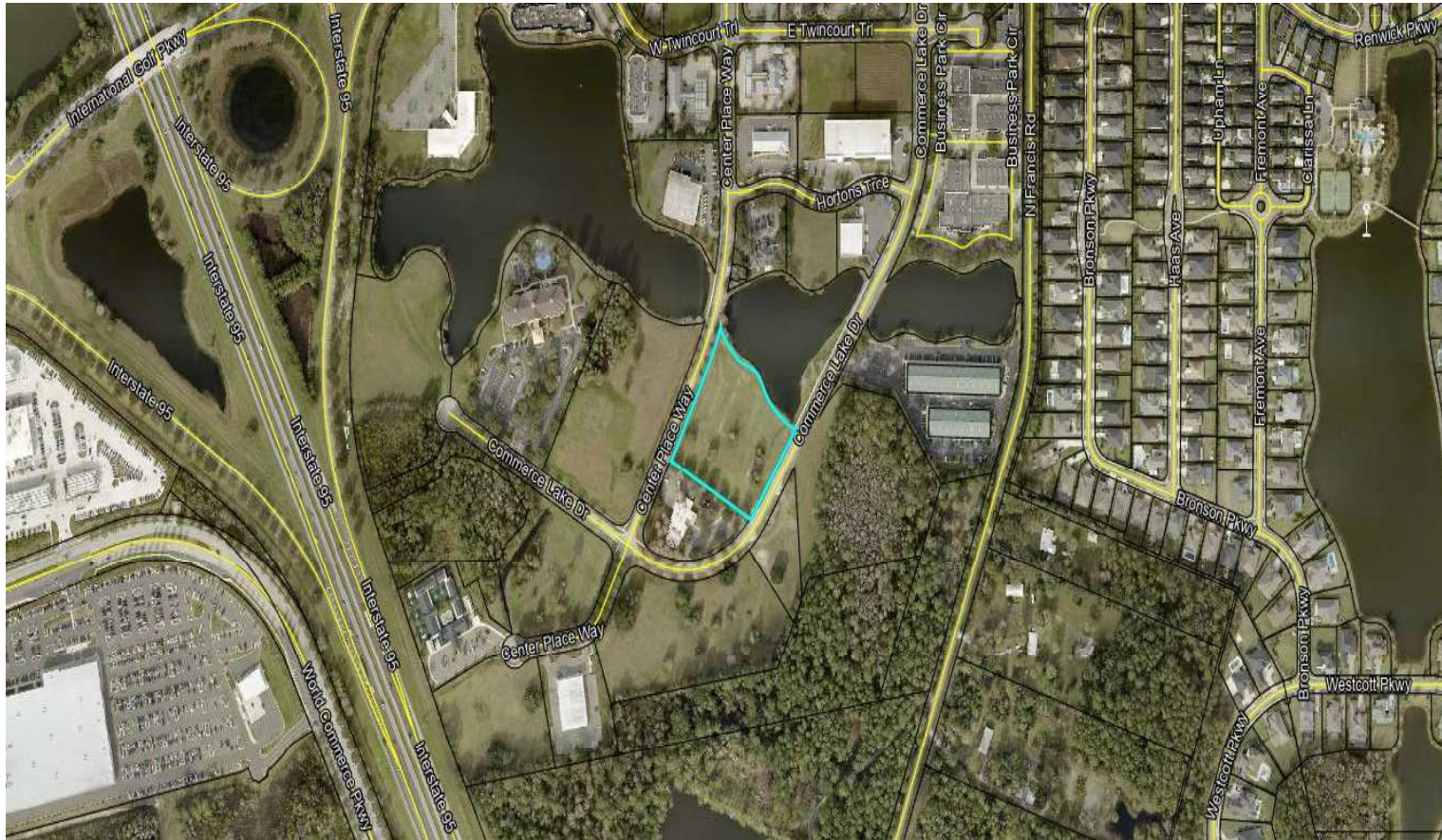


Flex Office Condo Bays For Lease or For Sale

Proposed Flex Spaces on Commerce Lake Drive | St. Augustine, FL



Class A Flex Building

- Lease one bay or up to four condo bays
- Owner is also open to selling condo bays (2,310 sf per bay)
- 22,680 sf Flex Building with shared truck dock
- Base Building delivery is TBD
Interiors to be delivered as a shell
- \$21 psf (NNN) + CAM
- 3 year minimum lease term
- Lease package for tenants is negotiable
- \$729,000 for a 2,310 sq ft bay
- Pricing is negotiable if 2 bays are purchased.
- Condo owners responsible for POA costs and proportionate share of costs related to their condo unit.



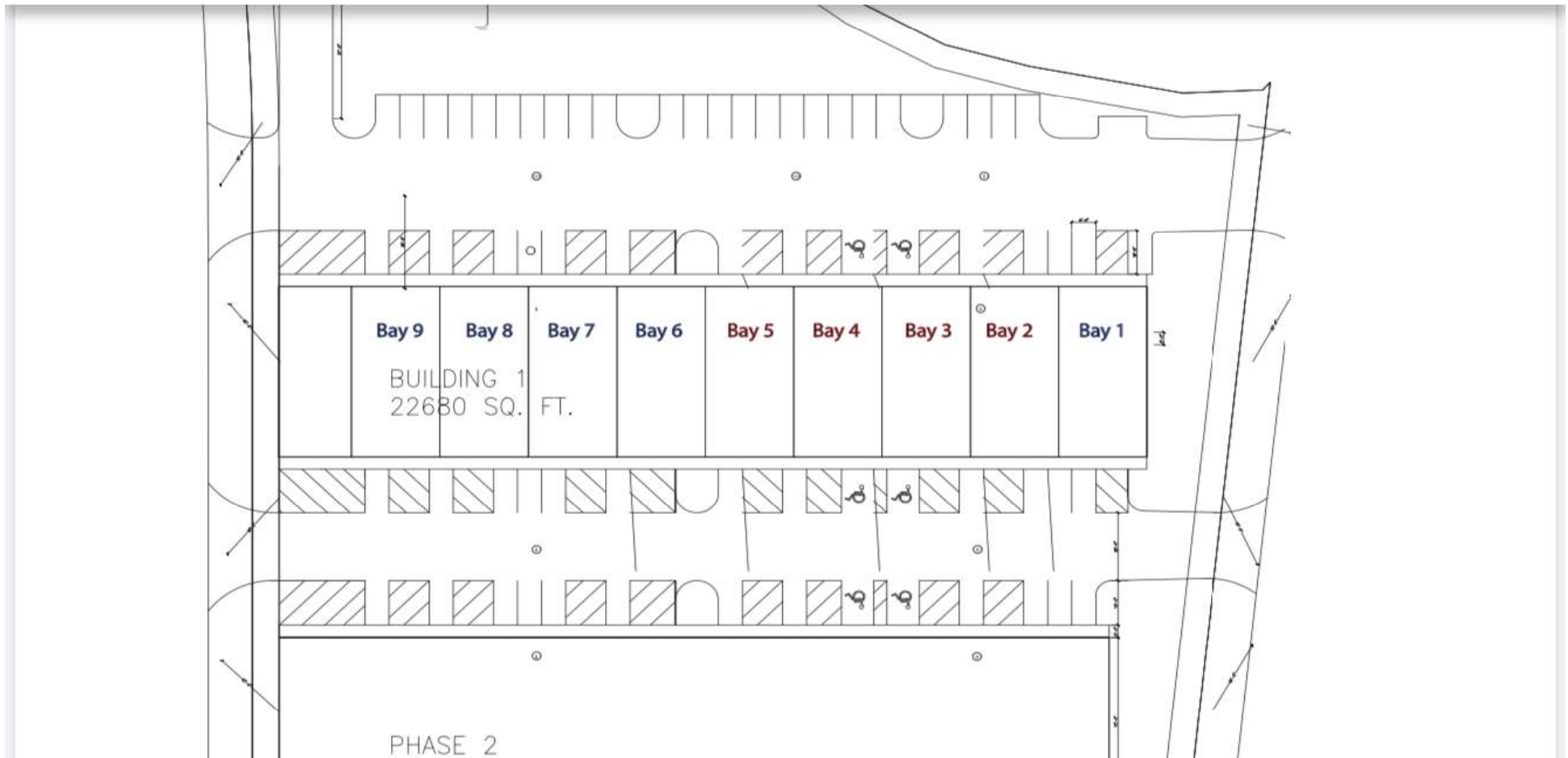
Contact - Brien Davis 703 906 8620

bdavis@kwcommercial.com

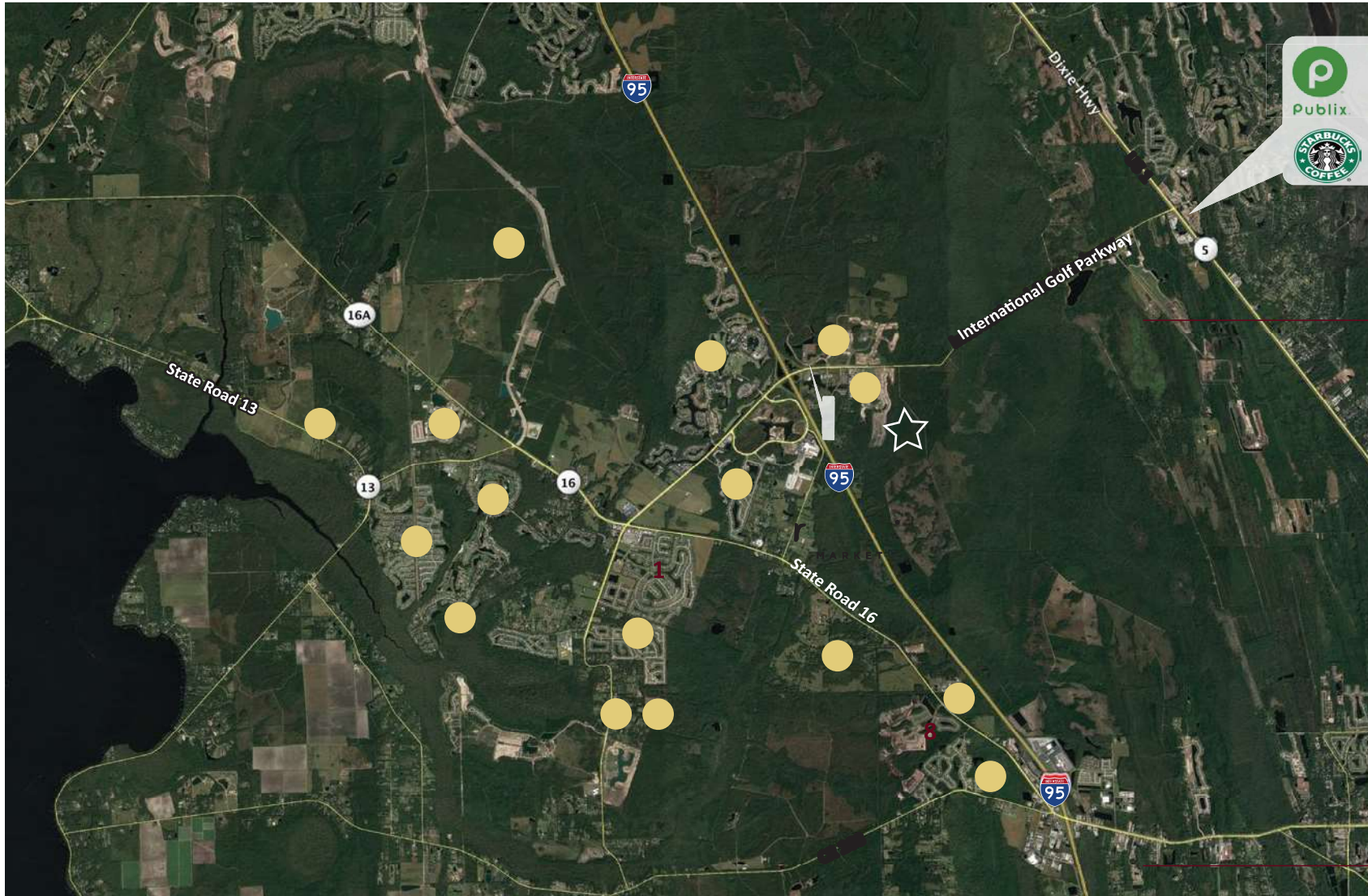
Keller Williams Realty Atlantic Partners

904 247 0059

Site Plan and Condo Bays



SURROUNDING AREA



Map Notes -
Site is close to
many neighborhoods
and other commercial sites

Yellow dots represent
residential neighborhoods

**Excellent location for
attracting new employees**



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