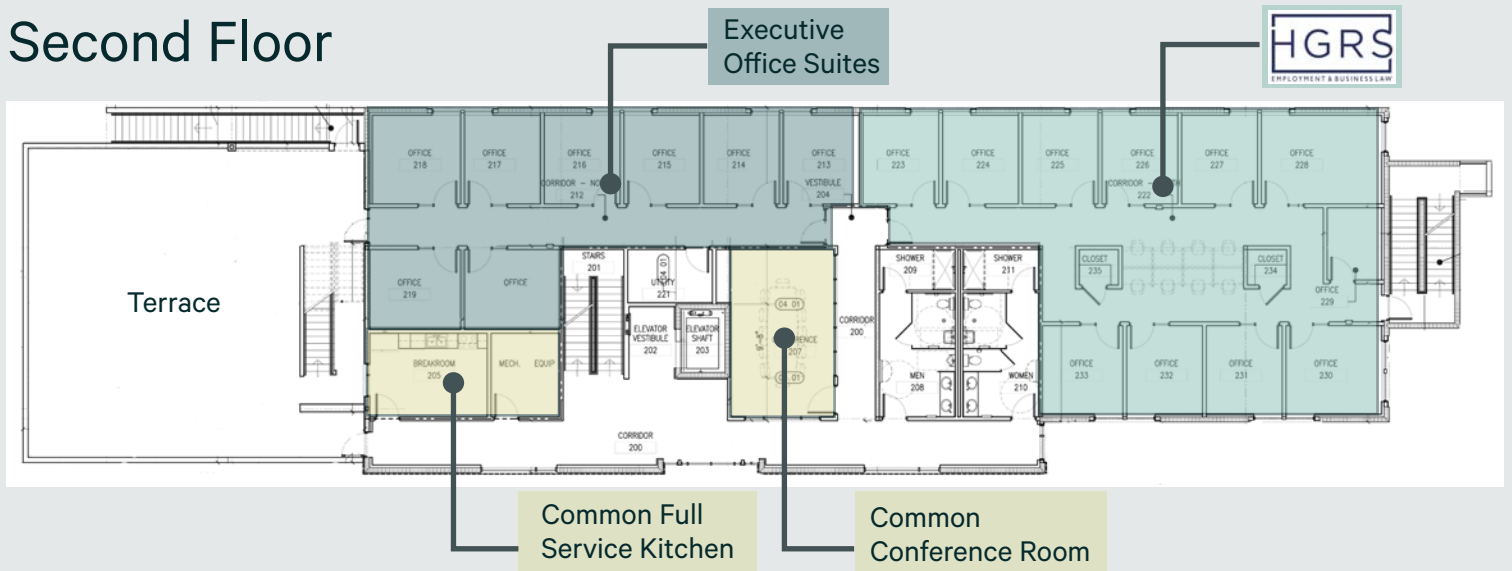
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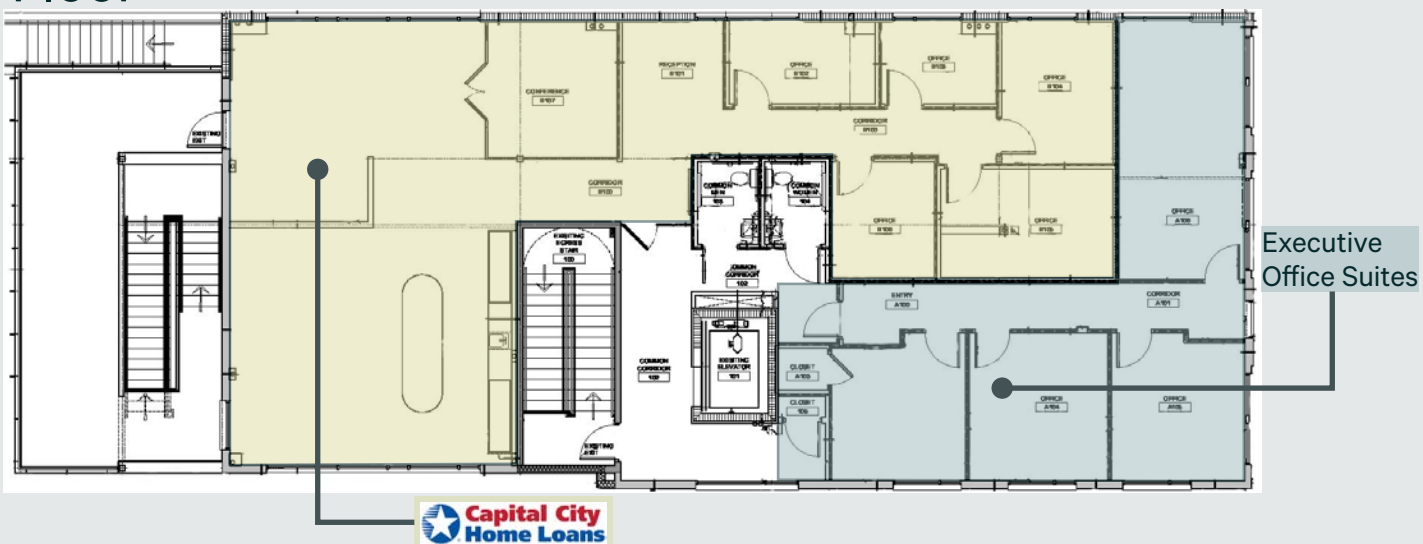
## First Floor



## Second Floor



## Third Floor



## Building Amenities





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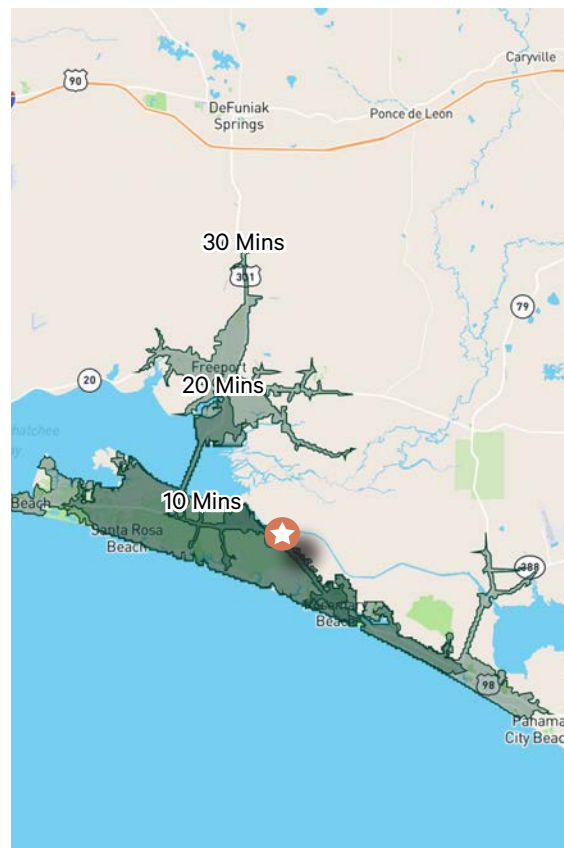
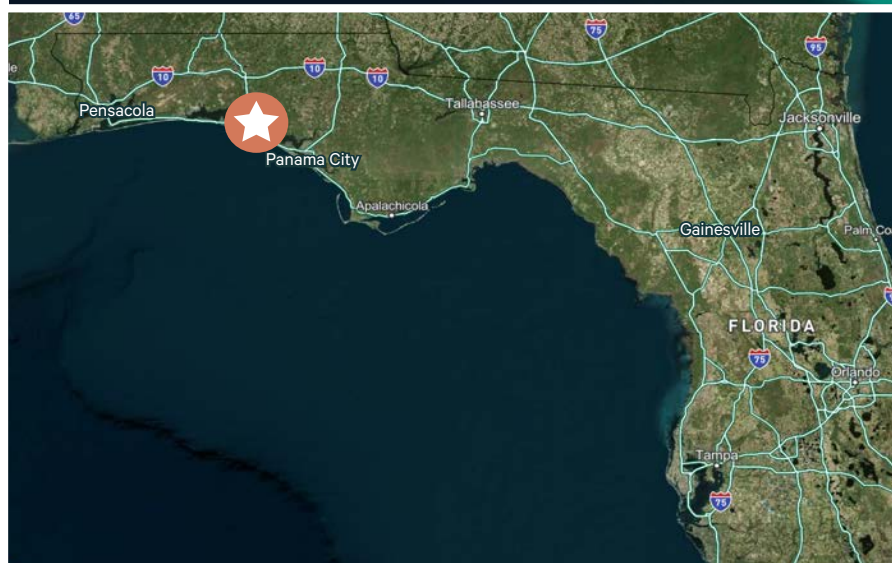
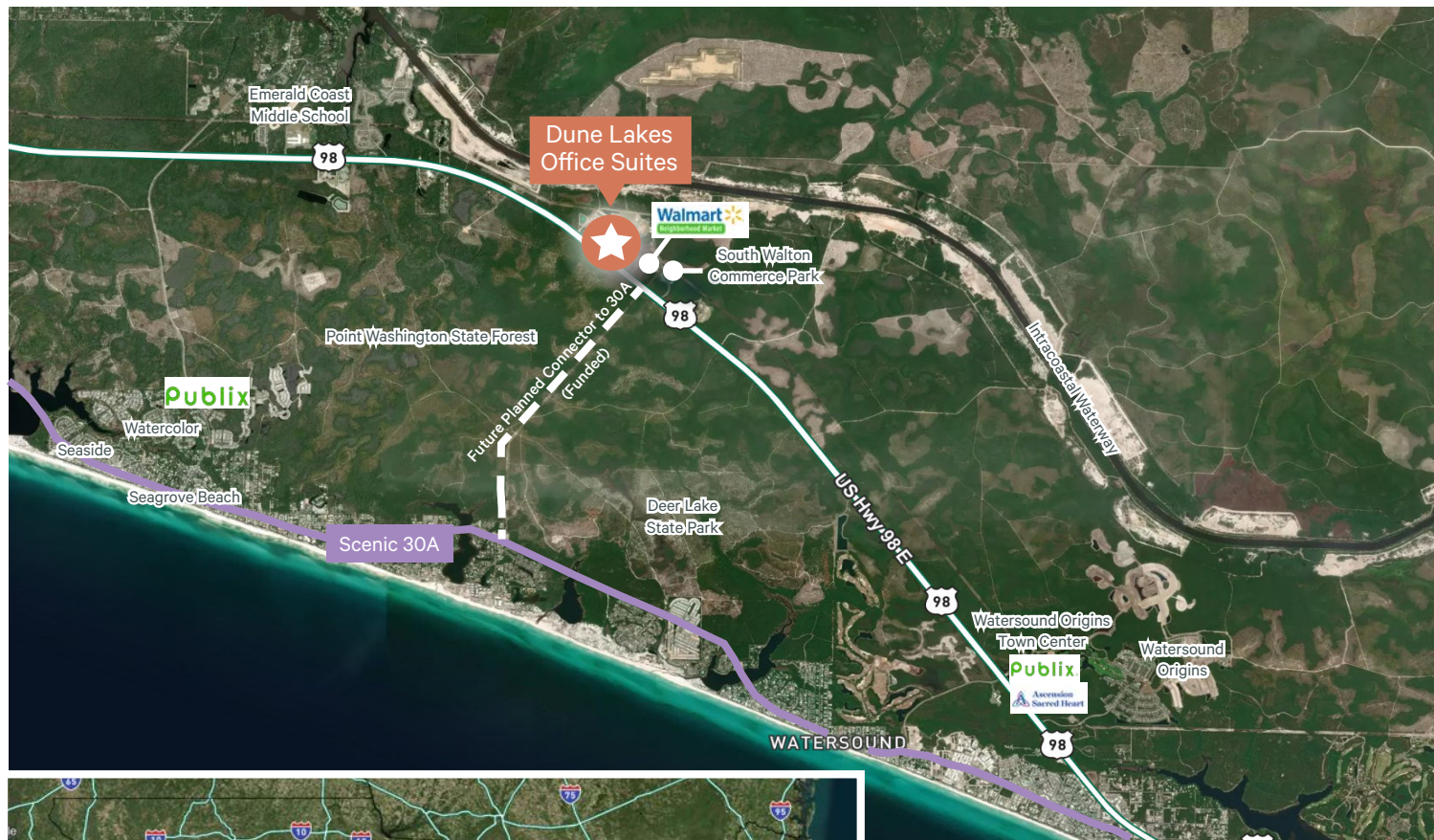
## Location Highlights

- + Strategically located between Santa Rosa Beach and Inlet Beach on US Highway 98, in South Walton County
- + Close proximity to resort communities along famous Scenic County Highway 30A, including Seaside, Watercolor, Watersound, Watersound Origins, Alys Beach, and Rosemary Beach
- + New Walmart Neighborhood Market, Cumberland Farms convenience store and gas station/Burger King adjacent to the property
- + Across the street from Dune Lakes Elementary School and South Walton County Sports Complex
- + Located at a lighted intersection on US Highway 98
- + Intersection will accommodate the proposed future connector road to Scenic Highway 30A
- + Located just under five miles from the recently opened WaterSound Origins Town Center that includes a full service Publix grocery and pharmacy, Ascension Sacred Heart Facility, and other convenience retail





## Location Details



Demographics	10 Minutes	20 Minutes	30 Minutes
Population	4,695	34,121	75,967
Median Age	47	47	46
Housing Units	4,067	35,561	69,873
Average HH Income	\$211,122	\$162,022	\$149,753



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## Scenic 30A

The Beaches of South Walton County and Scenic Highway 30A specifically have always been known as a premier vacation destination in the Southeast. Tourists and families have been choosing the area for their vacation spot for years because of its sugar-white sand beaches, world-class resort destinations, and its laid-back yet sophisticated style. However, during the past five years, more and more people have been permanently migrating to the area for the outstanding quality of life making South Walton County their primary home. Walton County consistently ranks among the fastest growing counties in the state of Florida. Many of the residents are entrepreneurial in nature and some are still tethered to corporations back home. As a result, the need for quality workspace has been in steady and growing demand, as indicated in the rapid lease-up of the modest amount of new office space in the area.

Dune Lakes Office Suites offers Class A office space just minutes to the beaches and in the heart of the South Walton community, easily accessible to all the surrounding and growing neighborhoods where decision-makers from around the Southeastern US and beyond are now located.



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## Contact Us

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