



DESTIN COMMONS

PREMIUM OFFICE SPACE

AVAILABLE FOR LEASE



WORK IN THE REGION'S

Premier Lifestyle Center



COMPETITIVE
LEASE TERMS
AVAILABLE



Unmatched Amenities, Unbeatable Location

Located on 56 acres and spanning over 650,000 square feet, Destin Commons offers an exceptional mix of retail, dining, and entertainment experiences, along with fully customizable Class-A office spaces all positioned on the stunning Emerald Coast.



Enjoy immediate access to over 500,000 square feet of retail, restaurants and entertainment at Destin Commons.



Convenient and dynamic nature of the Lifestyle Center.



In the center of it all! Unparalleled location, at the foot of the Mid-Bay Bridge and Emerald Coast Parkway (US Highway 98), making it easily accessible from all surrounding areas, as well as Destin-Fort Walton Beach Airport (VPS) and Eglin Air Force Base.



Various office suites and configurations available, including both **turn-key offices and first generation shell space**, to satisfy any tenant's needs and timeline.

OFFICE SQUARE FOOTAGE:

+160K Total Office Space

35K 4300 Legendary Drive
East Building

35K 4100 Legendary Drive
West Building

90K 4008 Legendary Drive
Destin Office Tower

JOIN THESE NOTABLE OFFICE TENANT, AMONG MANY OTHERS:



CLASS A OFFICE

Space in Destin Commons

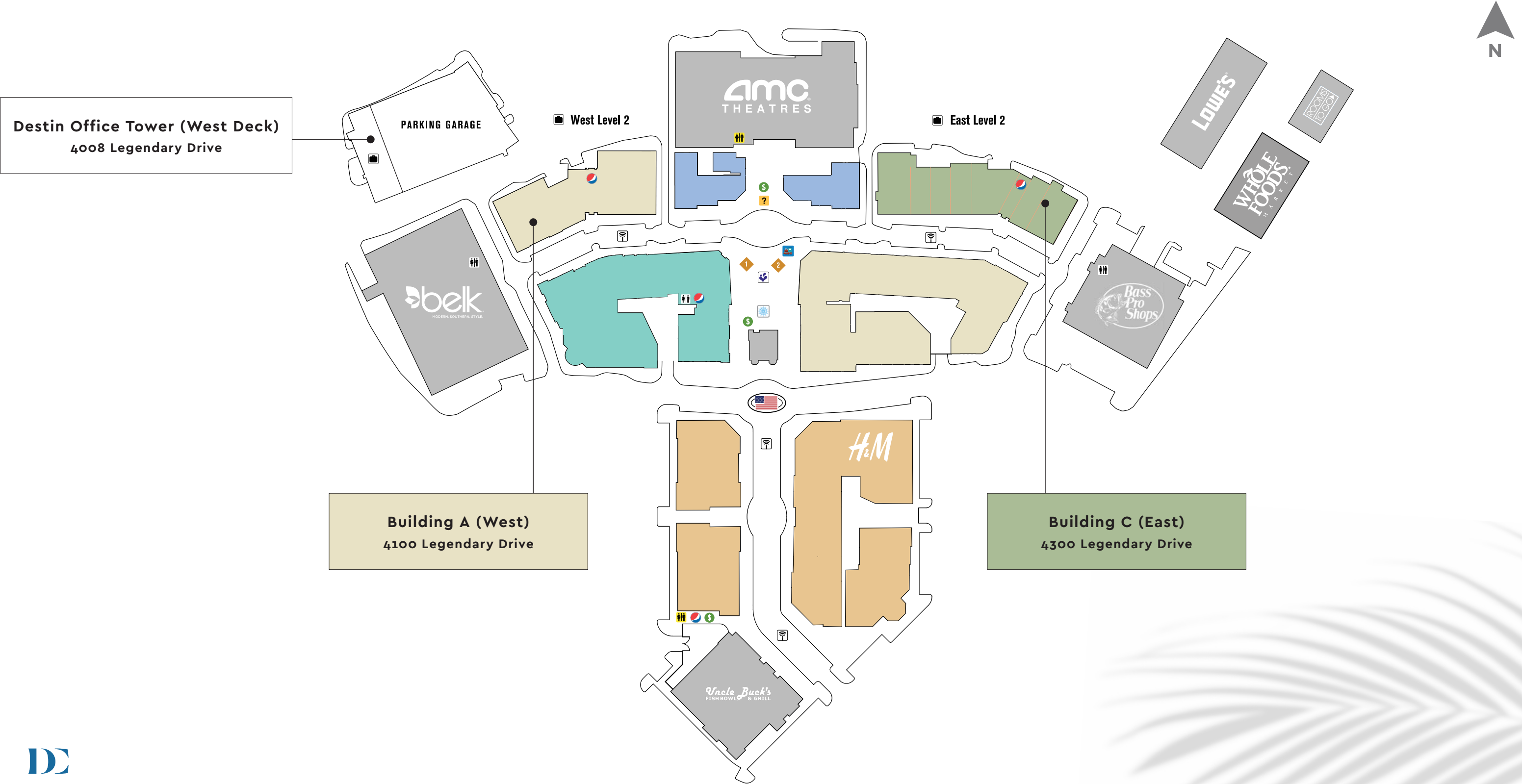
Modern Facilities with Premium Amenities

OFFICE AMENITIES:

- **First-class** common areas
- **Expansive parking**, including 6-story covered structured parking deck
- **24-hour security**
- **On-site** property management
- **Walking distance** to hotels, restaurants, and shopping
- **Competitive lease terms available**, please inquire for additional details



Site Plan



IDEALLY LOCATED

A Space that has it All

OKALOOSA COUNTY STATS:

#15

Ranked Counties to live in Florida

#7

Best School District in Florida

+19.8%

Growth Rate since 2010

+7.8

Million Tourists per Year

#1

Ranked World's Largest Air Force Base

DEMOGRAPHICS:

	5 MIN	10 MIN	15 MIN
POPULATION	2,433	17,261	36,448
DAYTIME POPULATION	9,133	32,428	55,763
HOUSING UNITS	2,339	22,348	33,309
MEDIAN AGE	50	48	46
AVERAGE HH INCOME	\$149,530	\$132,725	\$134,377
SEASONAL POPULATION (BASED ON 3 X HOUSING UNIT)	7,017	67,044	99,927

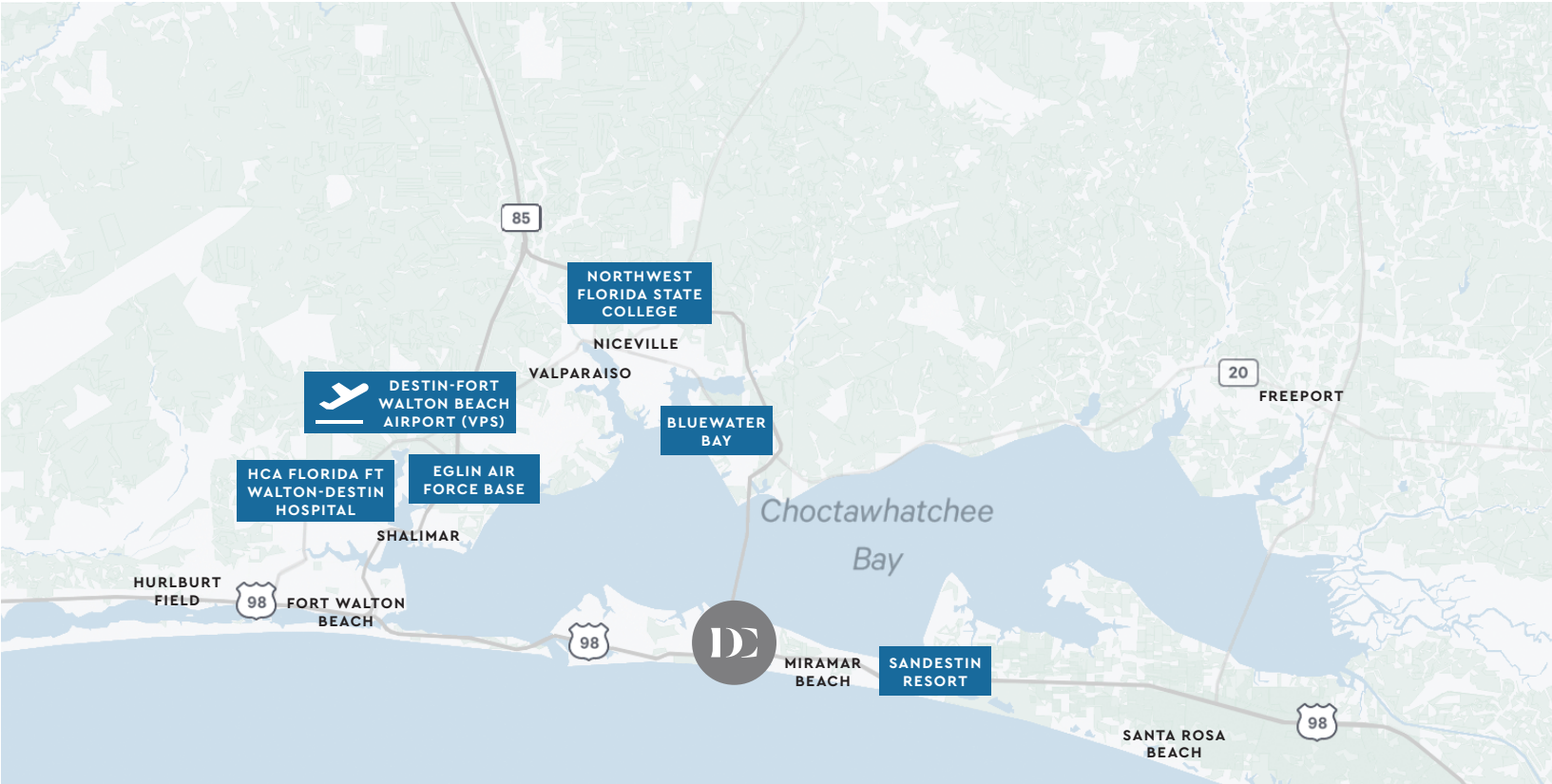


Strategic Location with
Excellent Connectivity

Destin Commons Office Spaces Offer
Unmatched Access to Key Destinations

NEARBY DESTINATIONS

1	MIRAMAR BEACH	5 MILES	8	VALPARAISO	15 MILES
2	SANDESTIN RESORT	6 MILES	9	HCA FLORIDA FORT WALTON-DESTIN HOSPITAL	17 MILES
3	BLUEWATER BAY	7 MILES	10	DESTIN-FORT WALTON BEACH AIRPORT (VPS)	17 MILES
4	NICEVILLE	12 MILES	11	SHALIMAR	18 MILES
5	FORT WALTON BEACH	14 MILES	12	HURLBURT FIELD	18 MILES
6	SANTA ROSA BEACH	14 MILES	13	EGLIN AIR FORCE BASE	18 MILES
7	NORTHWEST FLORIDA STATE COLLEGE	14 MILES	14	FREEPORT	23 MILES



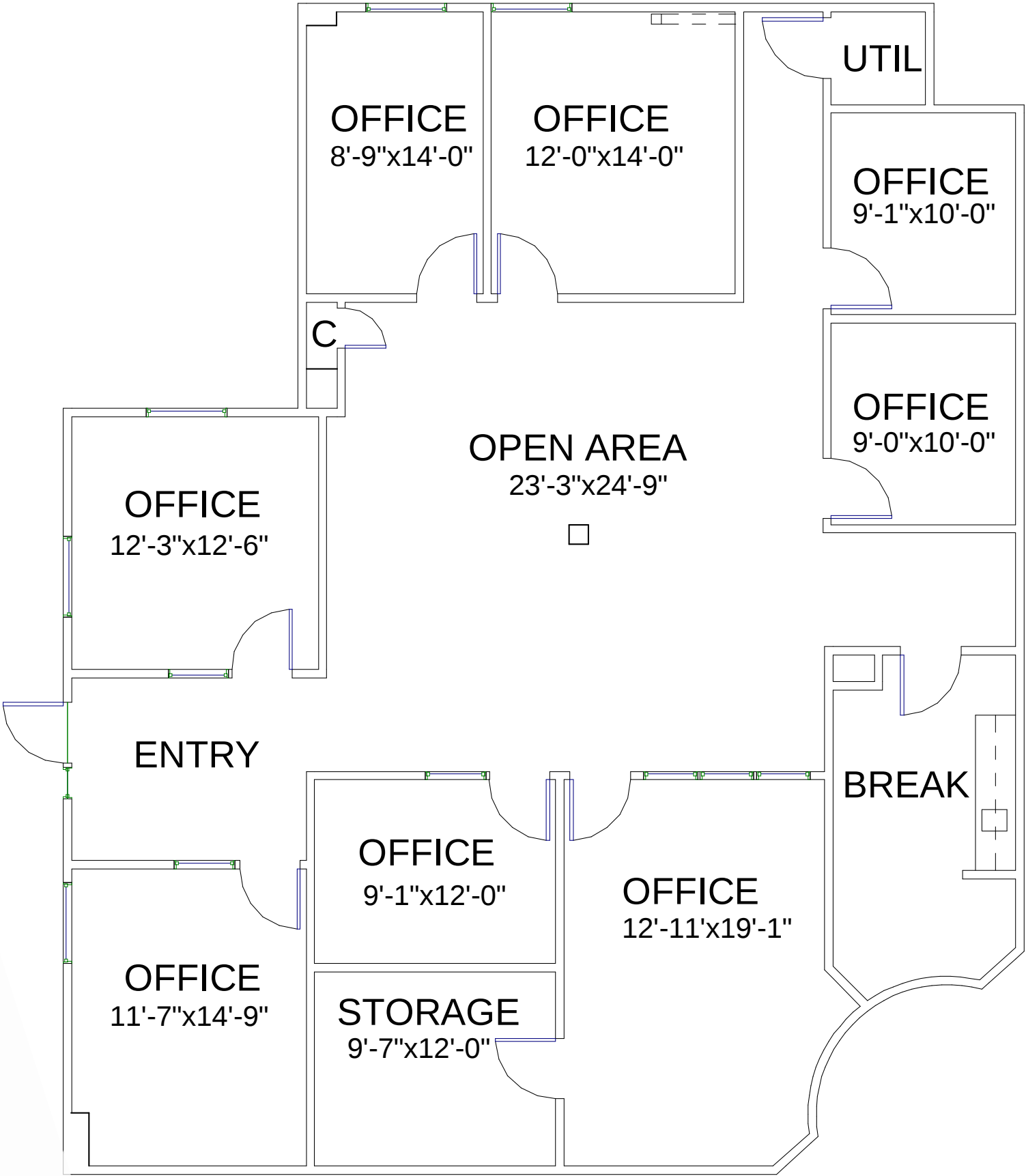
SUITE C 280

2,737 RSF

4300 Legendary Drive
Building C/East Building

SPACE DETAILS:

- Ready for immediate occupancy, move-in ready condition
- Convenient, free employee parking available
- 24 hour security
- On-site property management



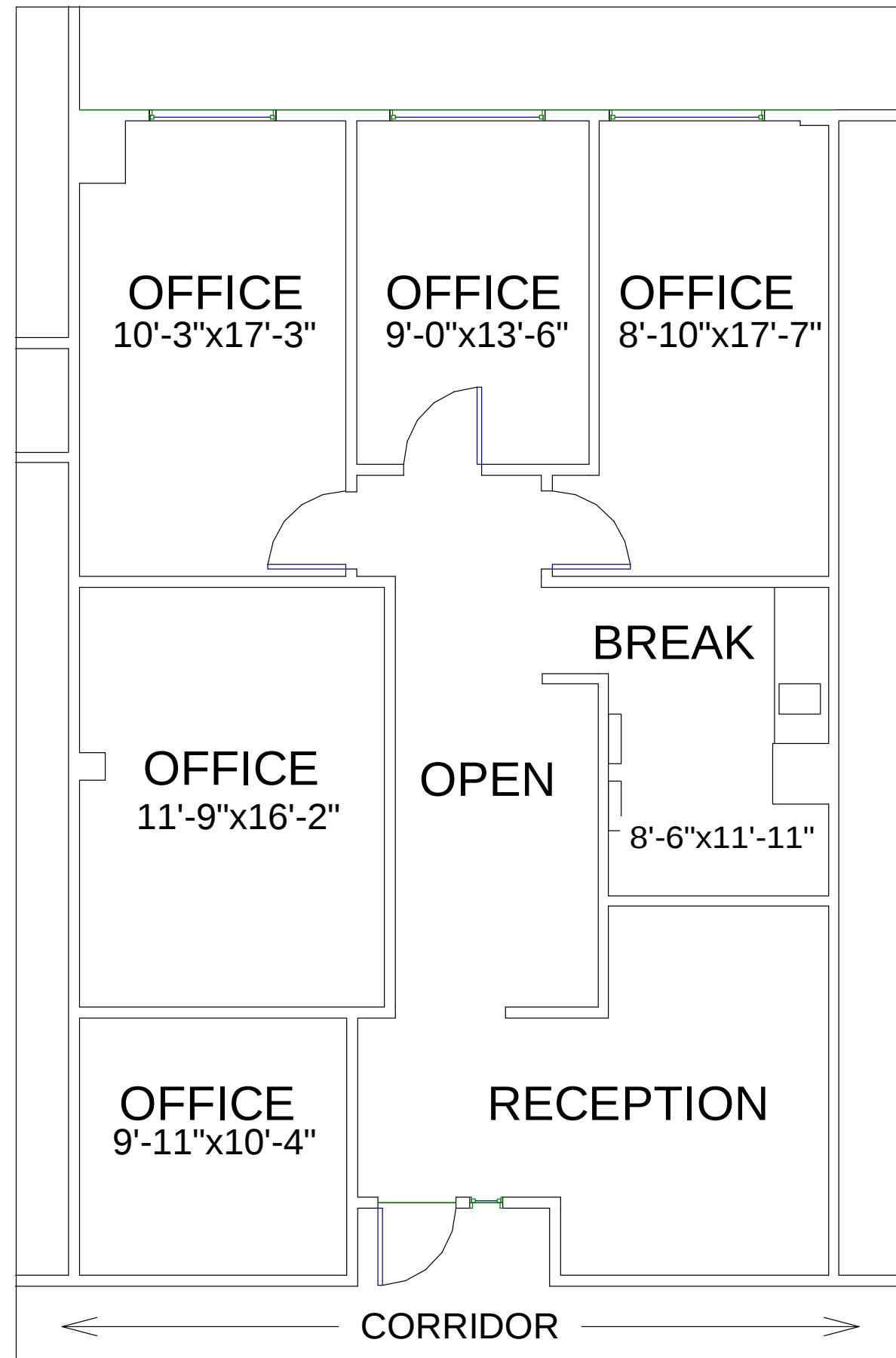
SUITE C 202

1,502 RSF

4300 Legendary Drive
Building C/East Building

SPACE DETAILS:

- Ready for immediate occupancy, move-in ready condition
- Convenient, free employee parking available
- 24 hour security
- On-site property management



AVAILABLE
FOR LEASE



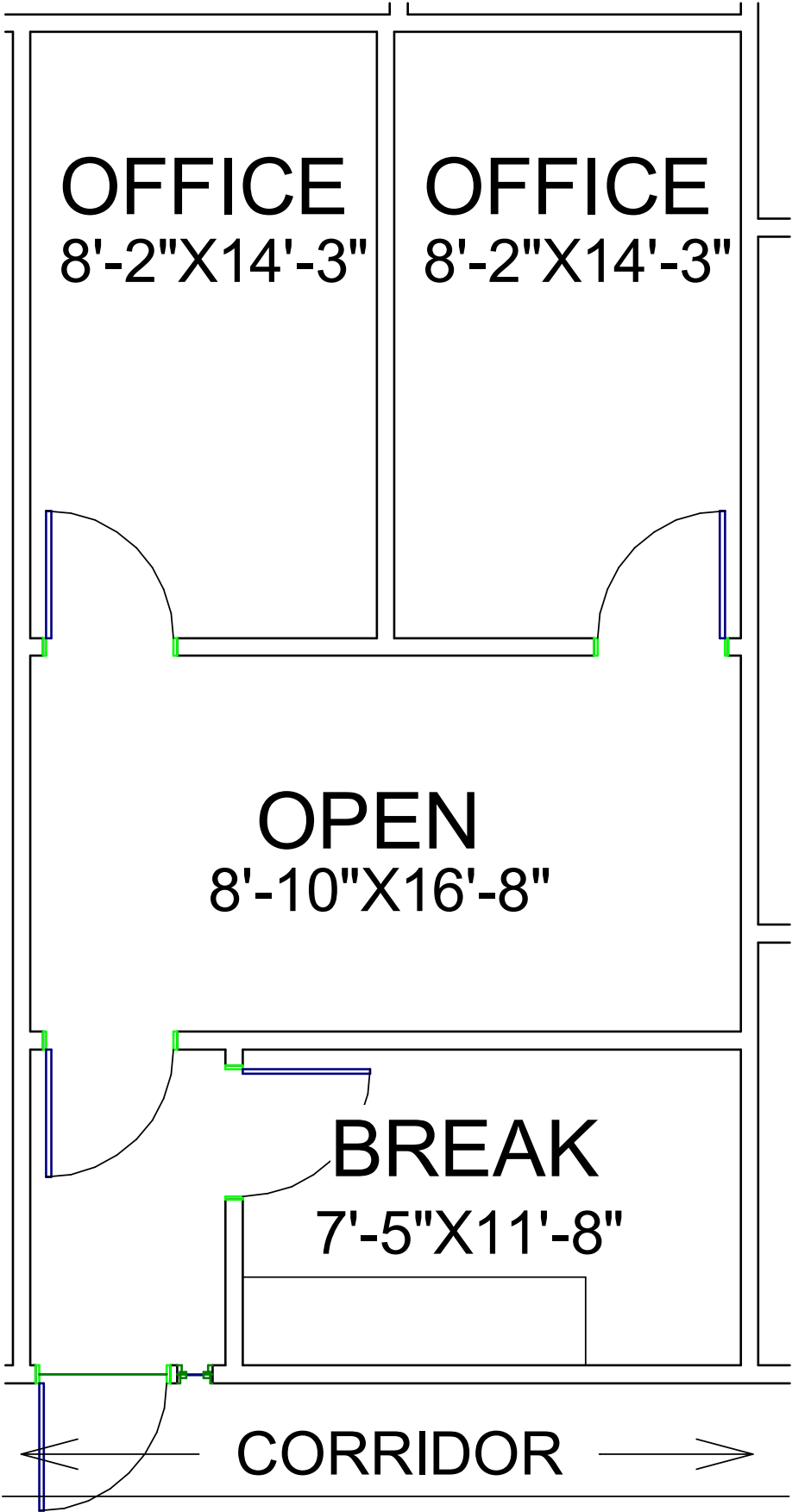
SUITE C 204

628 RSF

4300 Legendary Drive
Building C/East Building

SPACE DETAILS:

- Ready for immediate occupancy, move-in ready condition
- Convenient, free employee parking available
- 24 hour security
- On-site property management



AVAILABLE
FOR LEASE



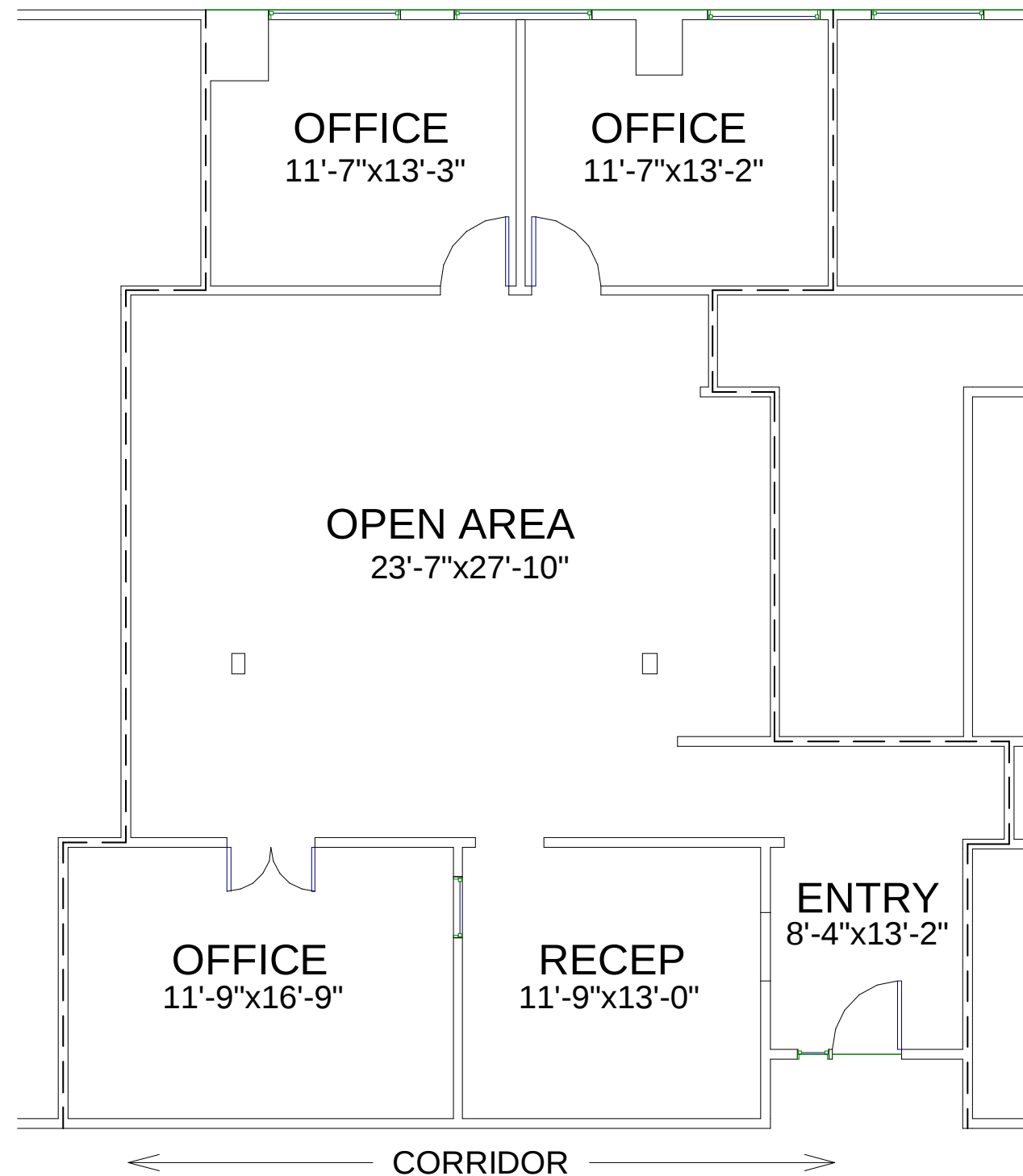
SUITE C 208

1,728 RSF

4300 Legendary Drive
Building C/East Building

SPACE DETAILS:

- Ready for immediate occupancy, move-in ready condition
- Current configuration includes reception area, larger executive office/conference room, 2 standard offices, and open work area
- 24 hour security
- Ample Parking and on-site property management
- Located in the premier lifestyle center, Destin Commons, with multiple restaurants, shops and hotels in walking distance



AVAILABLE
FOR LEASE



SUITE C 225

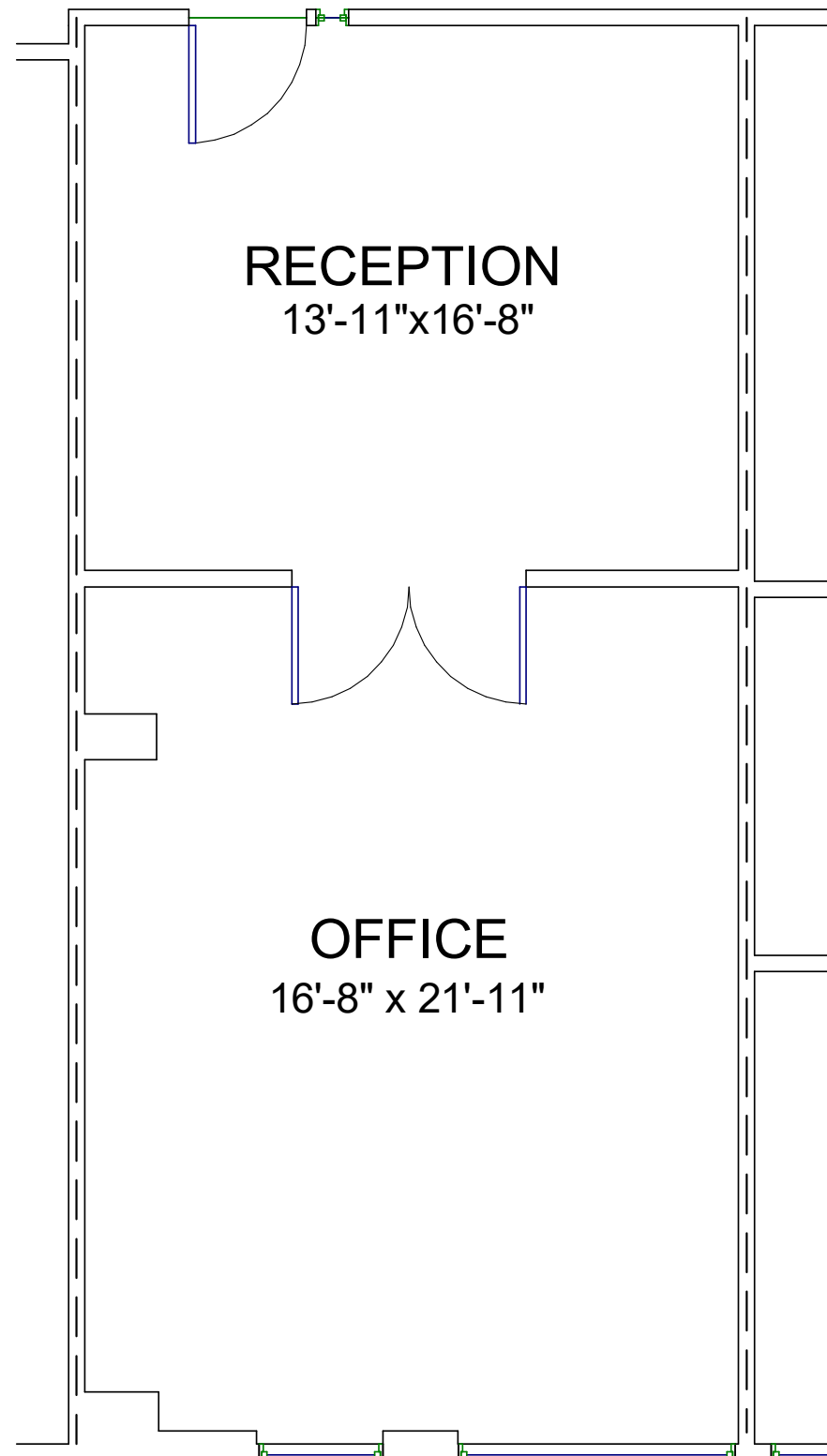
728 RSF

4300 Legendary Drive

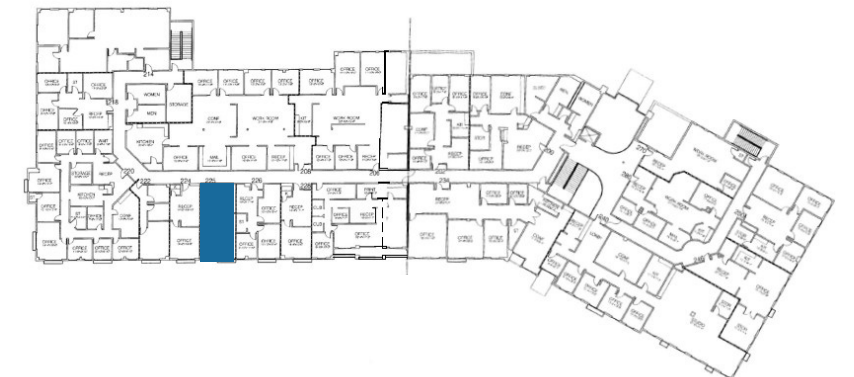
Building C/East Building

SPACE DETAILS:

- Move-in ready office space, perfect for any small office need! Fully built out with reception area and a private office
- Located on the 2nd Floor of the East (C) Building, in the heart of Destin Commons, perched just above the area's premier retailers and restaurants.
- 24 hour security
- On-site property management



AVAILABLE
FOR LEASE



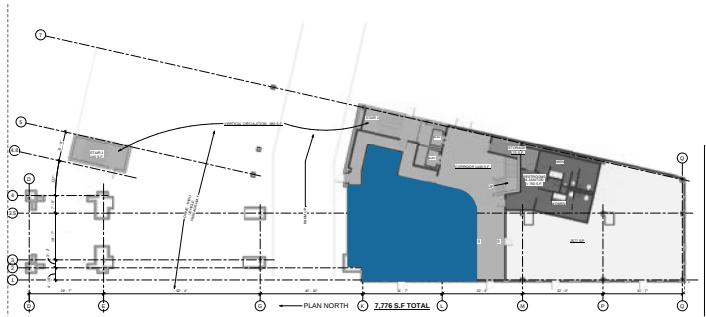
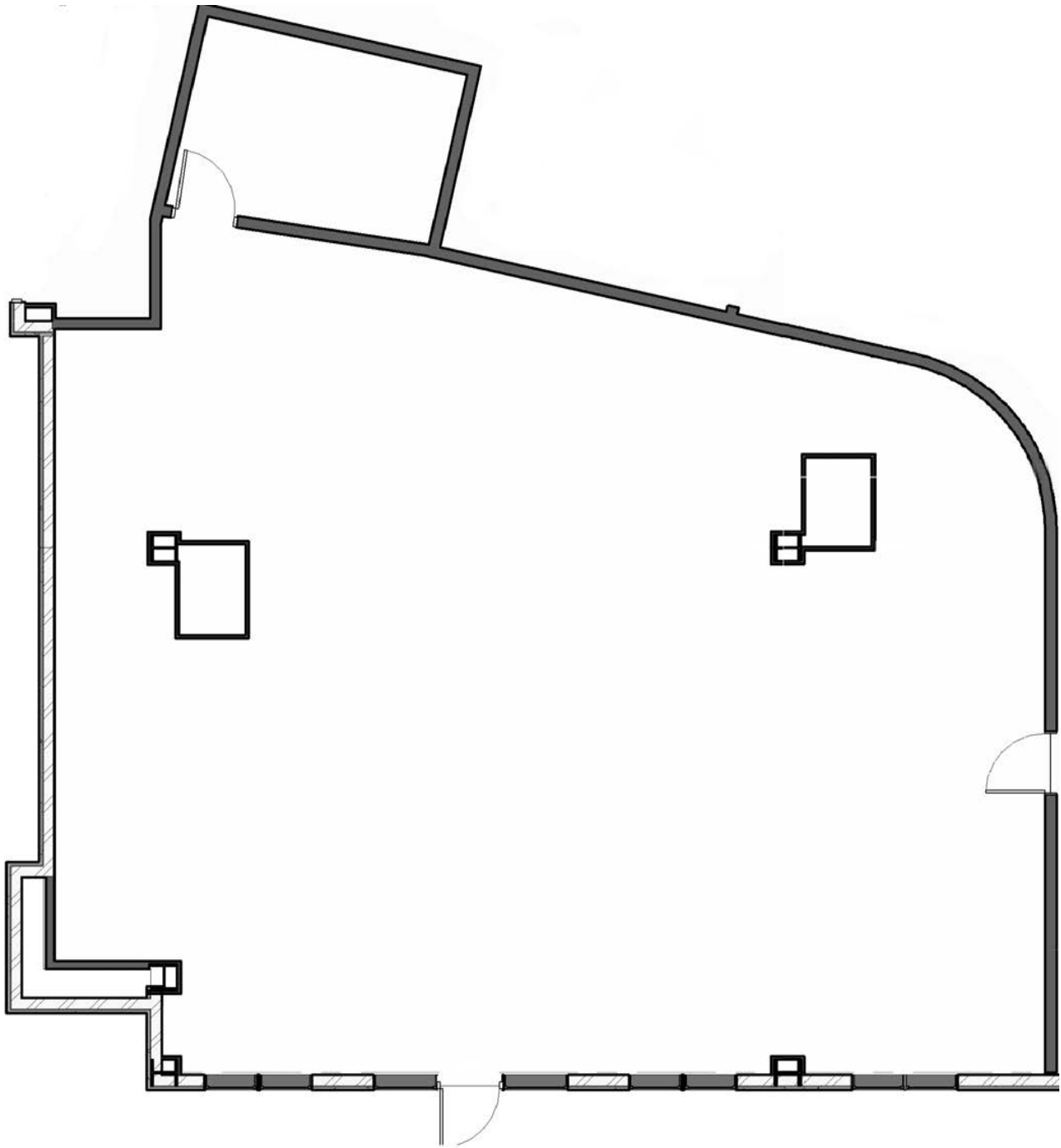
SUITE W 110

2,461 RSF

4008 Legendary Drive
Office Tower/Destin Office Tower

SPACE DETAILS:

- Warm dark shell condition, ready for tenant's preferred build out and finishes
- Ideal for variety of different uses, including office, professional services, fitness, or retail
- Located on the first floor with direct access to the suite, as well as first-class common area lobby.
- Convenient, free covered employee & guest parking available
- 24 hour security
- On-site property management



SUITE W 120

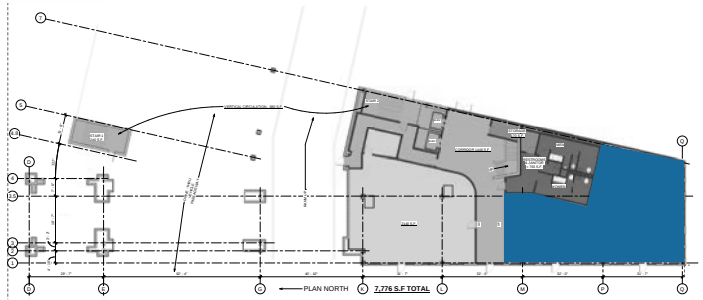
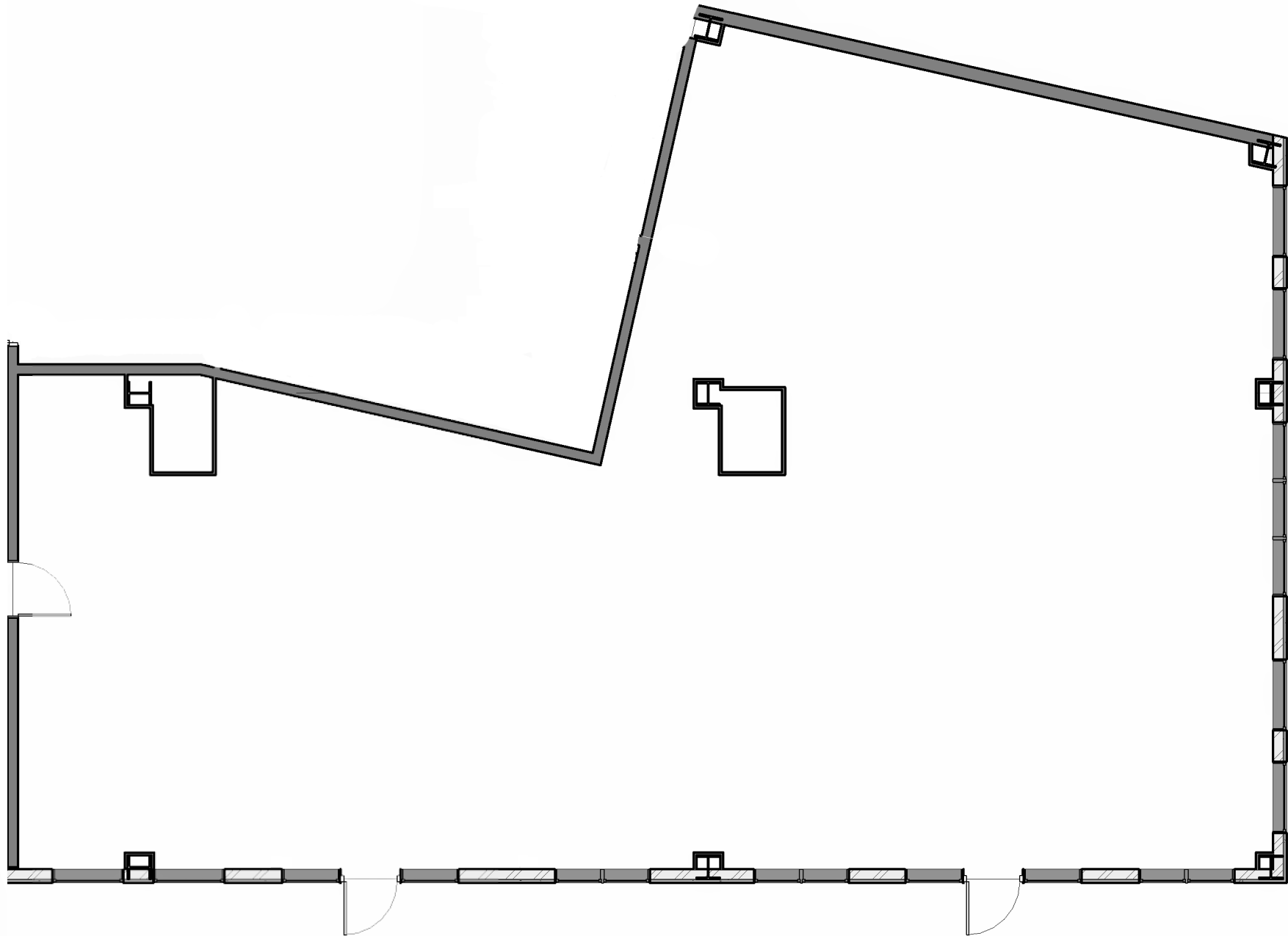
2,964 RSF

4008 Legendary Drive
Office Tower/Destin Office Tower

AVAILABLE
FOR LEASE

SPACE DETAILS:

- Warm dark shell condition, ready for tenant's preferred build out and finishes
- Ideal for variety of different uses, including office, professional services, fitness, or retail.
- Located on the first floor with direct access to the suite, as well as first-class common area lobby.
- Convenient, free covered employee & guest parking available
- 24 hour security
- On-site property management



SUITE W 220

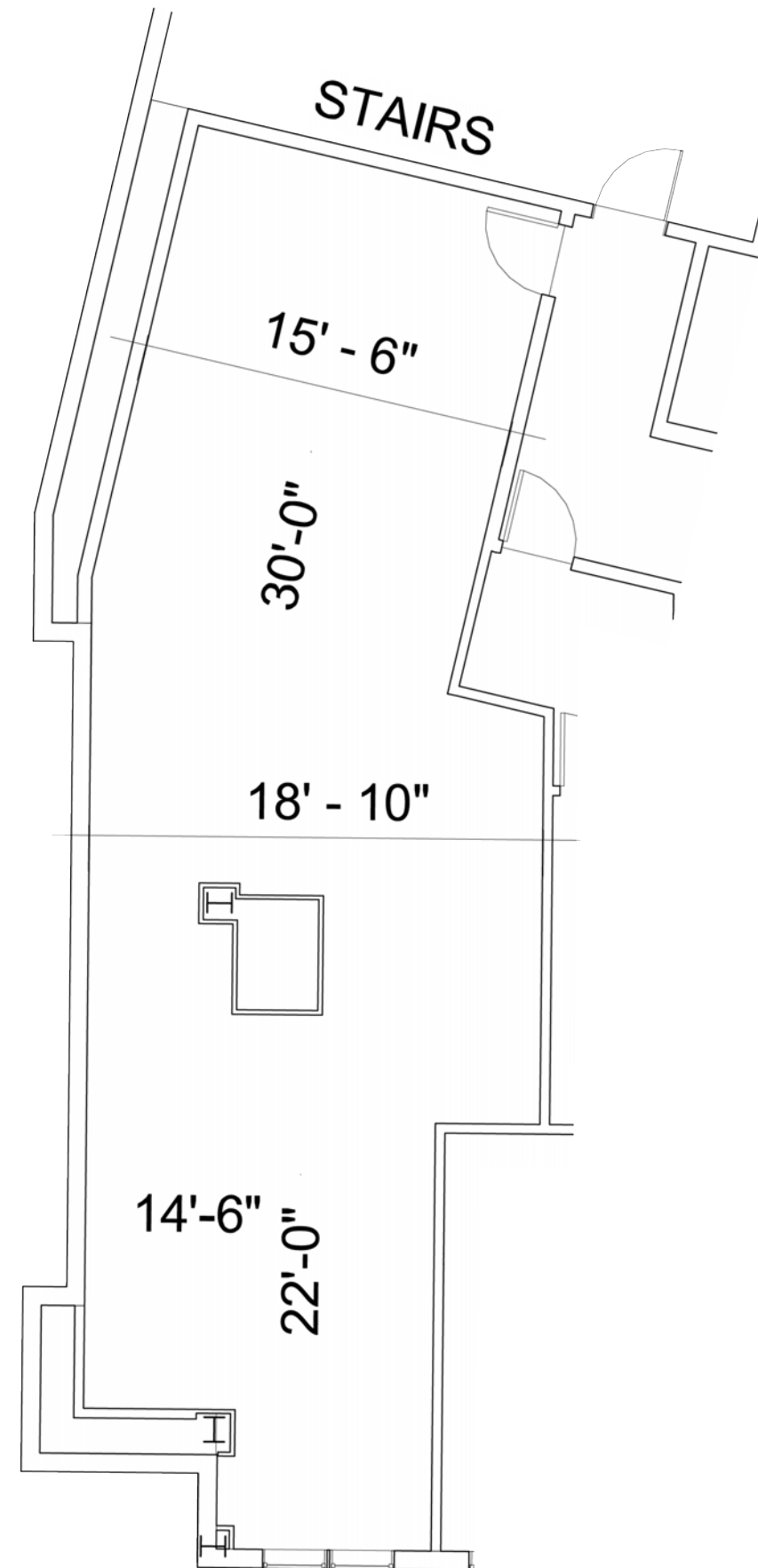
1,055 RSF

4008 Legendary Drive

Office Tower/Destin Office Tower

SPACE DETAILS:

- Premier office space available for lease. Currently in warm shell condition, ready for tenant's specific finishes and needs.
- Conceptual interior floorplans are available.
- Located in the 6-story office tower within the premier lifestyle center, Destin Commons, with multiple restaurants, shops and hotels all within walking distance.
- 24 hour security
- On-site property management



AVAILABLE
FOR LEASE

SUITE W 310

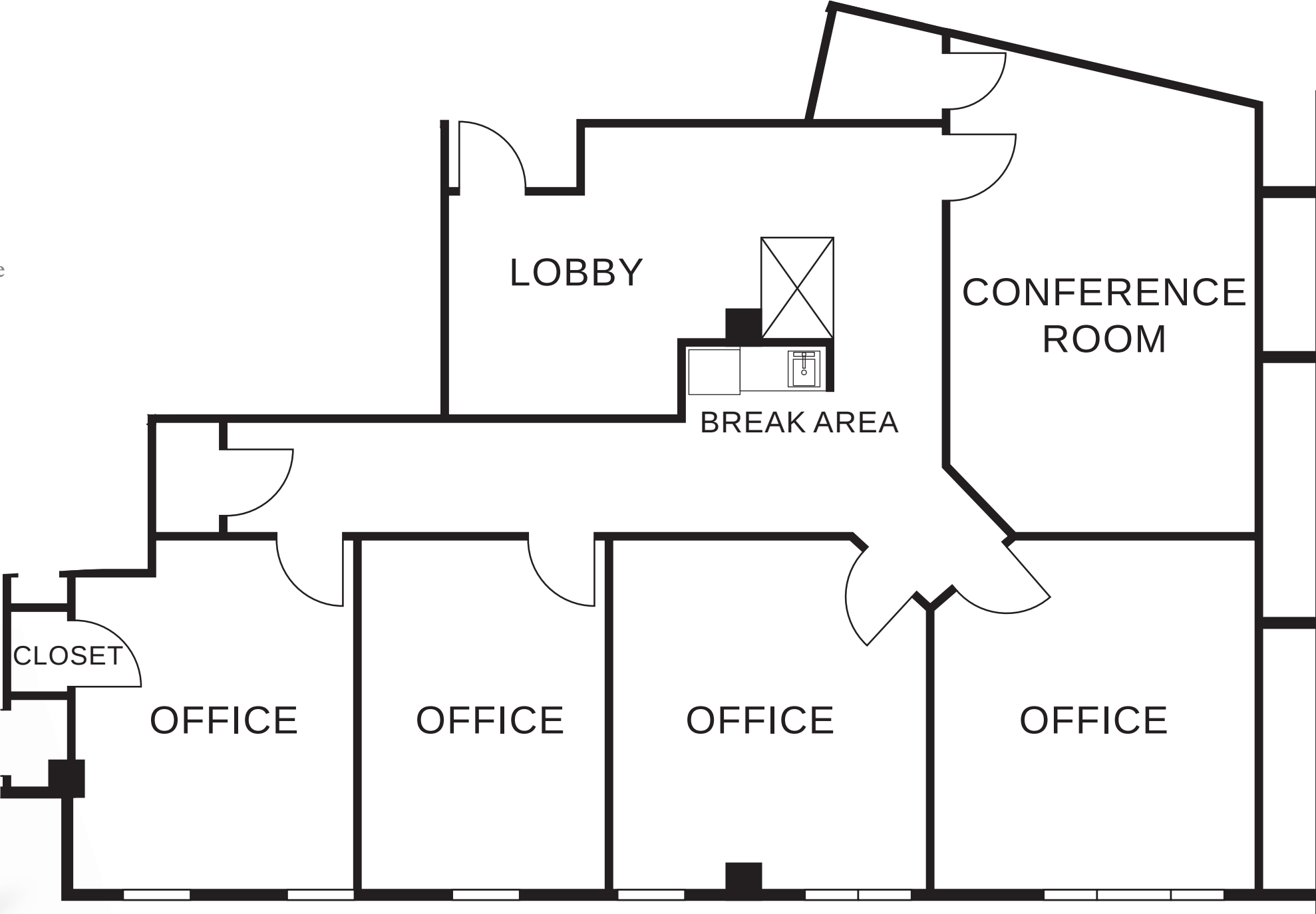
2,162 RSF

4008 Legendary Drive
Office Tower/Destin Office Tower

AVAILABLE
FOR LEASE

SPACE DETAILS:

- Spec office suite with brand new finishes, ready for tenant to move in!
- Located on the 3rd floor of the Destin Office Tower in Destin Commons
- Enjoy the area's only covered structured parking, with direct access to your floor's lobby
- 24 hour security
- On-site property management



SUITE W 320

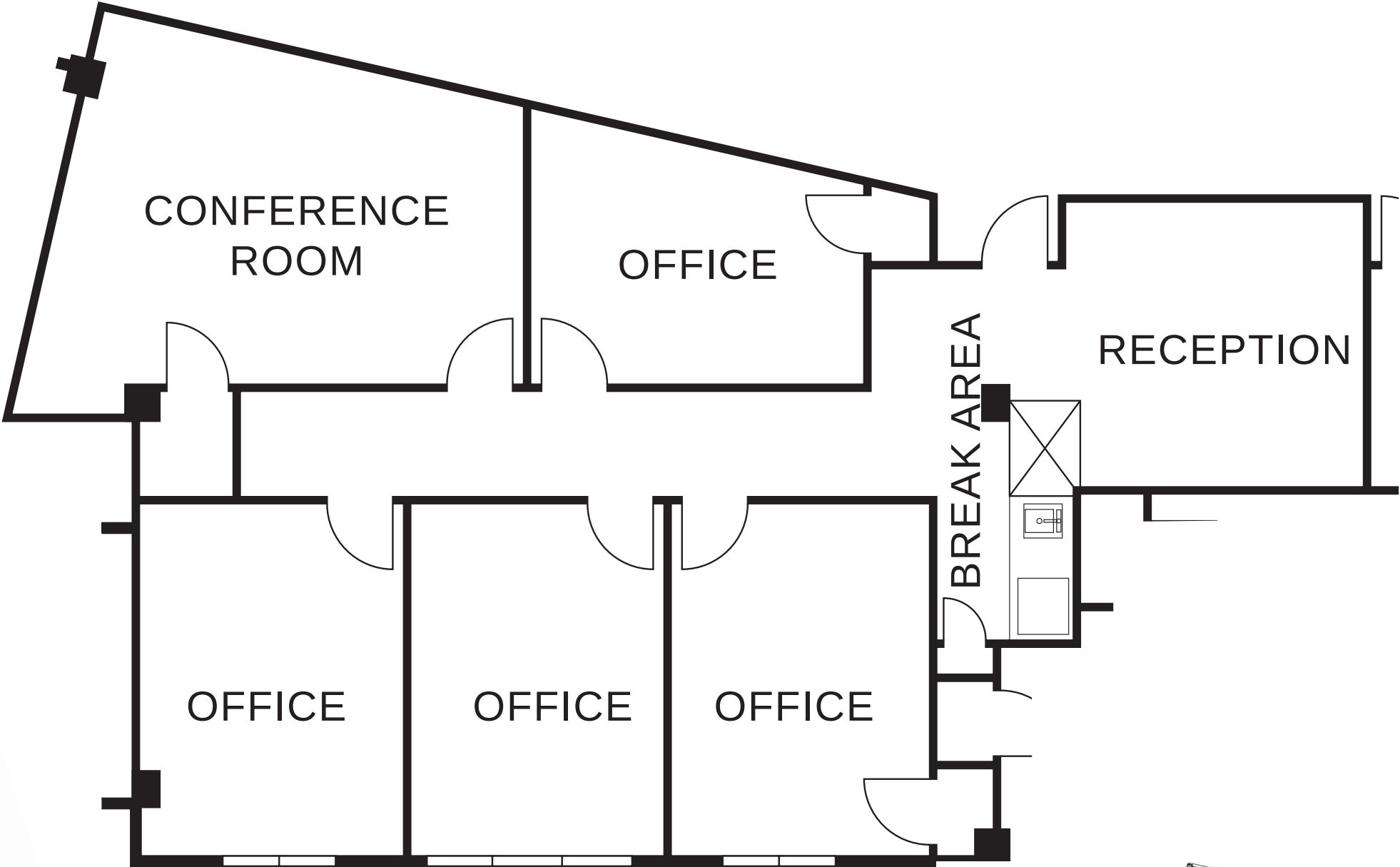
2,083 RSF

4008 Legendary Drive
Office Tower/Destin Office Tower

AVAILABLE
FOR LEASE

SPACE DETAILS:

- Spec office suite with brand new finishes, ready for tenant to move in!
- Located on the 3rd floor of the Destin Office Tower in Destin Commons
- Enjoy the area's only covered structured parking, with direct access to your floor's lobby
- 24 hour security
- On-site property management



SUITE W 500

2,500 - 5,156 RSF

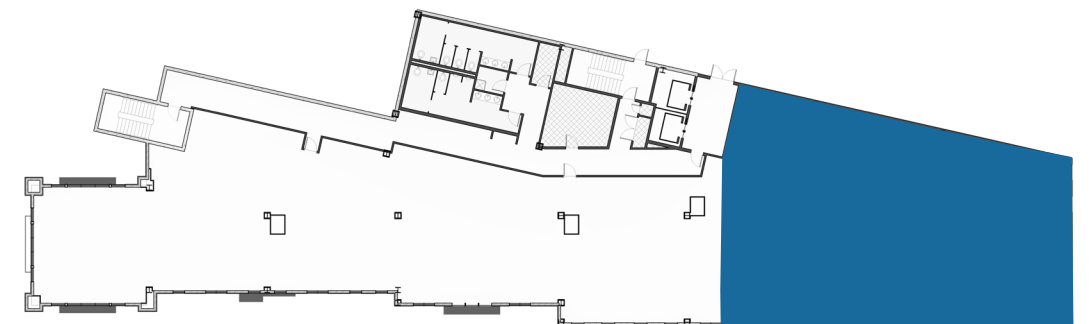
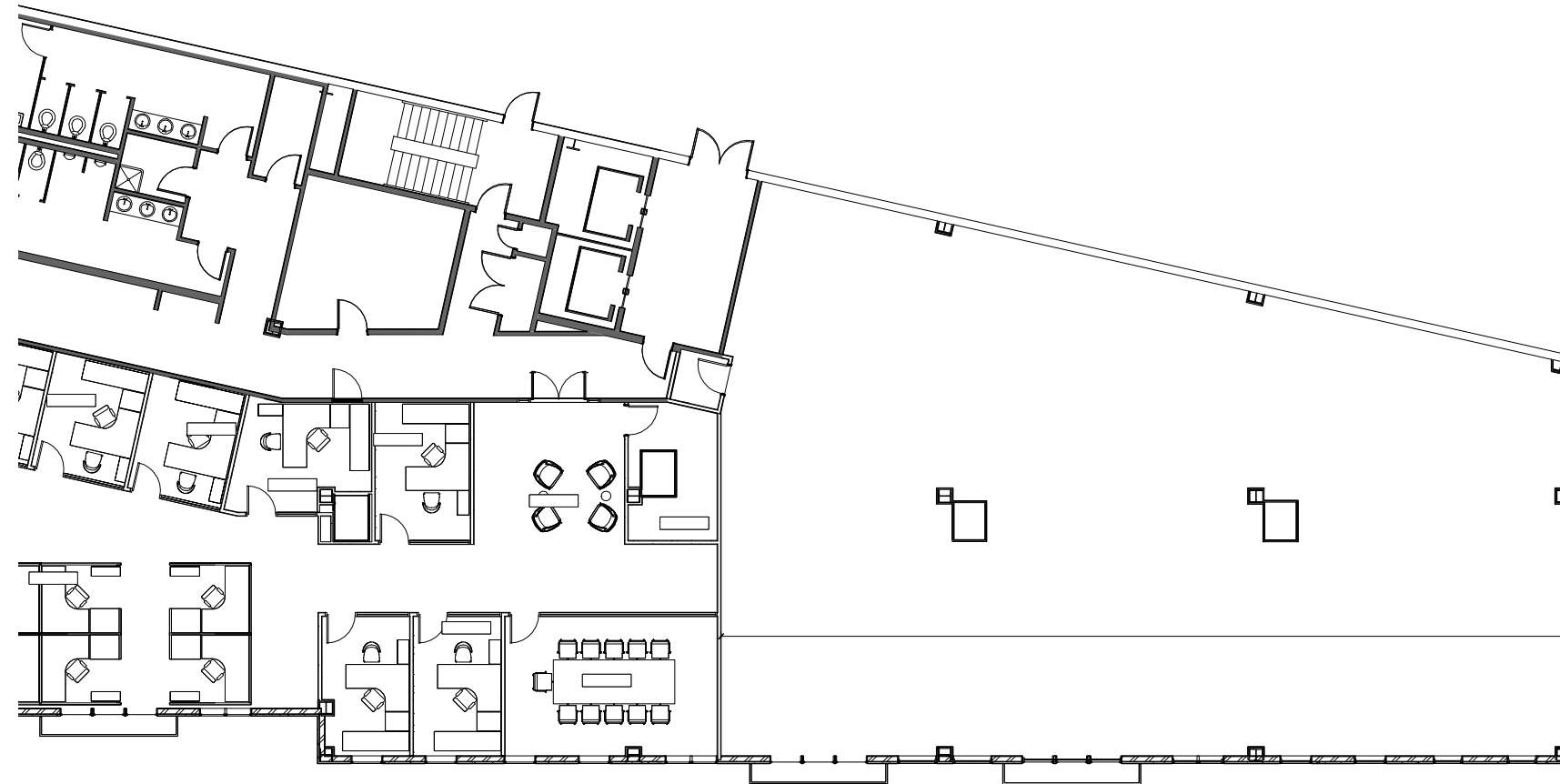
4008 Legendary Drive

Office Tower/Destin Office Tower

AVAILABLE
FOR LEASE

SPACE DETAILS:

- Warm dark shell condition, ready for tenant's preferred build out and finishes, can be sub-divided to accommodate 2,500 square feet up to 5,156 square feet
- Perched on the 5th floor of the Destin Office Tower, enjoy unparalleled views of the Choctawhatchee Bay and neighboring golf courses
- Enjoy the area's only covered structured parking, with direct access to your floor's lobby
- 24 hour security
- On-site property management



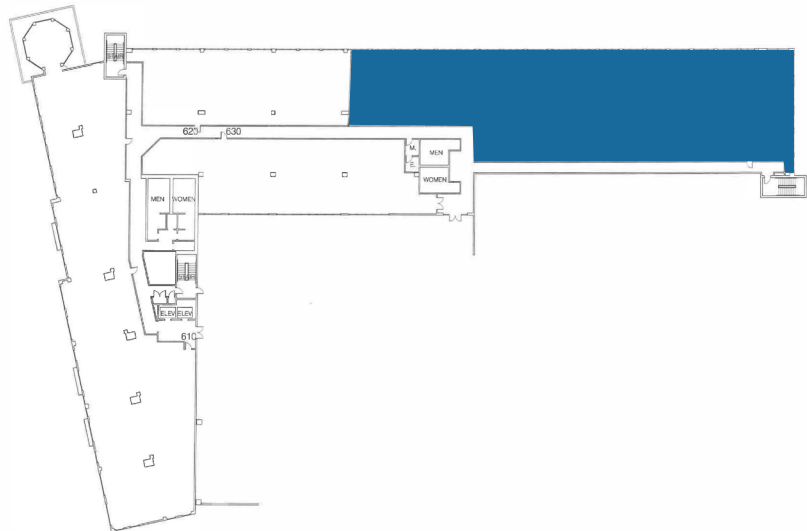
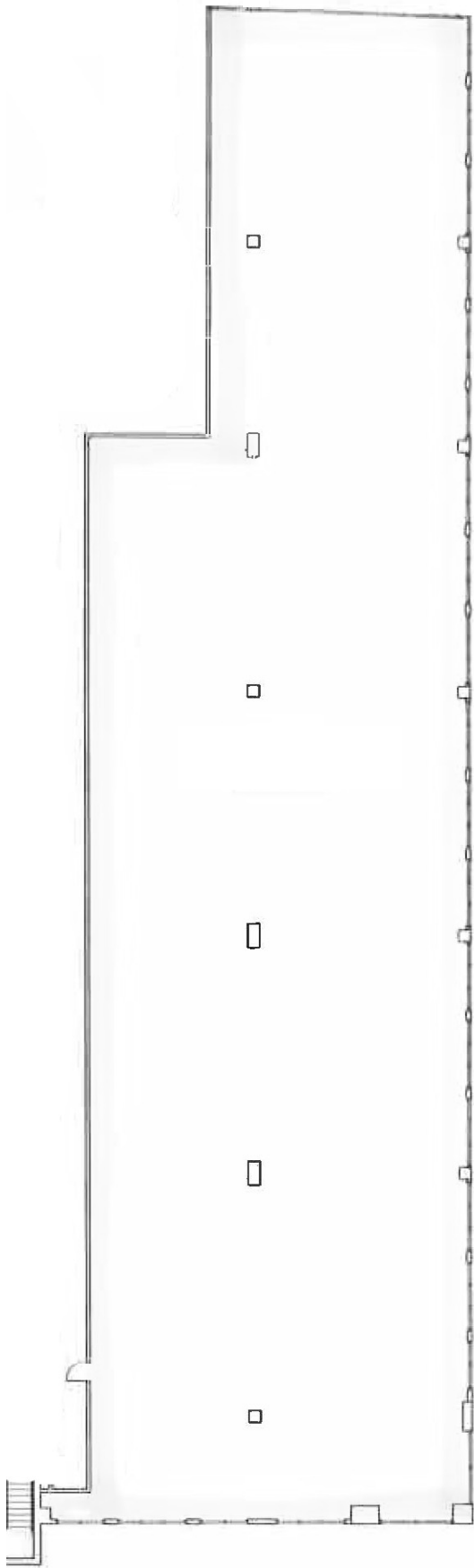
SUITE W 650

5,000 - 17,363 RSF

4008 Legendary Drive
Office Tower/Destin Office Tower

SPACE DETAILS:

- Premier office space available for lease, located on the 6th floor of the Destin Office Tower building, with uncomparable panoramic window views! Currently in warm dark shell condition, ready for tenant's specific finishes and needs.
- The Destin Office Tower is a 6-story office tower within the premier lifestyle center, Destin Commons, with multiple restaurants, shops and hotels all within walking distance.
- 24 hour security
- On-site property management





CONTACT US FOR MORE INFORMATION:

ELIZABETH FORSYTHE

First Vice President

+1 850 585 5290

elizabeth.forsythe@cbre.com

TOM WATSON

Senior Vice President

+1 850 527 3524

thomas.watson@cbre.com

SAM HERRERA

Associate

+1 904 630 6365

sam.herrera@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Some content was originally generated by GenAI and modified by the author.

CBRE