

STARPOINTE BUSINESS PARK

200, 255, 280 Business Park Circle, St. Augustine, FL, 32095
150, 155 St. Johns Business Place, St Augustine, FL, 32095

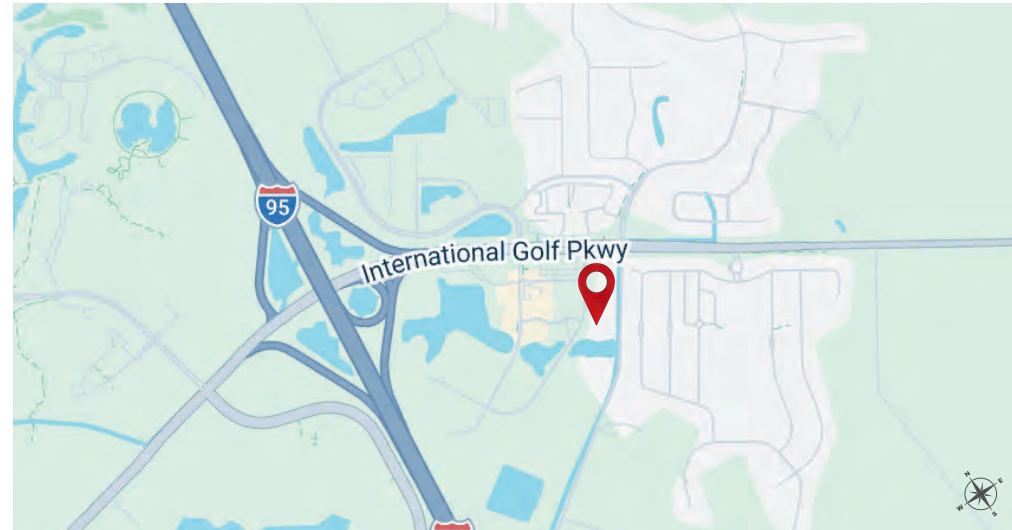


UNITS RANGING 1,107 - 3,636± SF AVAILABLE

Starpointe Business Park offers a collection of five modern flex and office buildings totaling nearly 78,000± SF in St. Johns County.

Conveniently located at I-95 and International Golf Parkway, the park provides excellent access to Jacksonville, St. Augustine, and major transportation routes across Northeast Florida. Each building features efficient layouts, multiple drive-in doors, and ample parking, making it well-suited for light industrial, distribution, and professional users. Tenants benefit from nearby amenities, including World Golf Village, restaurants, hotels, and retail centers — creating an ideal environment for businesses seeking both convenience and quality space

Building Address	Use	Zoning	Loading	Ceiling Height
200 Business Park Circle	Flex / Distribution	PUD	11 Drive-ins - 10' x 12'	14'-15±
255 Business Park Circle	Office	PUD	-	14'-15±
280 Business Park Circle	Flex / Distribution	DRI	11 Drive-ins - 10' x 12'	14'-15±
150 St. Johns Business Place	Flex / Distribution	PUD	6 Drive-ins - 10' x 12'	14'-15±
155 St. Johns Business Place	Flex / Distribution	PUD	1 Drive-in - 10' x 12'	14'-15±



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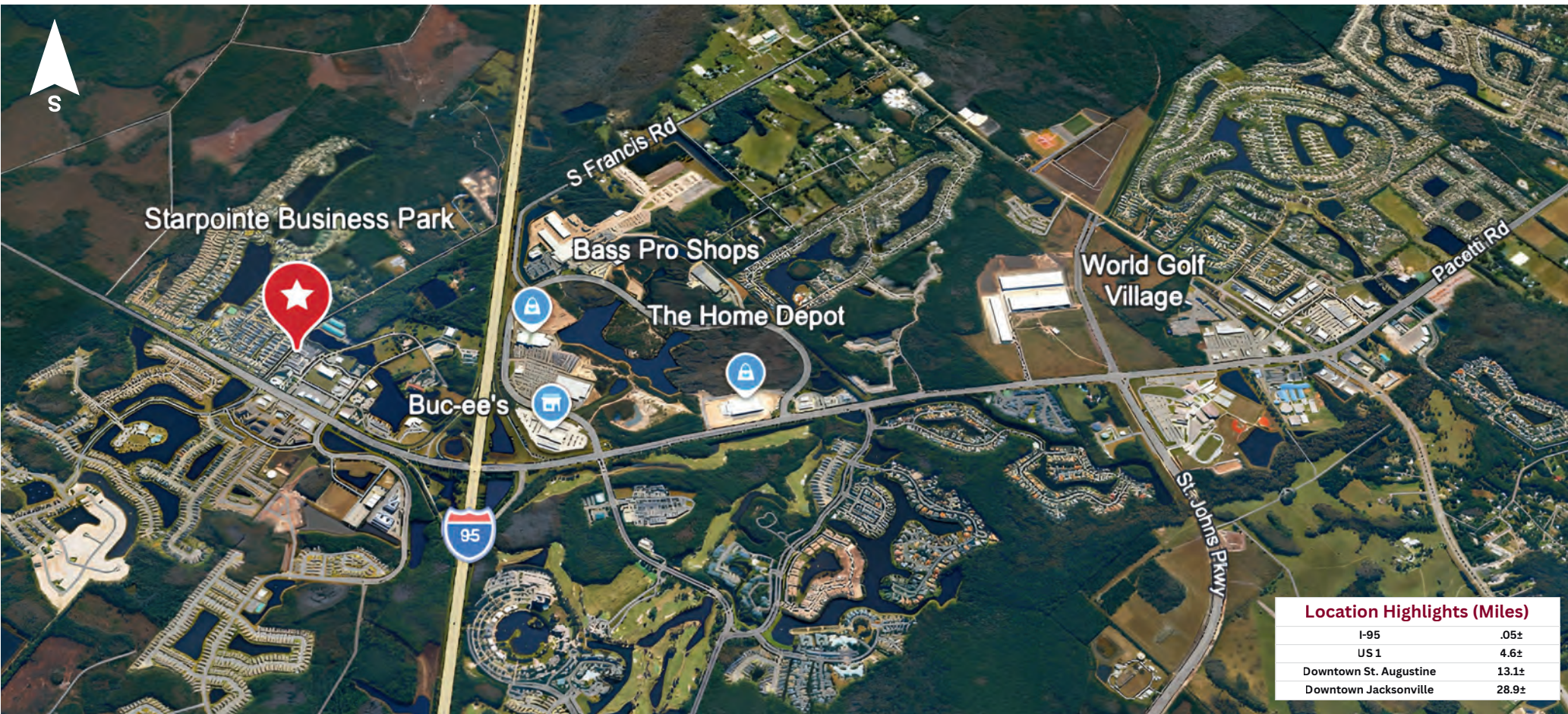




AVAILABLE UNITS

Unit	Size (SF)	Loading	Lease Rate
200 Business Park Circle			
109	1,966	-	\$16.00 PSF, NNN
117	1,920	-	\$16.00 PSF, NNN
280 Business Park Circle - Contiguous Suites Available			
407	1,278	-	\$16.00 PSF, NNN
408	1,251	-	\$16.00 PSF, NNN
409	1,107	-	\$16.00 PSF, NNN
150 St. Johns Business Place			
305-306	3,096	Grade-level (2)	\$16.00 PSF, NNN
155 St. Johns Business Place			
201	1,440	Grade-level (1)	\$16.00 PSF, NNN





DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	9,822	36,992	144,474
Average Age	47	43.5	41.7
Average HH Income	\$121,991	\$135,312	\$141,430
Employed Labor Force	4,112	17,361	68,693

