

**SOUTHLAKE OFFICE CENTER
305 KINGSLEY LAKE DR, SUITES 703 & 704
ST. AUGUSTINE, FL 32092**

**OFFICE CONDO
FOR LEASE**



Suite 703 & 704 2,360 SF Rent: \$29.71/sf/yr + \$6.39/sf/yr NNN (\$7,099.67/mo)

Southlake Office Center is an office condo development with easy access to St. Johns County, I-95, US-1, and CR-210. Suites 703 & 704 have been combined to create a 2360 SF office space. A combined lobby and hallways create a flow throughout the units. The space features: 8 large offices, 2 copy/fax/lab/break rooms, 2 ADA compliant restrooms, reception, lobby, conference room, and kitchenette.

- **Easy access St. Johns County, I-95, CR-210, and US-1**
- **High traffic area surrounded by residential neighborhoods.**
- **Restaurants and shopping nearby**
- **Flexible floor plan**
- **Corner unit**
- **Lake view**

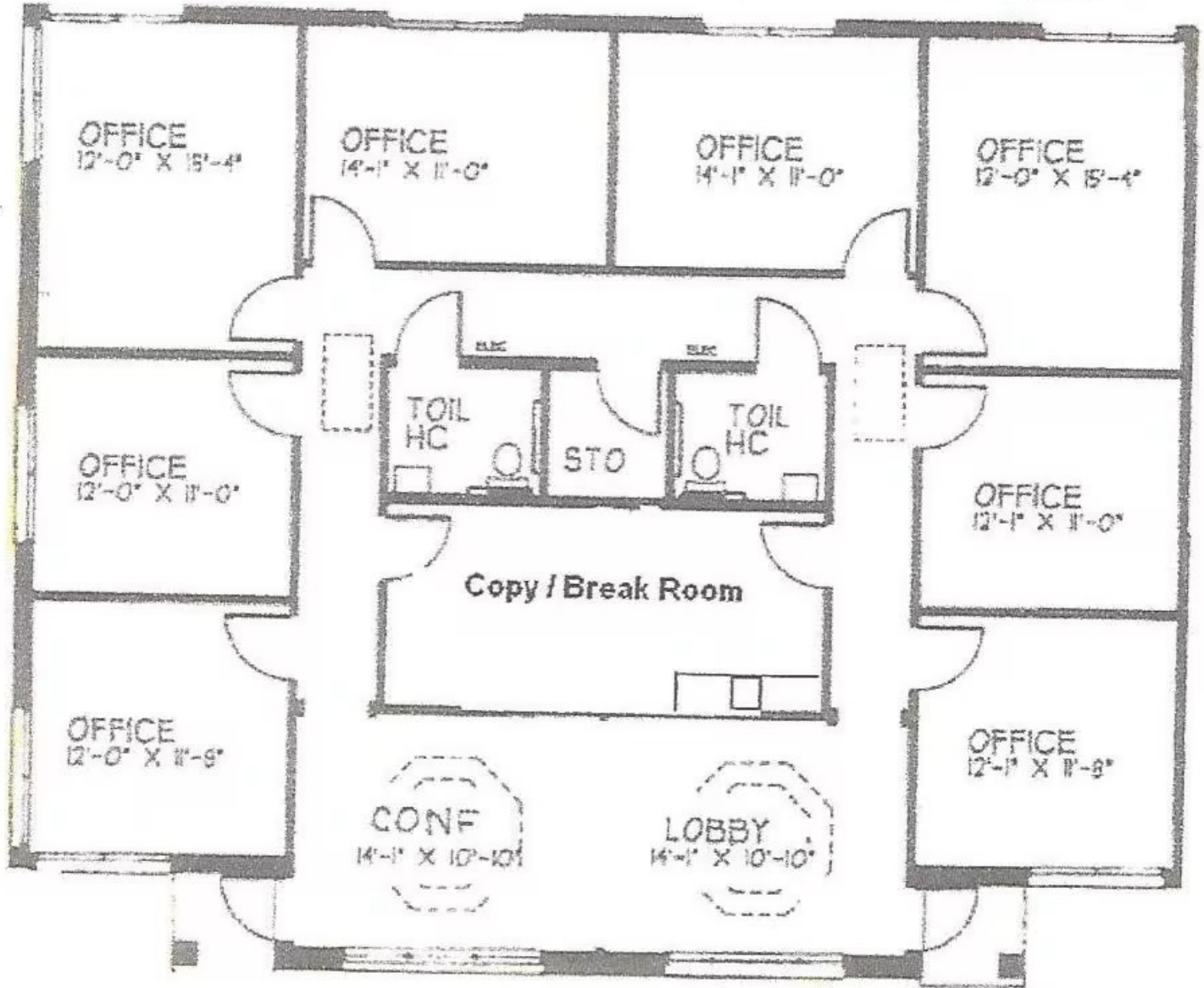
Eric Akers, Broker
Phone: (904) 535-8465
William.e.akers@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be with drawn from the market at any time without notice.

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FLOOR PLAN



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SITE PLAN



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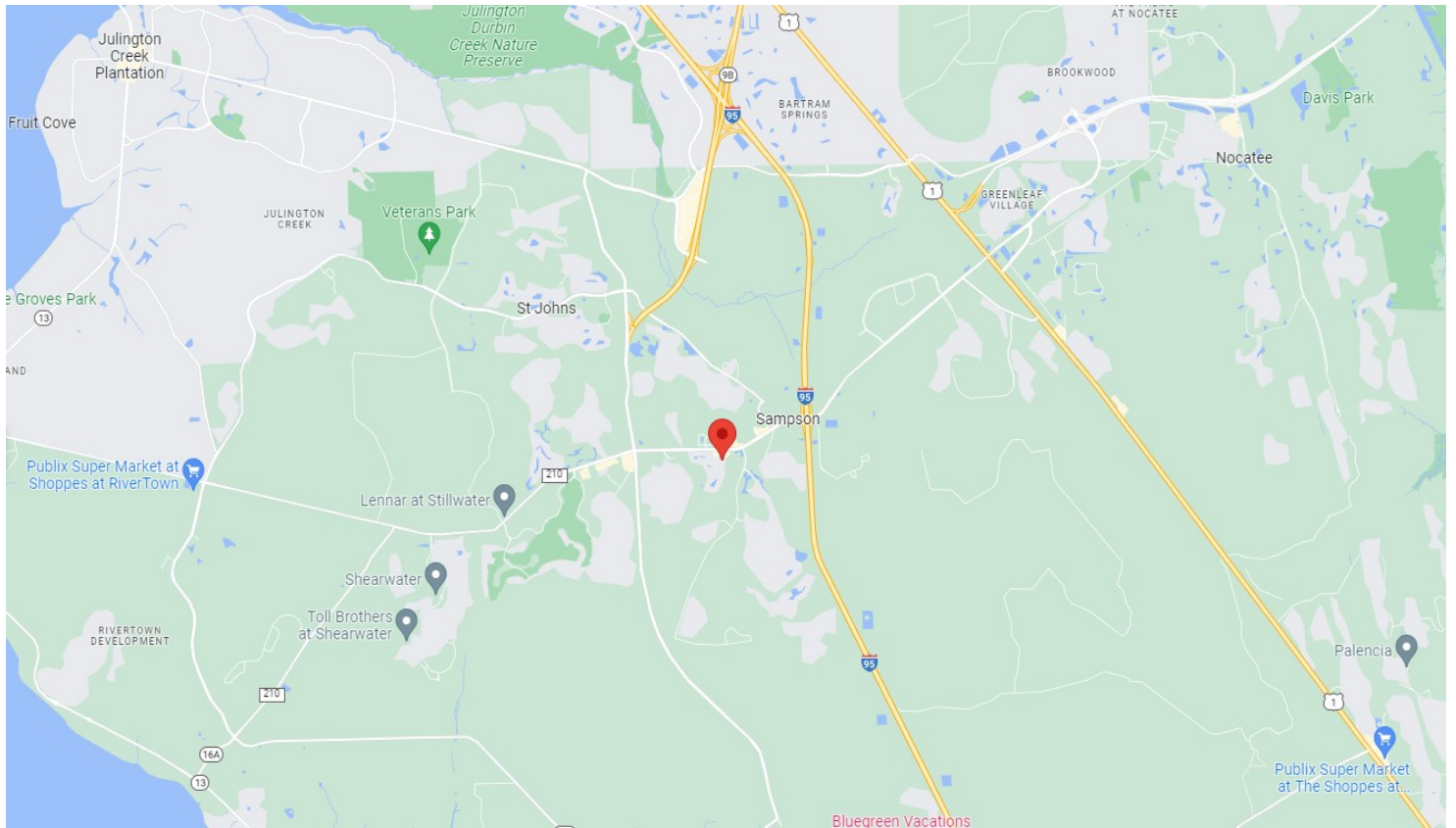
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LOCATION MAP & PHOTOS



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