



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

# FARAH AND FARAH PROFESSIONAL PLAZA

Negotiable

3100- US-1 S  
Saint Augustine, FL 32086

AVAILABLE SPACE  
1,961 SF in the 3100 Building

## FEATURES

- Immediate Occupancy or Build-to-Suit
- High Traffic Location - 42,500 AADT
- 300' US-1 Frontage
- Multiple Marquee Signs for Maximum Visibility

## AREA

Farah and Farah Business Park is an attractive recently updated business park that makes a statement in contemporary design that sets a new standard for quality construction in St. Augustine. The attractive curb appeal with great US-1 visibility makes this the perfect location for your new business home.



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FOR LEASE

CBCPREMIERPROPERTIES.COM

## OFFICE

Bob Buckmaster, CCIM  
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**COLDWELL BANKER COMMERCIAL  
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1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



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### OFFERING SUMMARY

Available SF:	1,961 SF
Lease Rate:	Negotiable
Lot Size:	3.24 Acres
Building Size:	27,500 SF
Renovated:	2018
Zoning:	Commercial General
Market:	Jacksonville
Submarket:	St. Augustine
Traffic Count:	42,500

### PROPERTY OVERVIEW

This multi-unit / multi-building complex provides for various opportunities to meet your specific needs. For immediate occupancy we have two spaces left that are 1,802 and 1,961 sqft. This building has been completely remodeled and updated in 2018.

Current CAM expenses are Estimated for 2019 @ \$5.63 sqft.

### PROPERTY HIGHLIGHTS

- Immediate Occupancy or Build-to-Suit
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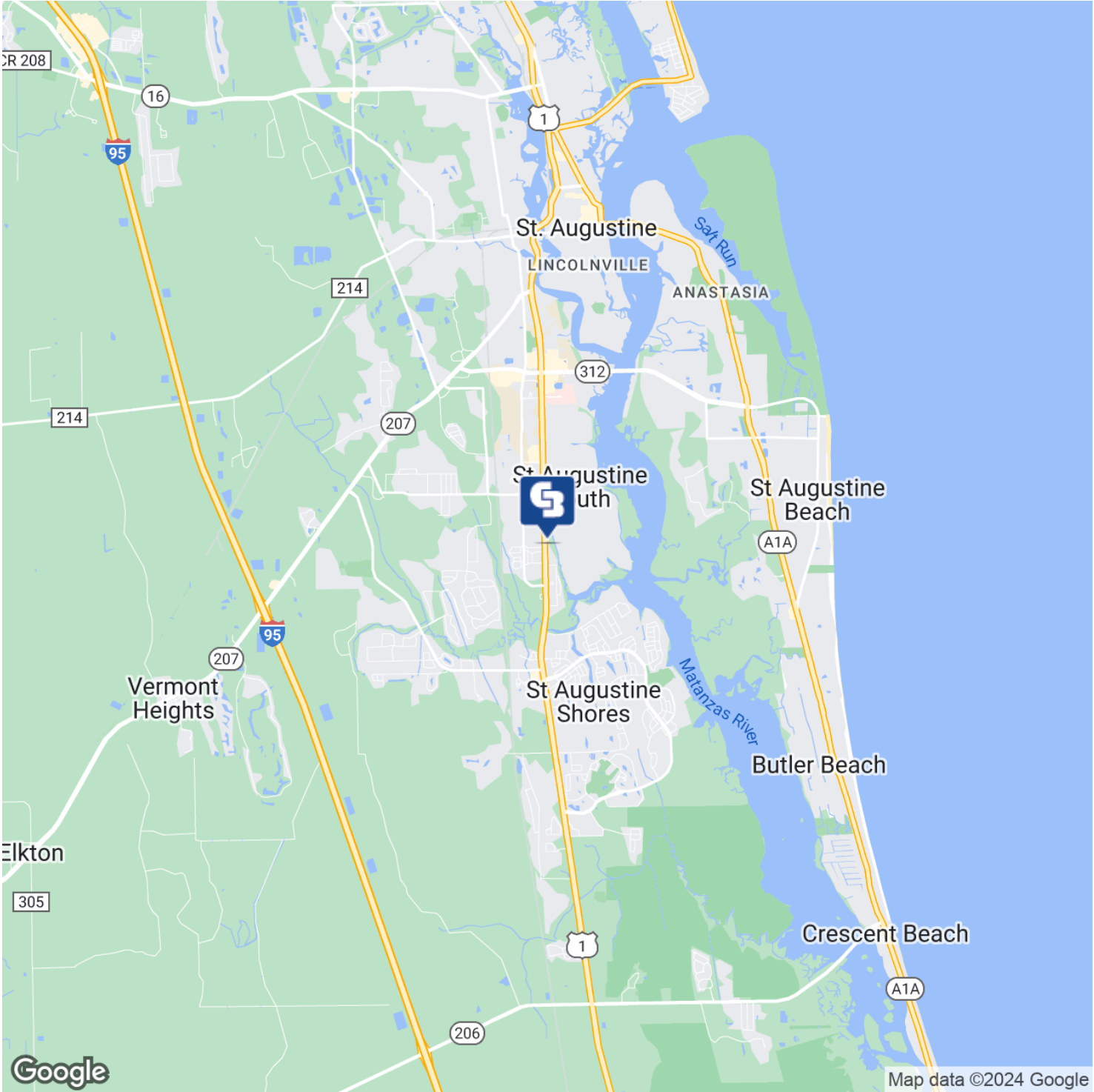




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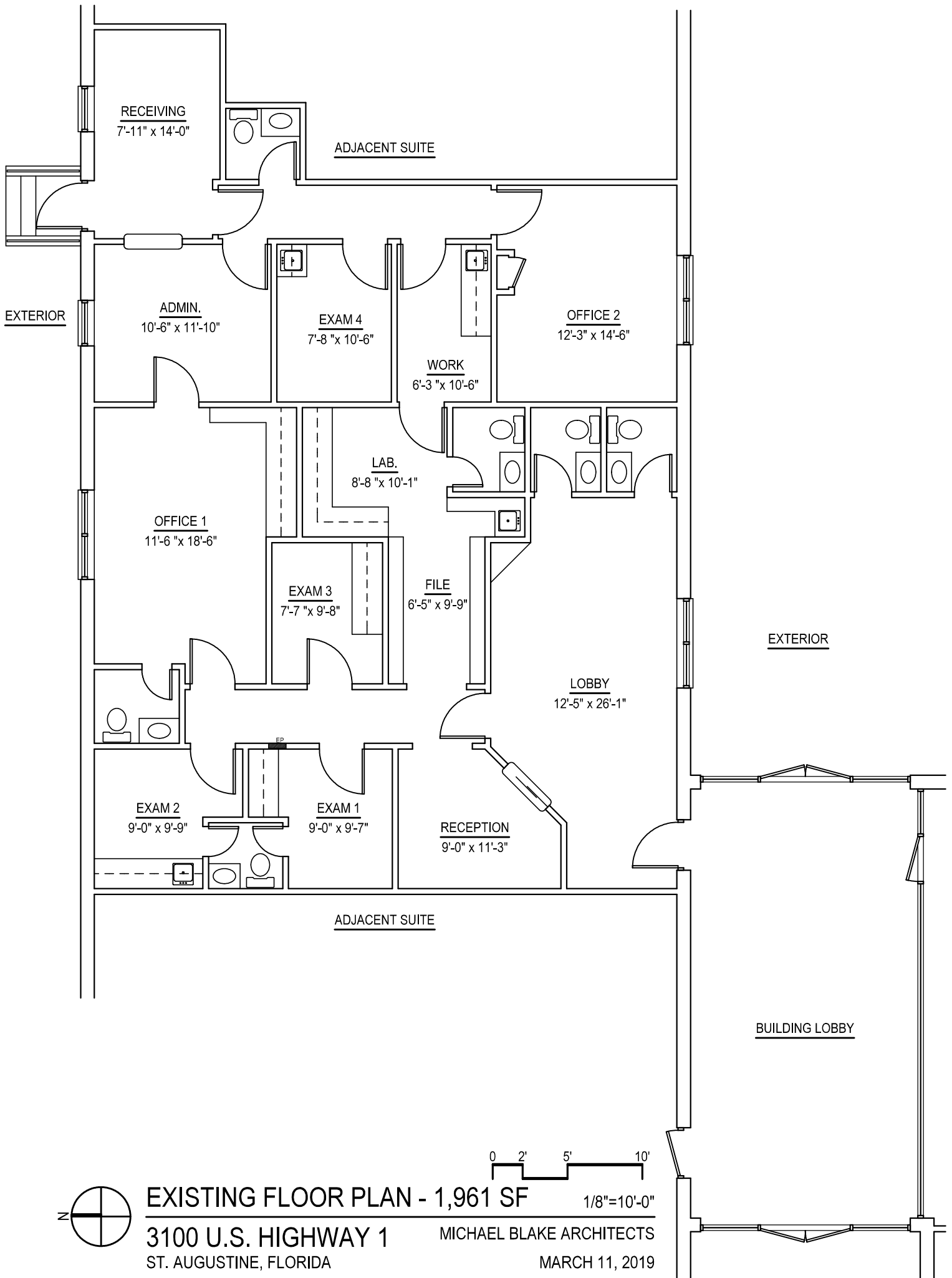
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RECEIVING  
7'-11" x 14'-0"

ADJACENT SUITE

EXTERIOR

ADMIN.  
10'-6" x 11'-10"

EXAM 4  
7'-8" x 10'-6"

OFFICE 2  
12'-3" x 14'-6"

WORK  
6'-3" x 10'-6"

LAB.  
8'-8" x 10'-1"

OFFICE 1  
11'-6" x 18'-6"

EXAM 3  
7'-7" x 9'-8"

FILE  
6'-5" x 9'-9"

EXTERIOR

LOBBY  
12'-5" x 26'-1"

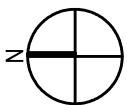
EXAM 2  
9'-0" x 9'-9"

EXAM 1  
9'-0" x 9'-7"

RECEPTION  
9'-0" x 11'-3"

ADJACENT SUITE

BUILDING LOBBY



EXISTING FLOOR PLAN - 1,961 SF

1/8"=10'-0"

3100 U.S. HIGHWAY 1  
ST. AUGUSTINE, FLORIDA

MICHAEL BLAKE ARCHITECTS

MARCH 11, 2019

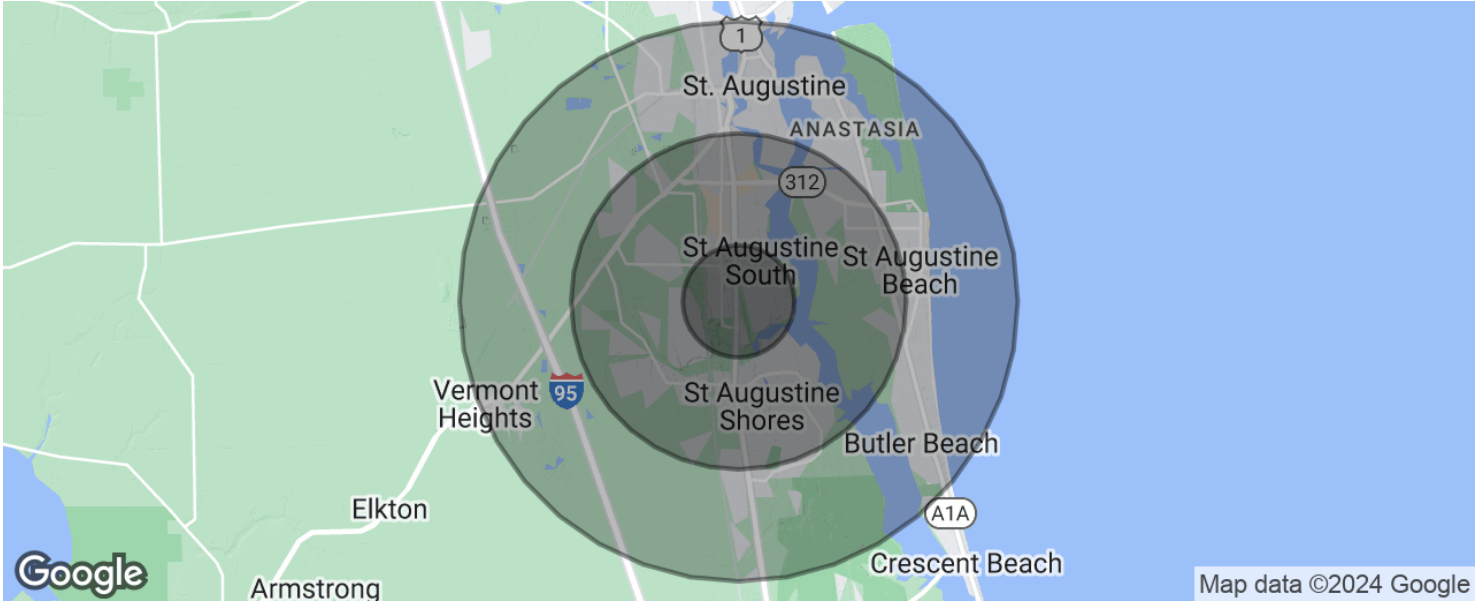




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,004	23,873	56,683
Median age	44.1	44.7	44.8
Median age (Male)	42.0	42.6	43.3
Median age (Female)	44.9	46.0	45.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,603	10,012	23,986
# of persons per HH	2.5	2.4	2.4
Average HH income	\$65,907	\$67,044	\$63,903
Average house value	\$273,235	\$281,106	\$323,912

\* Demographic data derived from 2020 ACS - US Census

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### BOB BUCKMASTER, CCIM

Broker Associate

bob@thepremierproperties.com

Direct: 904.827.1717 | Cell: 904.392.5151

FL #BK3340210

### PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum  
2021 International Society of Excellence  
2021 #1 Coldwell Banker Commercial Office in Florida  
2020 Circle of Distinction - Gold  
2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

Costar Power Broker 2020 - Transaction Volume  
CoStar Power Broker 2016 - Top Broker Award  
CoStar Power Broker 2016 - Top Firm Award

### EDUCATION

Studied Computer Science at Roosevelt University

### MEMBERSHIPS

CCIM

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### ERIC MAIMO

Senior Associate

eric.maimo@coldwellbanker.com

**Direct:** 904.537.6443 | **Cell:** 904.537.6443

### PROFESSIONAL BACKGROUND

Eric Maimo specializes and focuses on marketing/advertising industrial land and Investment Properties throughout the state of Florida. Eric is determined to follow through on all of his commitments to property owners as well as interested prospects seeking to expand their businesses and cash return on Investment.

Eric has developed many relationships with clients throughout his retail career in the wireless industry. He was a top producing sales professional and manager for over 8 years with RadioShack Corporation. Throughout his tenure at Radio Shack, he earned the award of top sales associate in the nation for wireless sales in 2004 and was recognized on several occasions for being top store manager in the southeast division. Since the beginning his commercial real estate career in 2012, Eric has earned awards for being the top lister, top sales and top producer for Coldwell Banker Commercial Premier Properties each year beginning 2016 and for every year since.

Eric knows precisely what it takes to be a successful leader and is determined to exceed his clients expectations with integrity, knowledge, and trustworthiness. His ability to generate a steady stream of referral business is a reflection of the confidence and rapport that he builds with each of his clients.

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