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## Office Lease

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145 Unit #1 Land Grant  
St. Augustine, FL 32092

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Contact: ARIS LLC

#414-412-5564



- **PROPERTY DISCRIPTION**

Positioned in the World Golf Village corridor – A fast growing area between historic St. Augustine and Jacksonville.

Take advantage of the high visibility and exposure of this bustling, high-foot-traffic area, ideal for attracting clients and boosting your brand presence.

Modern, Brand-New Construction this pristine space provides a fresh, inviting setting tailored to elevate your business.


- **OFFERING SUMMARY**


Lease Rate:	\$33 Per SF
Number of Units:	1
Property Type:	Office
Property Subtype:	Medical
Building Class:	c
Rental Building Area:	7,400 SF
Available SF:	1200 SF
Walk Score:	44 (Car-Dependent)
Rental Rate Mo:	\$2.75 /SF/MO
Date Available:	Oct 6 <sup>th</sup> , 2025
Service Type	Triple Net (NNN)
Lease Term	3 – 5 Years

- **PROPERTY HIGHLIGHTS**

- Corner Unit offering great visibility
- High-Traffic Visibility
- Convenient Access
- Annual Average Daily Traffic 18,400
- Ample parking: Convenient parking in front and additional space is available
- Situated near Silverleaf's 10,000+ new homes

## TRANSPORTATION

<b>Transit / Subway</b> 	<b>Minutes</b>	<b>miles</b>
Kings Avenue	38 min drive	30.2 mi
San Marco	37 min drive	30.4 mi
River Place	38 min drive	30.6 mi
Central	39 min drive	31.3 mi
Hemming Plaza	34 min drive	31.4 mi

<b>Commuter Rail</b> 	<b>Minutes</b>	<b>miles</b>
Palatka Amtrak	49 min drive	35.6 mi
Jacksonville	50 min drive	37.4 mi













Floor Plan

# Location



# Annual Average Daily Traffic

An aerial photograph of a residential development. The development consists of several long, single-story buildings with red-tiled roofs, arranged in a U-shape around a central parking area. The buildings are surrounded by lush green trees. A multi-lane road, Pacetti Road, runs horizontally across the middle of the image. A white arrow points from the text 'Pacetti Road AADT 18,400' to the road. In the background, there is a large body of water and a tennis court. The overall scene is a mix of natural greenery and modern residential architecture.

Pacetti Road AADT 18,400

Building Photo

# Map

