

## 130 Land Grant St

130 Land Grant St, Saint Augustine, FL 32092



**Buy.  
Sell.  
Invest.**

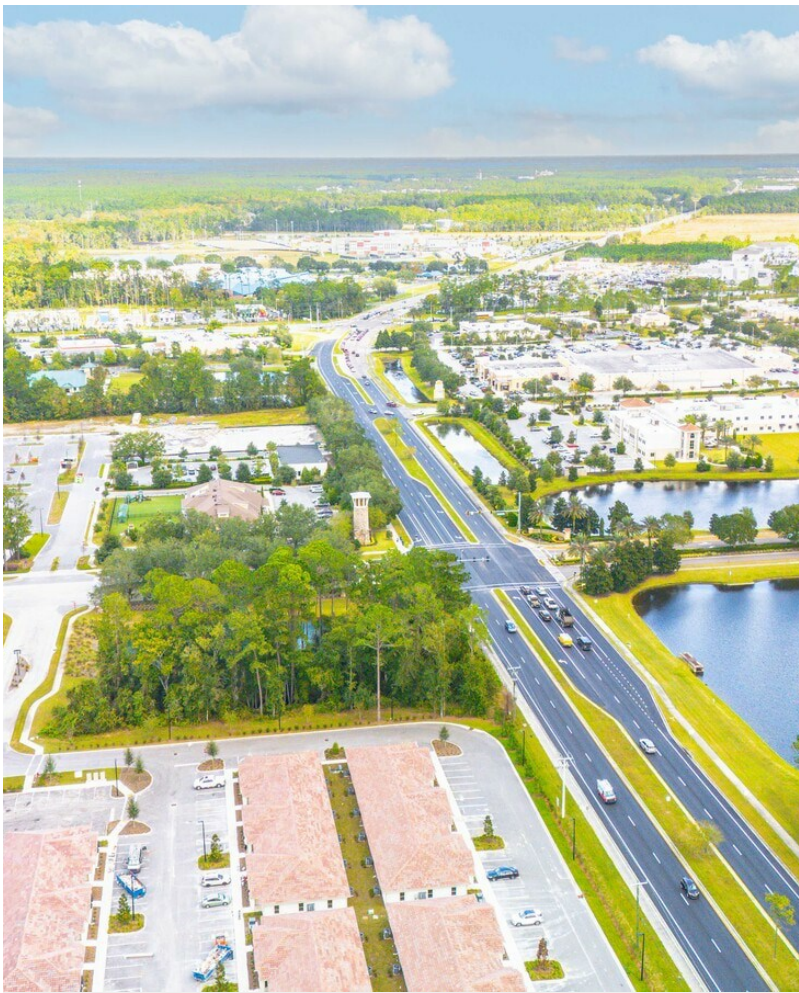
**Nathan Siva**

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(904) 305-1838



# 130 Land Grant St

\$29.00 /SF/YR

Now available for lease in a prime St. Augustine location—130 Land Grant Street, Unit 5 offers a versatile and professional brand new office condo ideal for a wide range of businesses. Featuring five individual private office rooms, a welcoming reception/lobby area, and a clean, functional layout, this space is perfectly suited for dental or medical professionals, law firms, real estate brokerages, engineering firms, property management companies, and more. Nestled in the fast-growing World Golf Village corridor, with easy access to I-95 and major surrounding developments, this location provides both visibility and convenience. Whether you're expanding, relocating, or launching your business, this office delivers a move-in ready solution in one of Northeast Florida's most desirable areas. Schedule a tour today to see how this space can support your success....

- Prime location with lots of parking. Easy access



Rental Rate:	\$29.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	7,400 SF
Year Built:	2024
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	\$2.42 /SF/MO

## 1st Floor Ste 5

Space Available	1,200 SF
Rental Rate	\$29.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

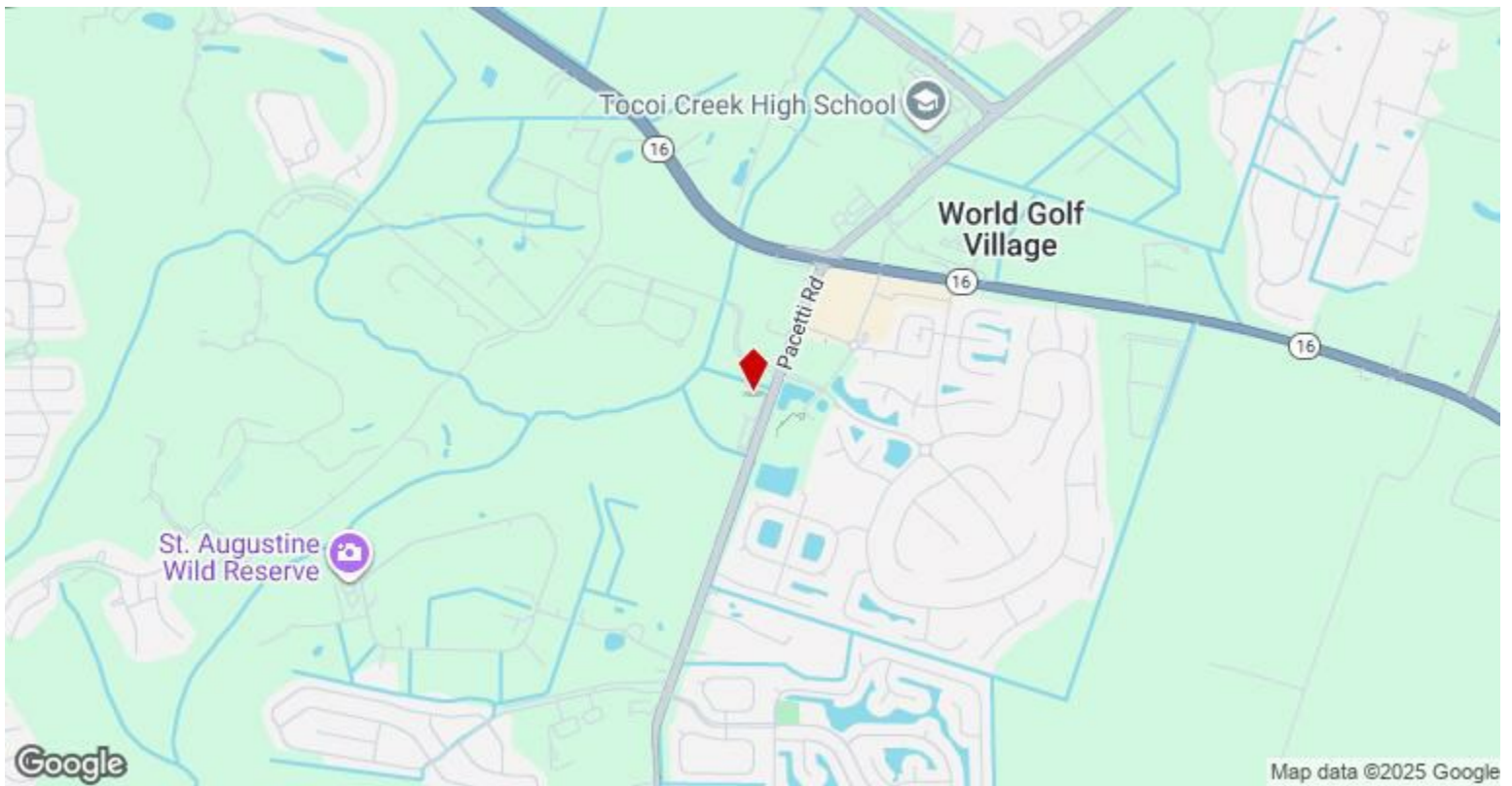
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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Family First Chiropractic, P.C.	-	February 2030
Ramki Groups LLC	-	



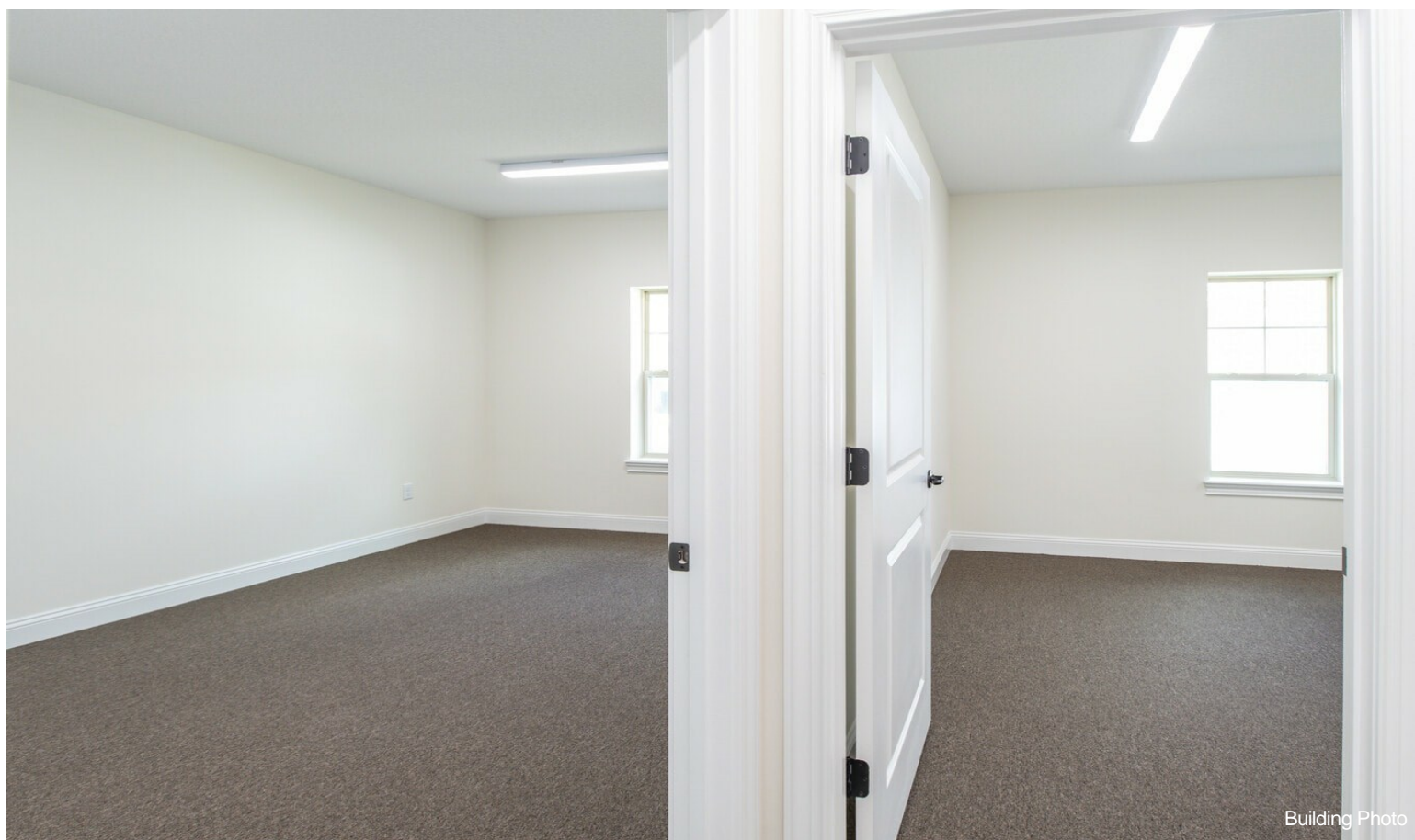
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# Property Photos



# Property Photos



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Building Photo



Building Photo

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Building Photo



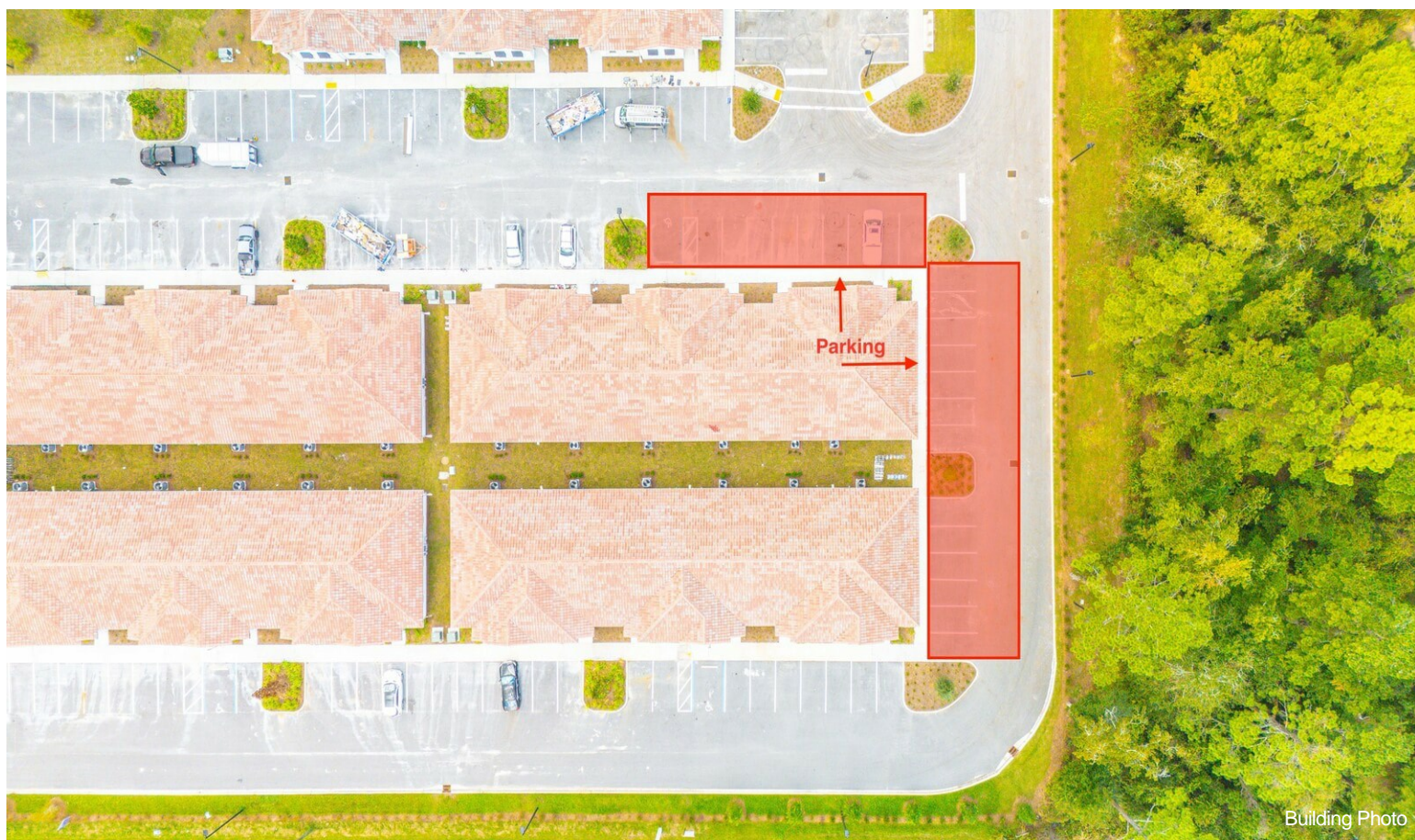
Building Photo

# Property Photos



Pacetti Road AADT 18,400

Building Photo



Parking

Building Photo

# Property Photos



Interior Photo

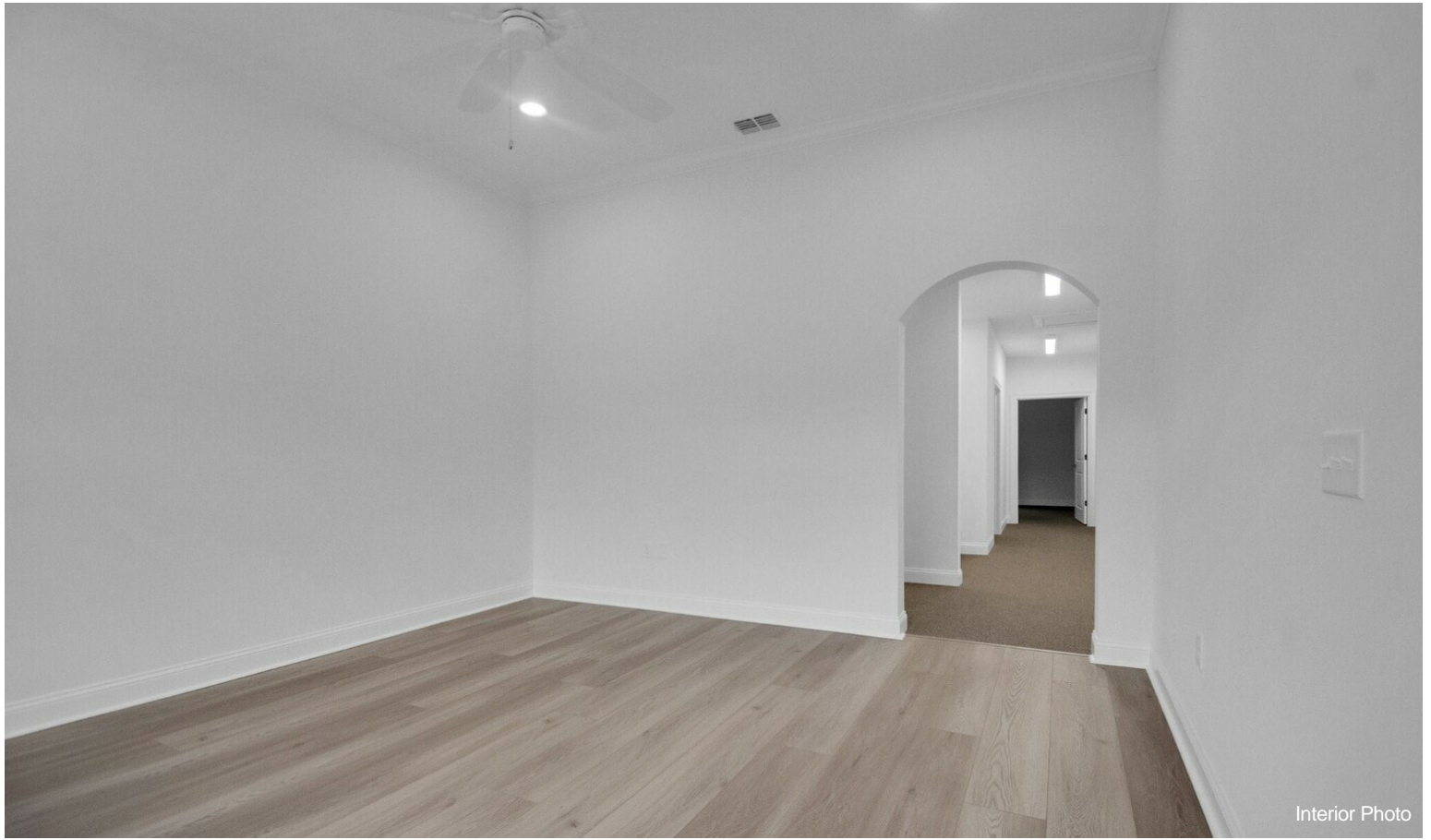


Aerial

# Property Photos



# Property Photos



Interior Photo



Building Photo

# Property Photos



Building Photo



Building Photo

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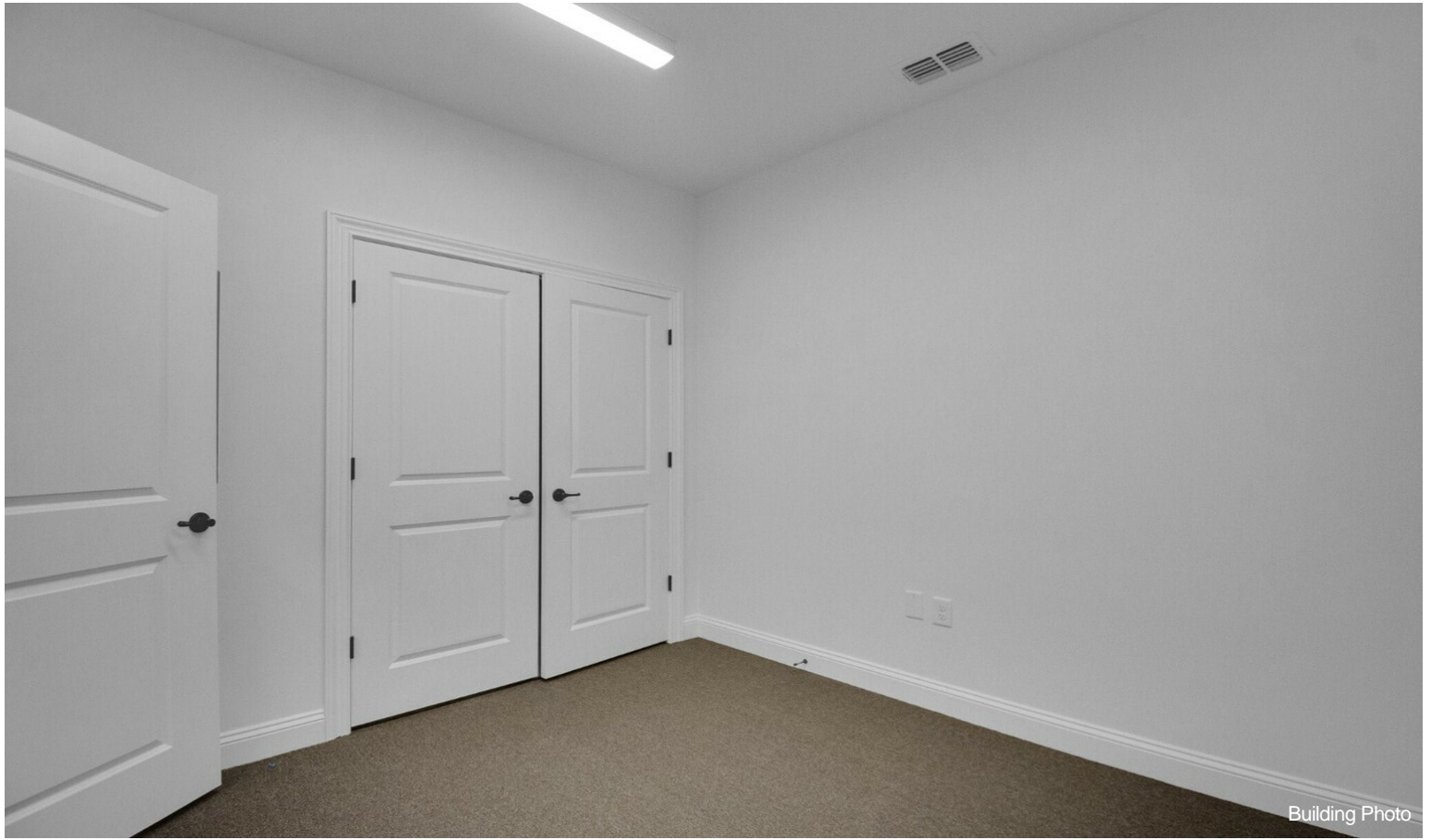


Building Photo



Building Photo

# Property Photos



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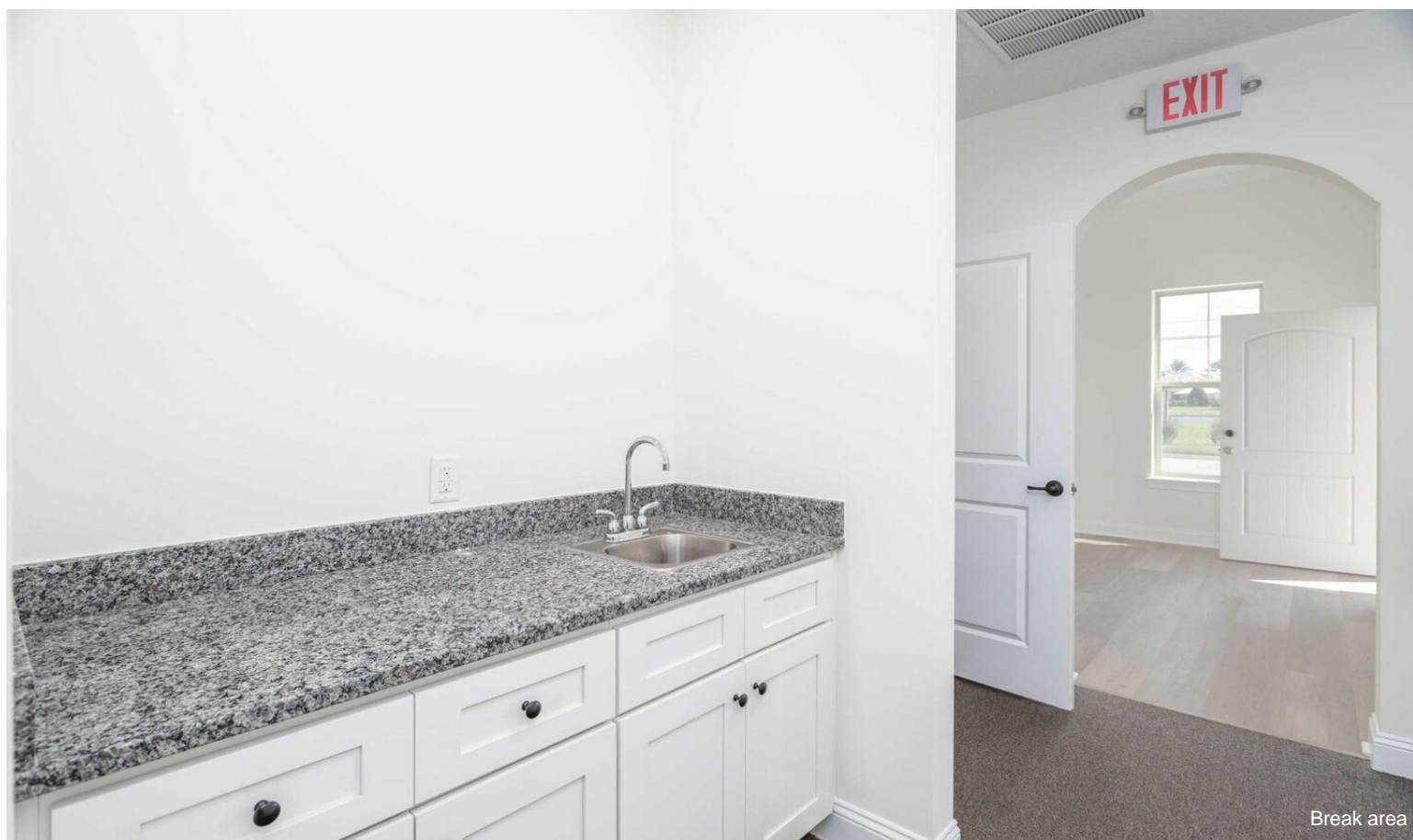
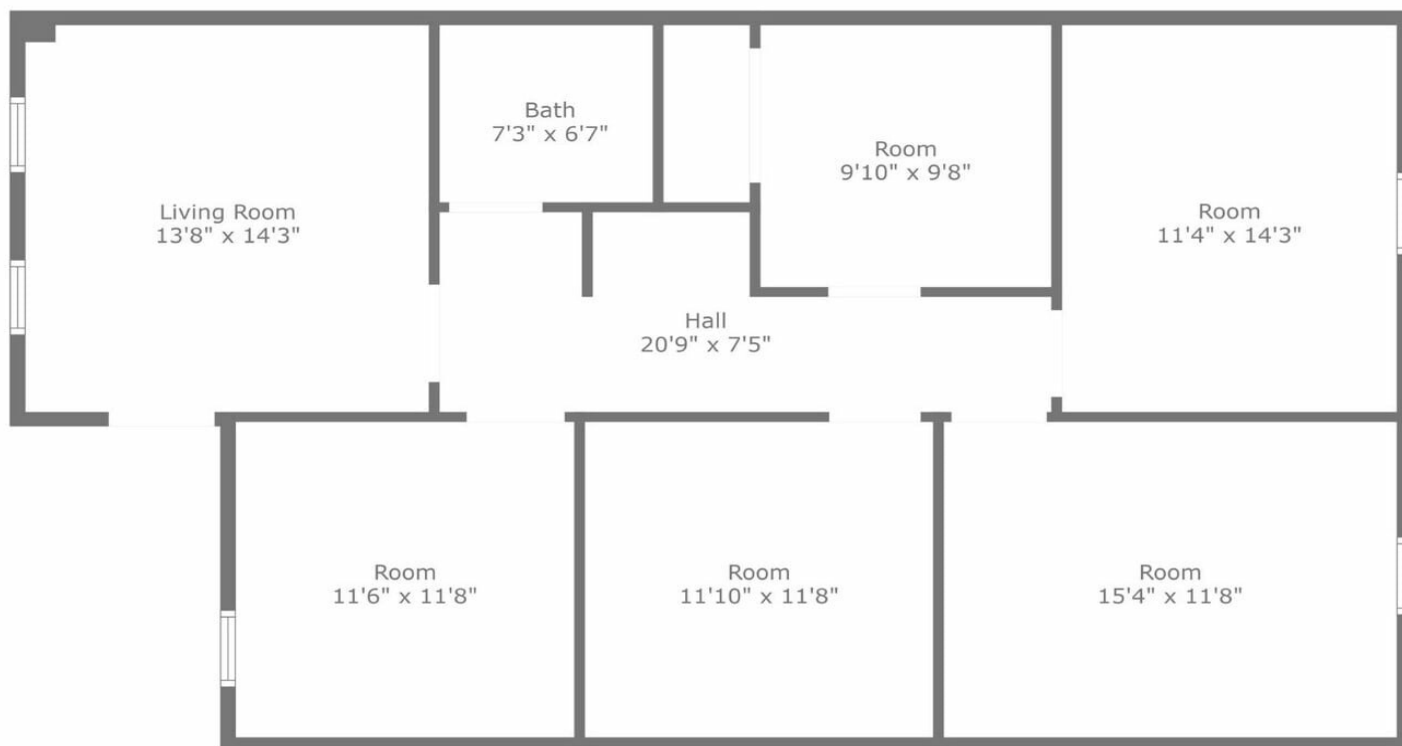


Building Photo



Building Photo

# Property Photos



Break area

# Property Photos



Bathroom



Extra parking

# Property Photos



Parking



Building Photo