



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR LEASE

CBCWORLDWIDE.COM

1301 PLANTATION ISLAND DRIVE SUITE 206A

Negotiable

1301 Plantation Island Drive Suite 206A
Saint Augustine, FL 32080

AVAILABLE SPACE

Fully Leased

AREA

Harbour Island Executive Center is considered the premier office location in the greater St. Augustine area. It's location is just over the inter-coastal waterway on Anastasia Island.



OFFICE

Eric Maimo
904 537 6443
eric.maimo@coldwellbanker.com

Bob Buckmaster, CCIM
904 827 1717
bob@thepremierproperties.com

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1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



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1301 Plantation Island Drive Suite 206A, Saint Augustine, FL 32080



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: Negotiable

Lot Size: 0.0 Acres

Building Size: 2,028 SF

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PROPERTY OVERVIEW

This upgraded and recently renovated professional office is the perfect size for a small business or larger companies needing a satellite office. Features include 5 offices, conference room, break room, reception area and a lobby. In addition, there is a 400 sqft air conditioned 2nd floor for your storage needs.

PROPERTY HIGHLIGHTS



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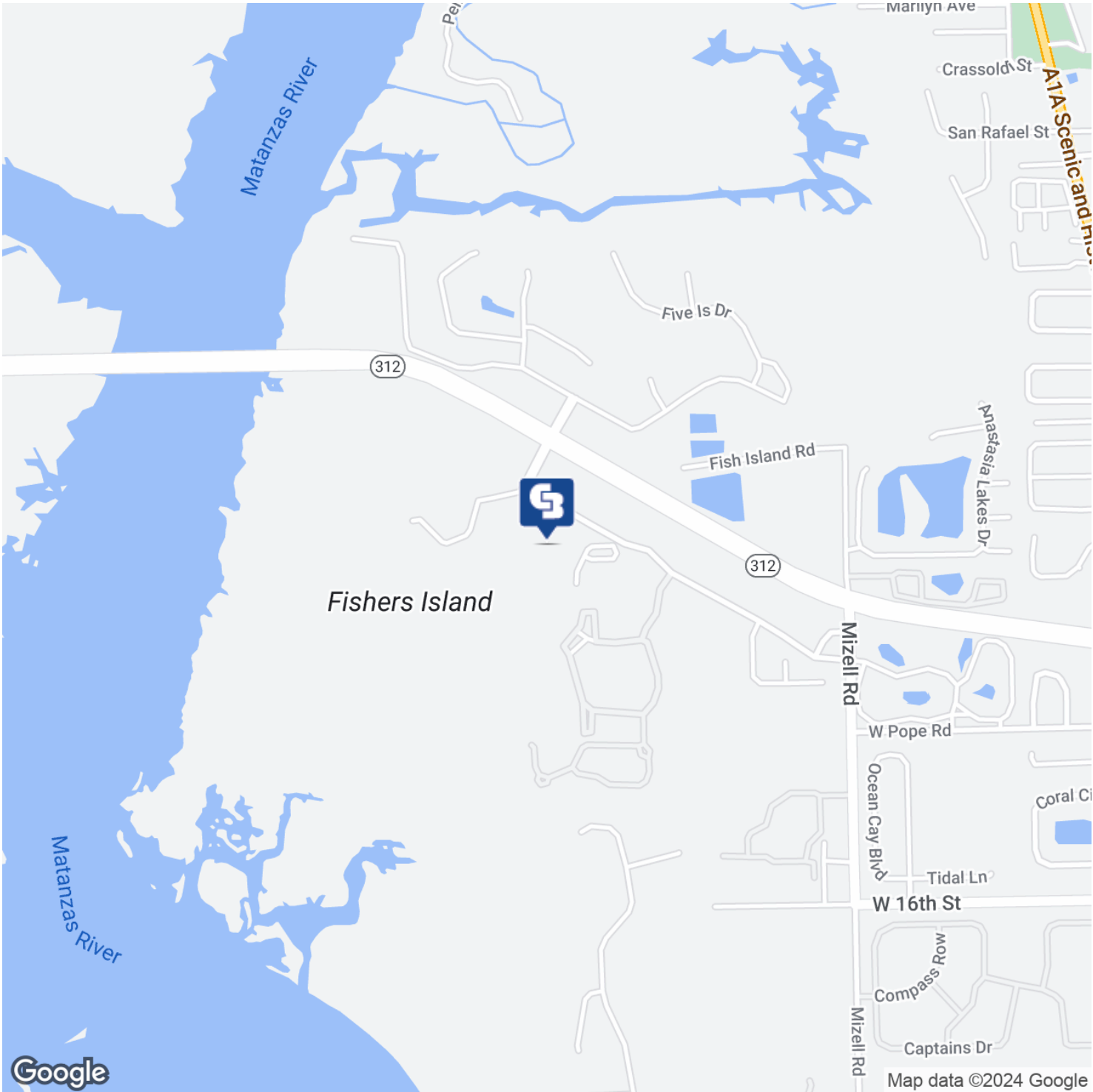
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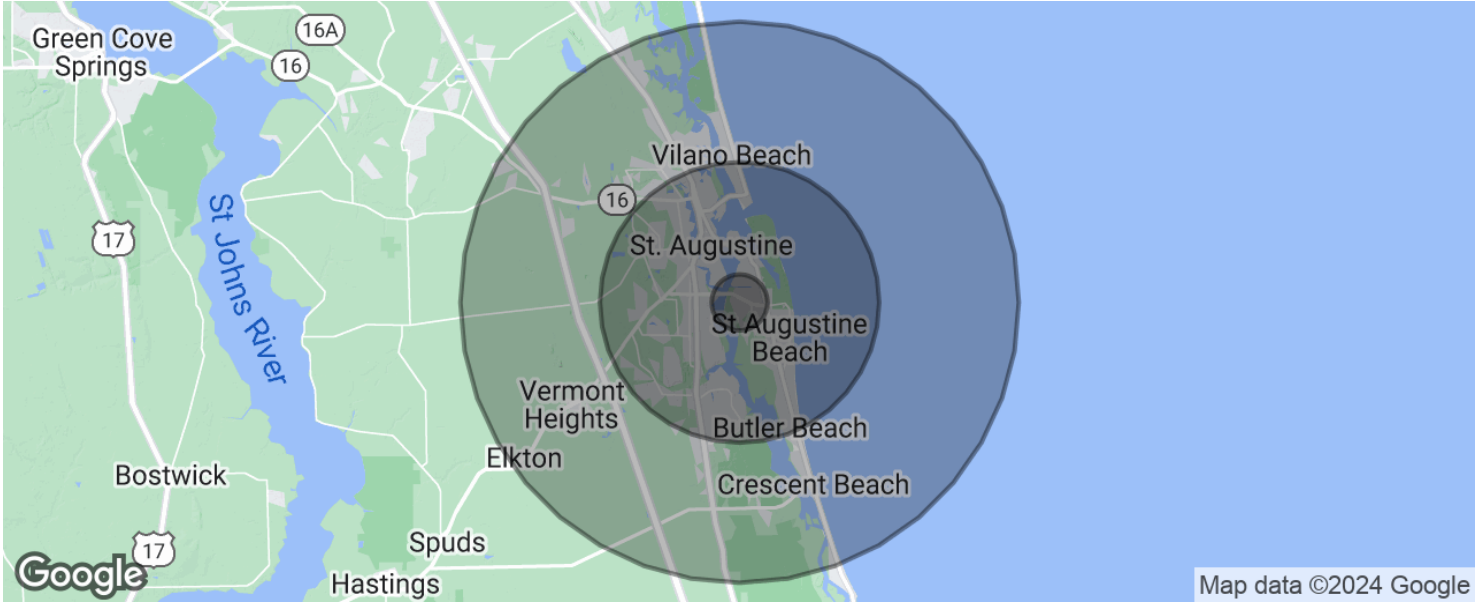


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,684	53,454	80,236
Median age	48.6	44.4	44.4
Median age (Male)	45.4	42.8	43.0
Median age (Female)	50.0	45.3	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,196	22,658	33,579
# of persons per HH	2.2	2.4	2.4
Average HH income	\$73,092	\$62,553	\$64,981
Average house value	\$380,695	\$326,865	\$329,124

* Demographic data derived from 2020 ACS - US Census

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