

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

SeaGrove Town Center

3,300± SF Second-Floor Office Suite for Lease

112 Sea Grove Main Street, Suite 210
St. Augustine Beach, FL 32080

Exclusively Represented By:

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OFFERING MEMORANDUM

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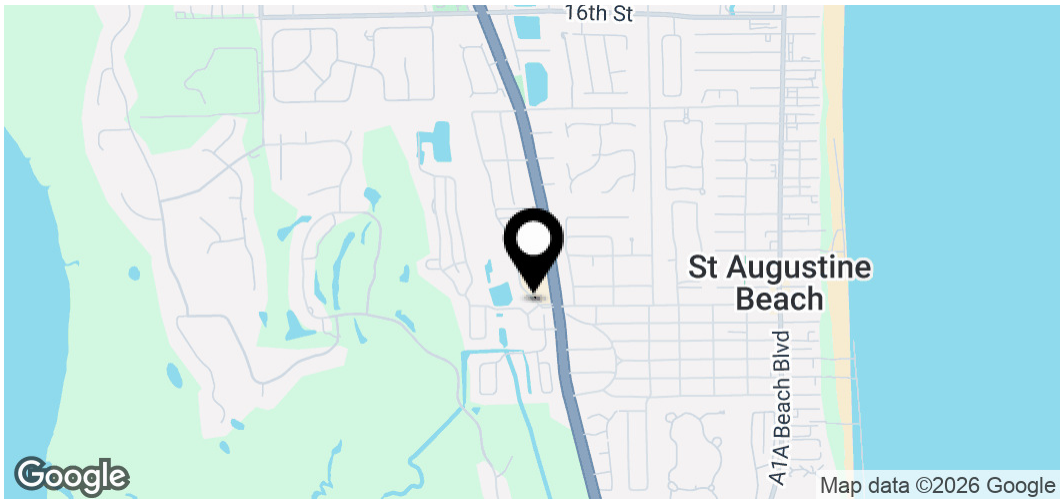
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Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$28 SF/yr
Lease Type	NNN
Parking Spaces / Ratio	null / null
Total RSF	7000
RSF Available	3,300 SF
Site Size	0.08 Acres
Year Built	2007
# of Floors	2

Passenger elevator serving
the second floor
Existing professional office

Property Overview

Approximately 3,300 SF second-floor professional office suite located in the two-story Class B office building at 112 Sea Grove Main Street in SeaGrove Town Center. The elevator-served suite is presently configured for professional office use and is well suited for legal, financial, insurance, real estate, title, mortgage, consulting, administrative, and similar office users.

The suite is offered at \$28.00/SF NNN with a preferred five-year initial term and 3% annual rent increases. Tenant improvement allowance and/or free rent are negotiable. Exact rentable/leasable square footage, possession date, operating expenses, parking allocation, signage rights, and proposed tenant use remain subject to verification and landlord and applicable association or municipal approvals.

Tours are by appointment only. Please do not disturb the current occupant.

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Location Description

Located in SeaGrove Town Center in St. Augustine Beach, Suite 210 is positioned just west of A1A South within an established mixed-use coastal community. The property offers a convenient professional office location serving Anastasia Island, St. Augustine Beach, the City of St. Augustine, and surrounding St. Johns County. Nearby restaurants, service businesses, residential neighborhoods, and the town-center setting provide convenience for employees and visiting clients.

Site Description

Two-story Class B office building located on Parcel C within SeaGrove Town Center, along Sea Grove Main Street just west of A1A South. The property contains approximately 7,160 SF of actual building area and 7,000 SF of conditioned area. Parking and common-area rights are provided within the town-center setting and remain subject to applicable ownership and association documents.

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Property Highlights

- Approximately 3,300 SF second-floor office suite
- \$28.00/SF NNN
- Preferred five-year initial lease term
- 3% annual rent increases
- Elevator-served Class B office building
- Existing professional office configuration
- Surface parking within SeaGrove Town Center
- St. Augustine Beach location just west of A1A South
- Tenant improvement allowance and/or free rent negotiable
- Exact square footage and availability to be confirmed

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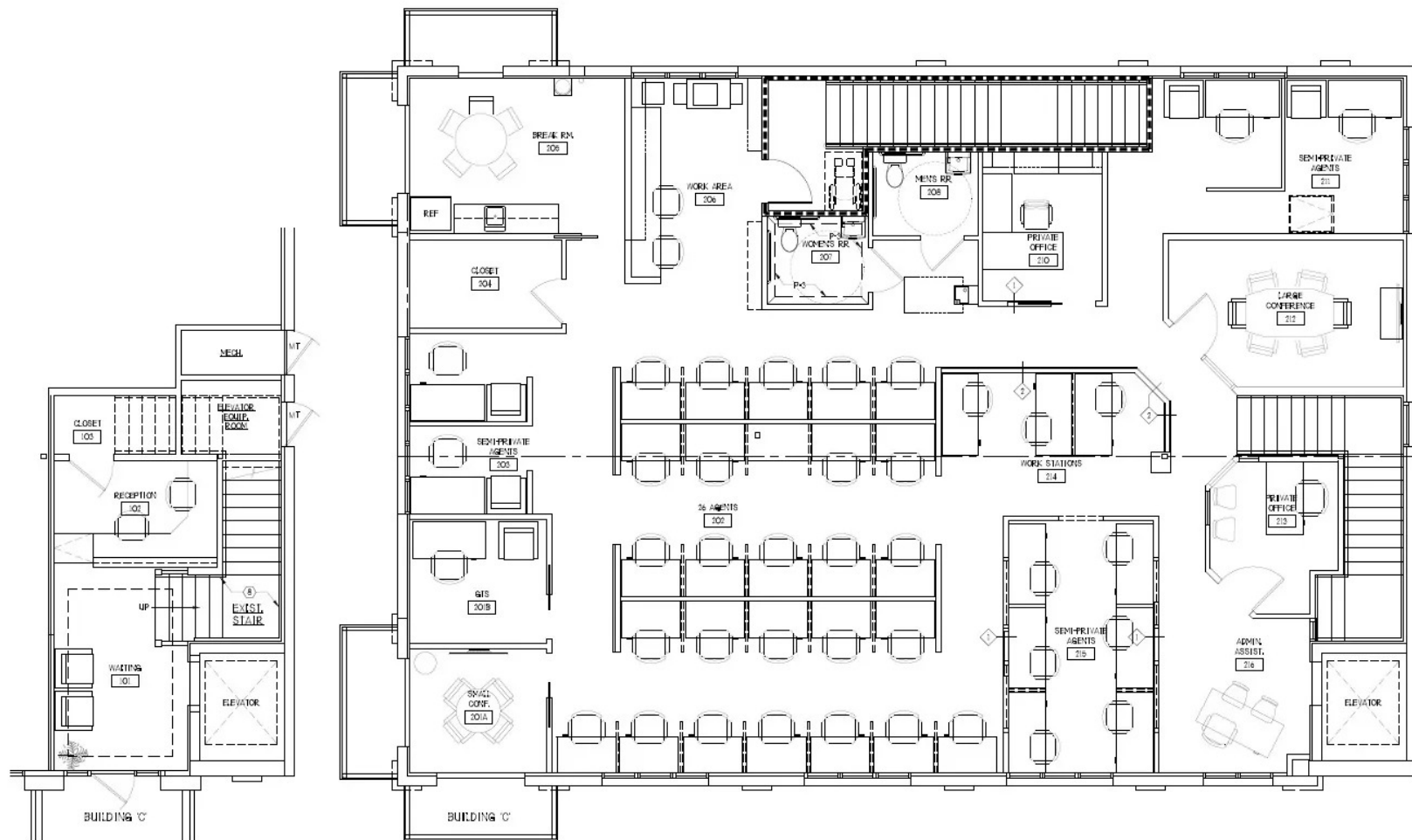
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Floor Plans

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Photos

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Additional Photos

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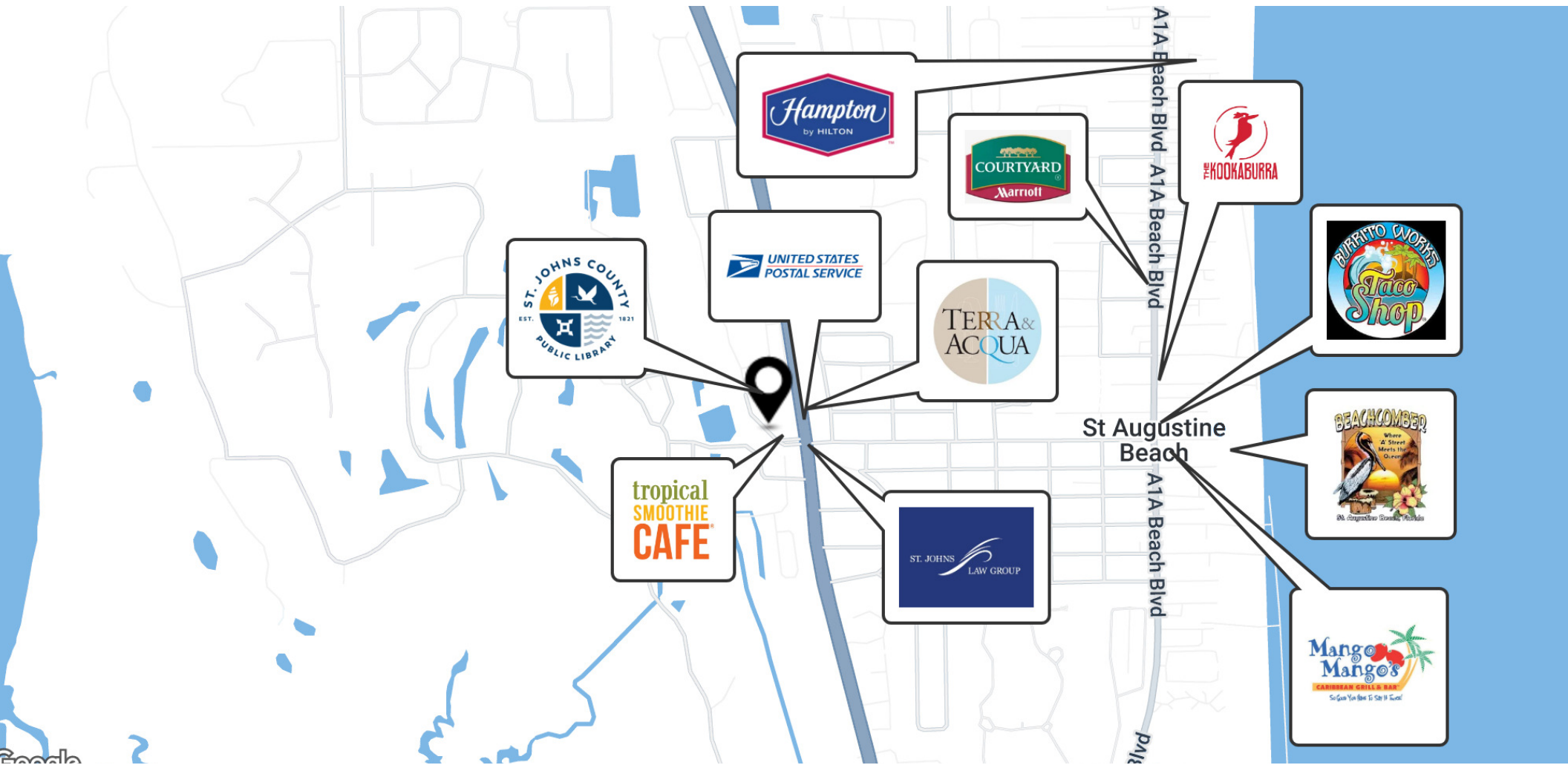
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Retailer Map

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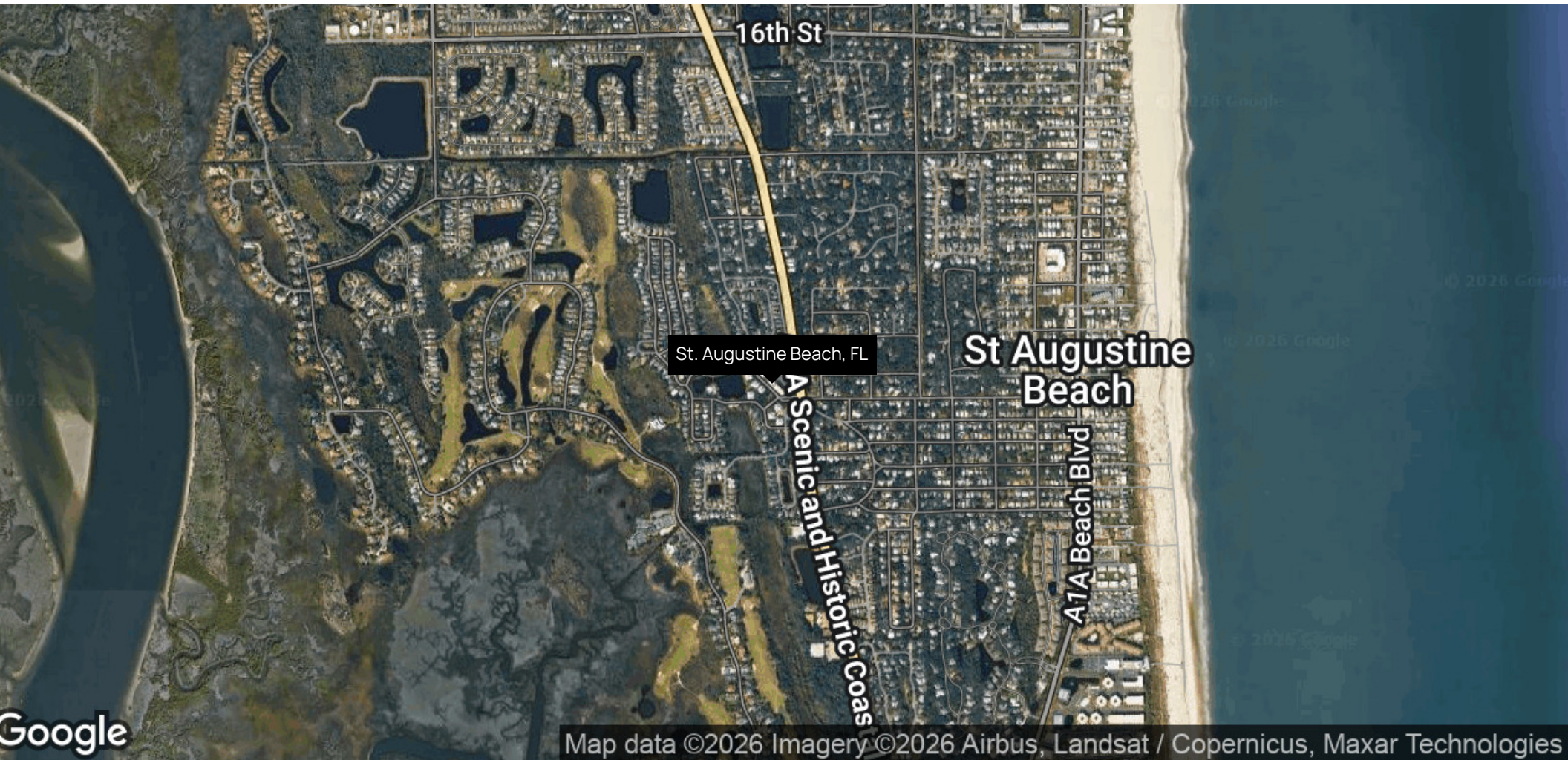
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Regional Map

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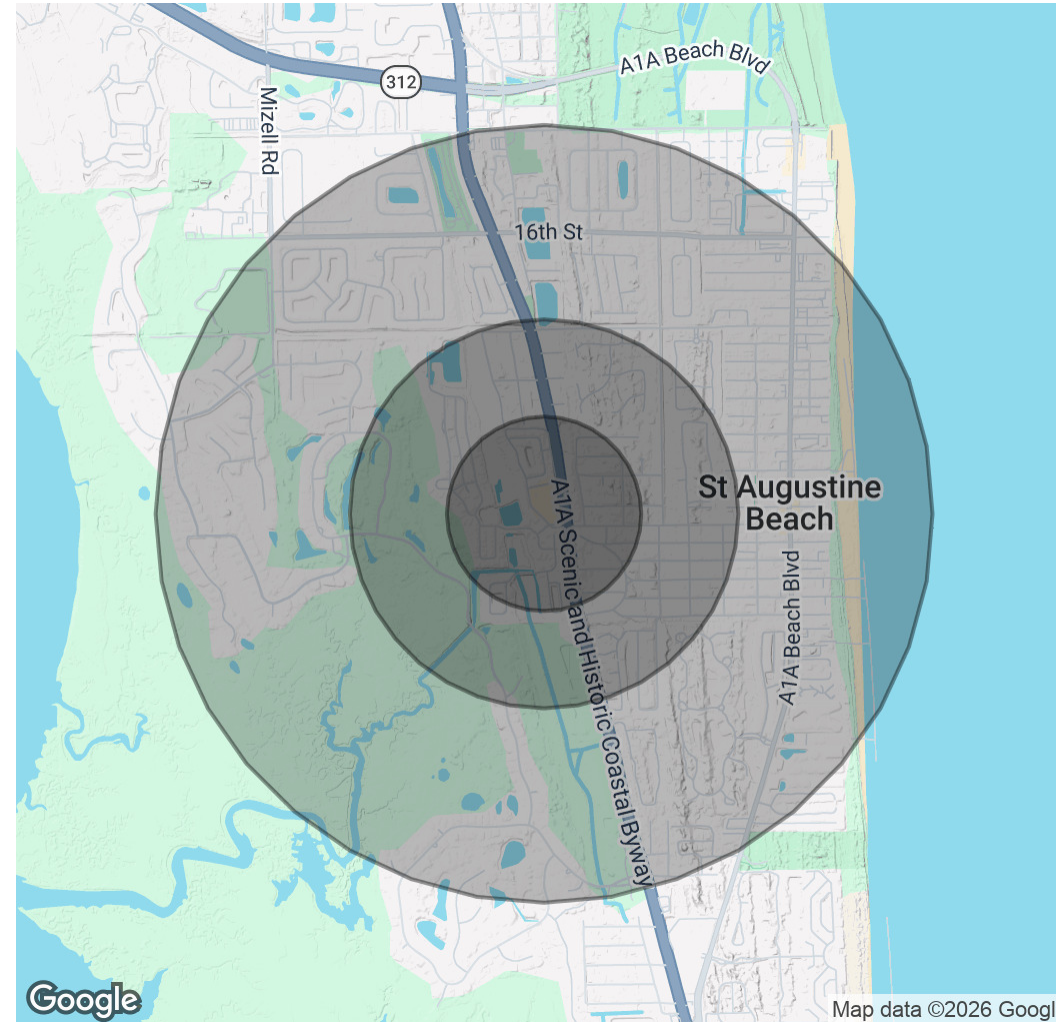
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	582	2,123	6,468
Average Age	49	49.5	52.6
Average Age (Male)	45.9	47.5	51.6
Average Age (Female)	53.4	52.5	54.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	254	940	3,003
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$135,069	\$137,785	\$127,471
Average House Value	\$598,682	\$633,513	\$597,416

2023 American Community Survey (ACS)



Map data ©2026 Google

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Commercial Real Estate Advisor - Listing Agent

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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Vice President Of Commercial Services

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Professional Background

I lead our company's commercial real estate division and oversee the education, training, and coaching programs for all our agents. With over 25 years of real estate experience, I started out in the appraisal field, earning my state certification as a general appraiser before becoming a licensed Broker. My work has spanned both residential and commercial properties, giving me the opportunity to focus on property re-sales, purchases, and investments. Throughout my career, I've built a reputation for being an innovator and leader in the industry. I've also owned and operated my own appraisal business and brokerage. My background as a Broker, manager, developer, appraiser, and entrepreneur has been key to the success of my real estate business.

I hold a bachelor's degree from the University of Florida. I'm passionate about advanced career education, committed to community and charitable initiatives, and actively involved in various industry and community organizations.

Education

University of Florida, 1991

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