

GATEWAY COMMONS

475 WEST TOWN PLACE, SAINT AUGUSTINE, FL 32092



PROPERTY DESCRIPTION

Excellent office perfectly located in The World Golf Village, the home of the famous Slammer & Squire. Quick access to Interstate 95, with minimal traffic congestion. The building is situated inside a community with over 15k residents, restaurants and businesses. The World Golf Hall of Fame along with numerous conventions, trade shows, and tournaments attracts thousands to the area each year. St Johns county remains the top ten fastest county in the nation, making it a remarkable place to do business.

PROPERTY HIGHLIGHTS

- Two story building beautifully kept surrounded by beautiful landscaping
- Windows throughout the building that allows for ample natural light
- Suites with 10' ceilings with various layout to suite a variety of needs
- Ample parking, Renovated restrooms & Executive Offices Suites

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Full Service)		
Available SF:	1,831 SF		
Lot Size:			
Building Size:	46,954 SF		

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	296	6,218	22,696
Total Population	865	18,023	63,569
Average HH Income	\$94,027	\$87,839	\$89,139

VASHA CARTER

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,831 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE **TENANT** **SIZE (SF)** **LEASE TYPE** **LEASE RATE** **DESCRIPTION**

115	Available	1,831 SF	Full Service	\$26.00 SF/yr	Perfect turn-key office with multiple private offices and open collaborative spaces.
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Building Name	Gateway Commons
Property Type	Office
Property Subtype	Office Building
Building Size	46,954 SF
Lot Size	-
Building Class	B
Year Built	2000
Number of Floors	2
Average Floor Size	22,779 SF

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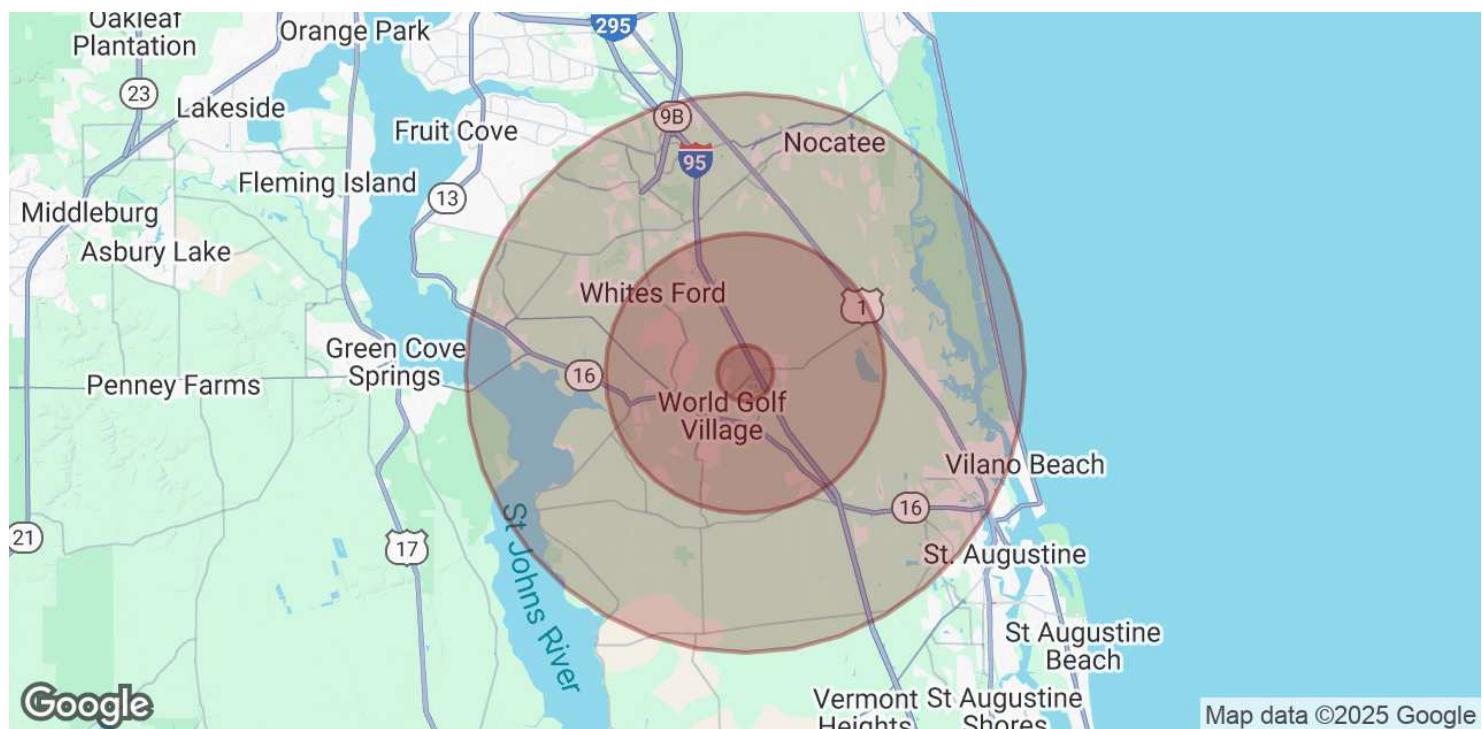
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	865	18,023	63,569
Average age	36.0	35.9	37.1
Average age (Male)	35.9	35.6	36.7
Average age (Female)	36.0	36.3	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	296	6,218	22,696
# of persons per HH	2.9	2.9	2.8
Average HH income	\$94,027	\$87,839	\$89,139
Average house value	\$320,631	\$306,573	\$317,505

* Demographic data derived from 2020 ACS - US Census

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