

FOR LEASE

135 LAND GRANT ST., UNIT #3



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Saint Augustine, FL 32092



OFFERING SUMMARY

Lease Rate:	\$34.84 SF/yr (\$7.62 psf NNN)
Available SF:	1,102 SF
Lot Size:	0.25 Acres
Year Built:	2024

PROPERTY OVERVIEW

Brand new class A office condo in St Johns County. This beautiful property offers five (5) private offices, receptionist area, restroom, and kitchenette. Contact us now to be the first tenant in this beautiful space.

PROPERTY HIGHLIGHTS

- Welcoming reception/check in area
- Five private and spacious offices
- ADA- compliant restroom
- Dedicated break area with cabinets and sink
- Ideal for professional office or medical use
- Class A office condo
- 1,102 sq. ft. for \$3,900.00 per month

PRESENTED BY:

ROCHELLE PIERSALL

904.599.3480

rochelle@kinkadecommercial.com

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

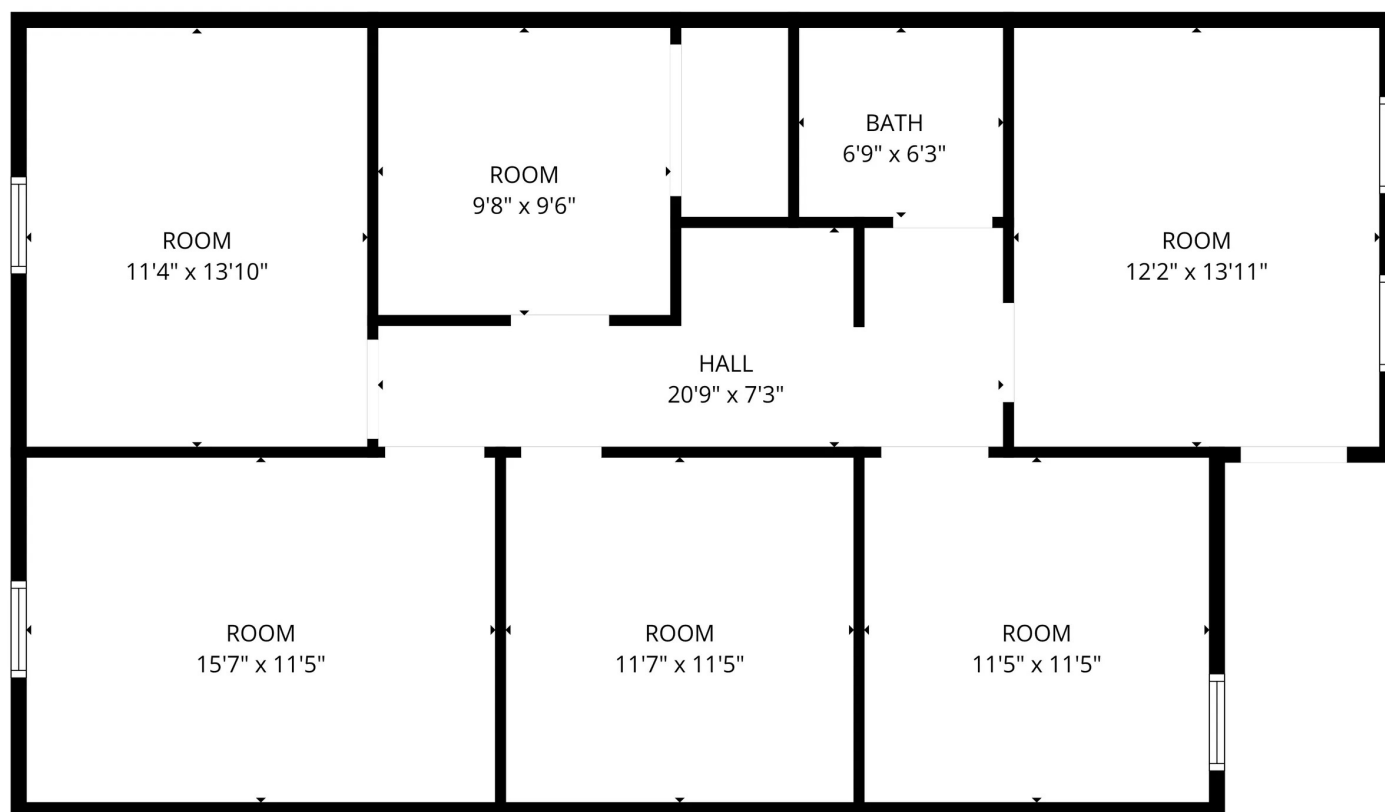
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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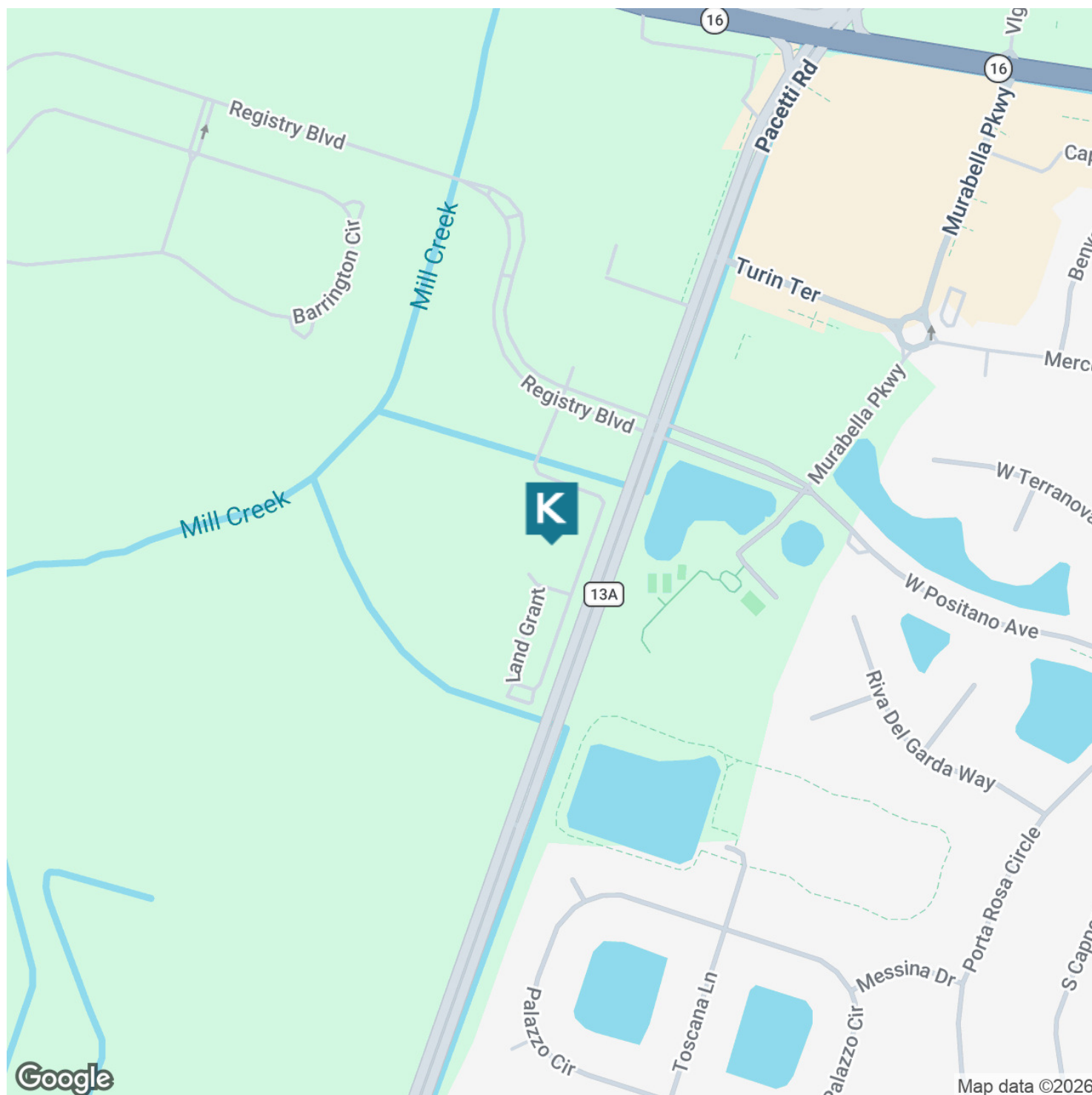
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LOCATION MAP

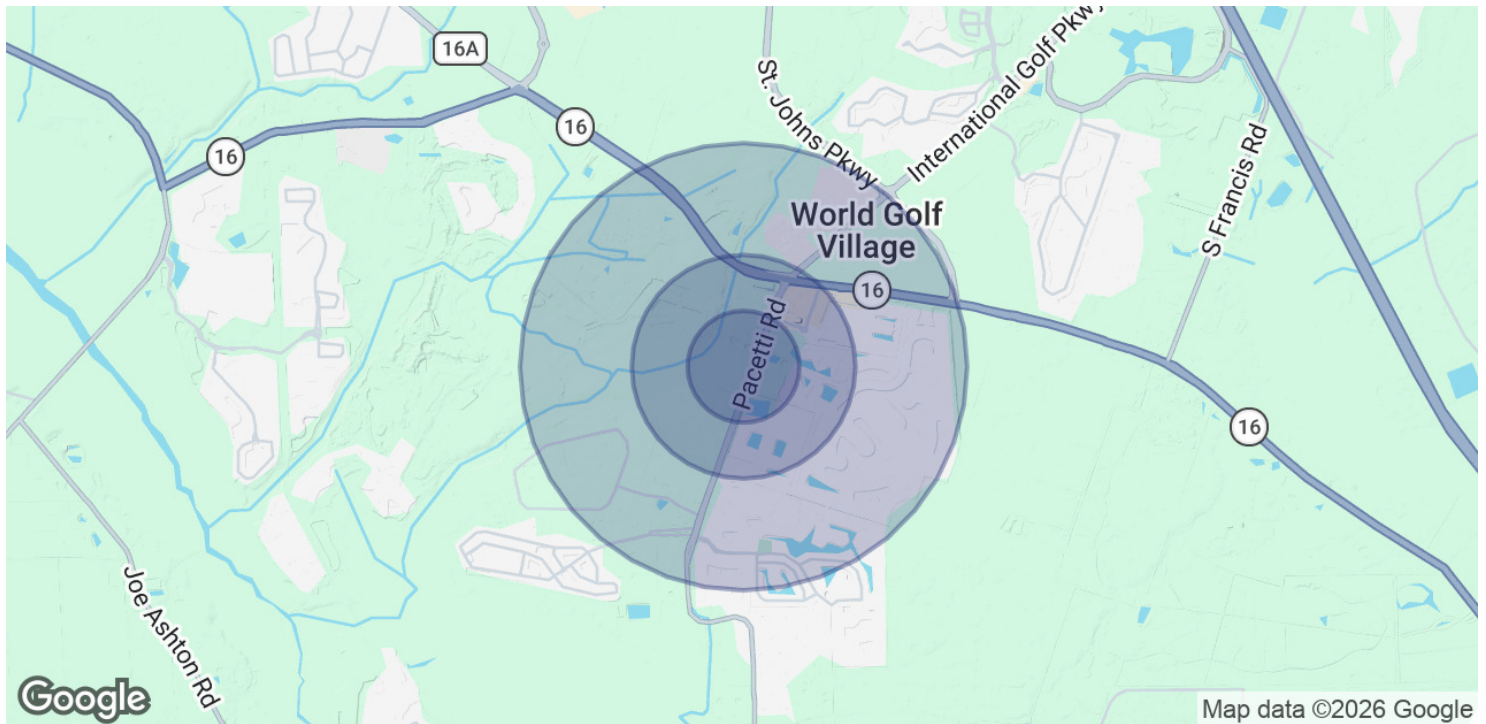
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	161	668	2,575
Average Age	37.7	38.3	40.6
Average Age (Male)	37.9	38.4	40.1
Average Age (Female)	37.3	37.5	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	224	889
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$124,590	\$121,580	\$120,429
Average House Value	\$494,523	\$483,832	\$473,487

2023 American Community Survey (ACS)

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