

OFFICE FOR LEASE

1650 US HIGHWAY 1 S, ST AUGUSTINE, FL 32084



LEASE RATE: \$40/SF + NNN



Property Overview



LICENSED REAL ESTATE BROKER



OFFICE



4,000 TOTAL
SQ FT



COMMERCIAL
MEDIUM
INTENSITY



ST. AUGUSTINE

Available now: a 4,000 SF second-floor suite in a 2022-built Class A property along US-1, with sweeping Intercoastal views through walls of large windows that flood the space with natural light. The layout offers exceptional flexibility, anchored by a soundproof 2,000 SF conference area that can operate as one grand meeting room or be divided into three separate conference rooms to suit your needs. A large reception and lobby area with secured, dedicated entrances creates a polished first impression for clients. The suite includes a spacious break room with a full kitchen. Practical touches round out the space, including an elevator, two stair accesses, a dedicated IT room wired with CAT5 and a large storage room for supplies and equipment. Currently occupied by a law firm, the suite is equally well-suited for professional office use. Two bathrooms complete this move-in-ready, upstairs space in one of St. Augustine's most desirable corridors. The property has ample parking.



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Property Highlights



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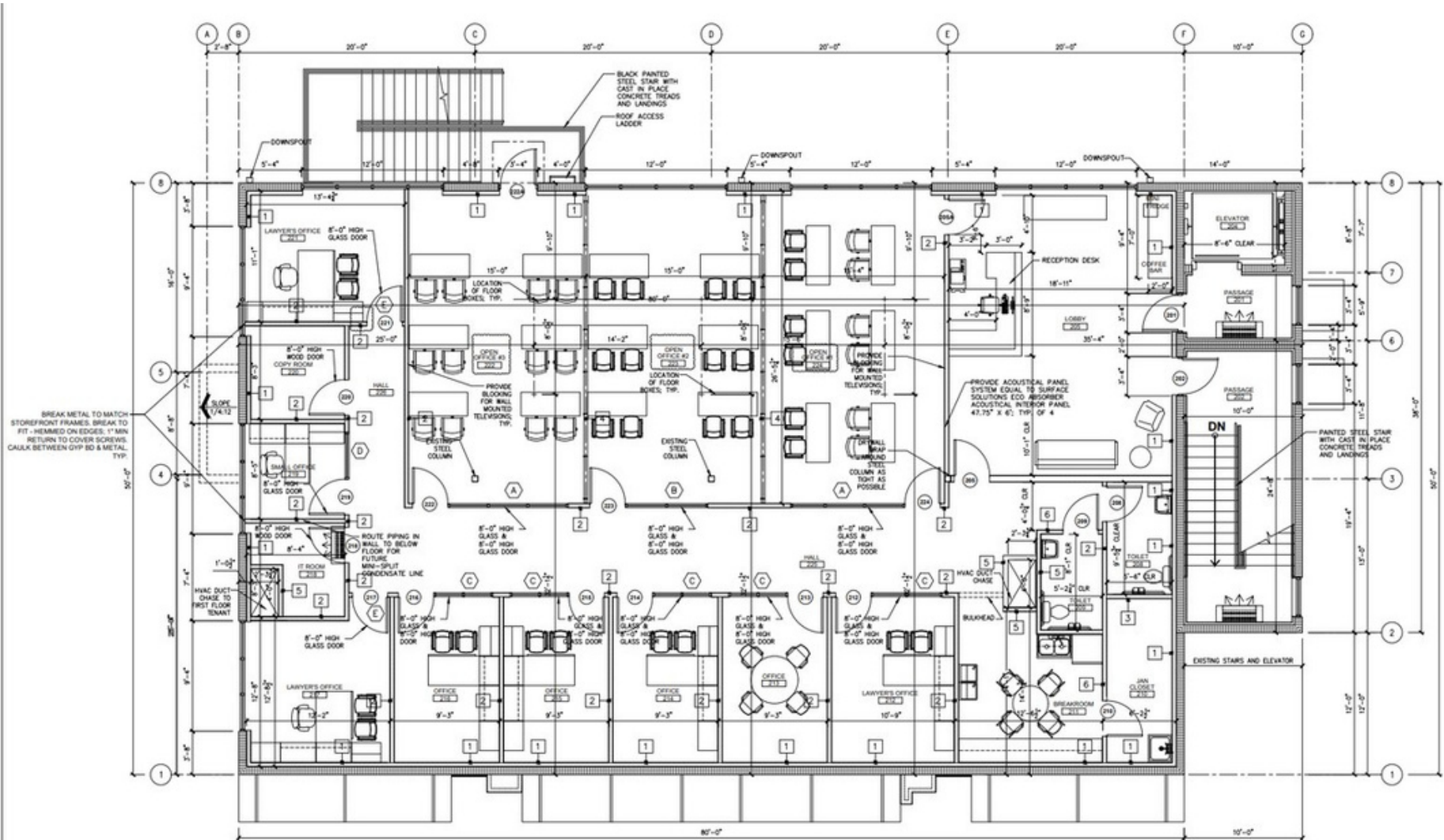
- **GROSS OFFICE AREA - 4,000 SF**
 - **TWO STORIES**
 - **8 OFFICES**
 - **LARGE RECEPTION AREA / LOBBY AREA**
 - **2 BATHROOMS**
 - **1 BREAKROOM**
 - **3 CONFERENCE ROOMS THAT CAN BE CONVERTED TO 1 LARGE CONFERENCE ROOMS**
 - **1 PRINTER/SUPPLY ROOM**
 - **IT CLOSET**
- **INTERCOASTAL VIEWS**
- **2ND FLOOR SPACE**
- **ELEVATOR ACCESS**
- **CLASS A SPACE CONSTRUCTED IN 2022**
- **CURRENTLY USED BY A LAW FIRM**



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Floor Plan



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



DISCLAIMER: This floor plan is a conceptual drawing and should not be used for construction purposes. It is intended for informational purposes only. The owner and architect assume no liability for the accuracy or completeness of this information. All dimensions and notes are subject to change without notice. This floor plan is not to be used for any other purpose without the express written consent of the owner and architect.

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Photos

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Aerial Map



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