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REALTY

# Southlake Office Park Unit 601

**±1,180 SF PROFESSIONAL OFFICE CONDOMINIUM FOR LEASE**

304 Kingsley Lake Dr Ste 601, Saint Augustine, FL 32092

Exclusively Represented By:

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**Paul Morris**

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OFFERING MEMORANDUM

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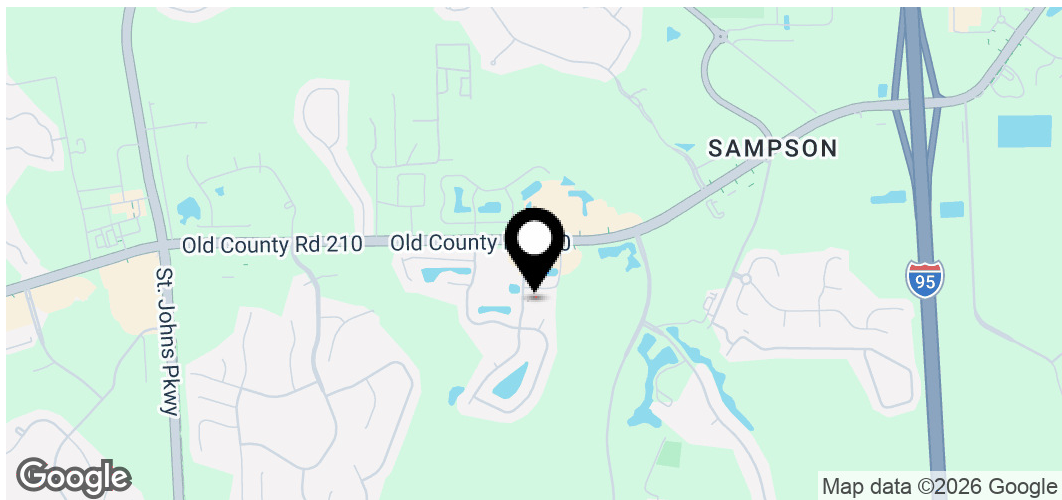
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# Executive Summary

FOR LEASE



## Offering Summary

|                        |             |
|------------------------|-------------|
| Lease Rate             | \$28 SF/yr  |
| Lease Type             | NNN         |
| Parking Spaces / Ratio | null / null |
| Total RSF              | 1180        |
| RSF Available          | 1,180 SF    |
| Site Size              | 0.04 Acres  |
| Year Built             | 2005        |
| # of Floors            | 1           |

Existing professional office  
buildout; five office or flex  
rooms; oversized central

## Property Overview

Suite 601 at Southlake Office Park offers approximately 1,180 square feet of single-story professional office space with an efficient five-office and flex-room configuration, including an oversized central workspace and private restroom. The existing buildout is well suited for professional services, counseling, therapy, consulting, financial services, legal services and similar low-intensity office users.

The suite is offered at \$28.00 per square foot annually on a NNN basis, with the tenant responsible for utilities. The current tenant's lease expires August 31, 2026, and the suite is anticipated to be available September 1, 2026. All proposed uses and signage remain subject to owner, association and governmental approval.

## Property Highlights

- Approximately 1,180 SF professional office suite
- Five office or flex rooms with an oversized central workspace

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## Location Description

Southlake Office Park is positioned directly behind Southlake Plaza along County Road 210 West, approximately one-half mile west of Interstate 95. The location provides convenient access to I-95, St. Johns Parkway and SR 9B, along with nearby retail, dining, medical services and expanding residential communities throughout northern St. Johns County. The CR 210 corridor carries approximately 30,000 vehicles per day based on 2024 FDOT data.

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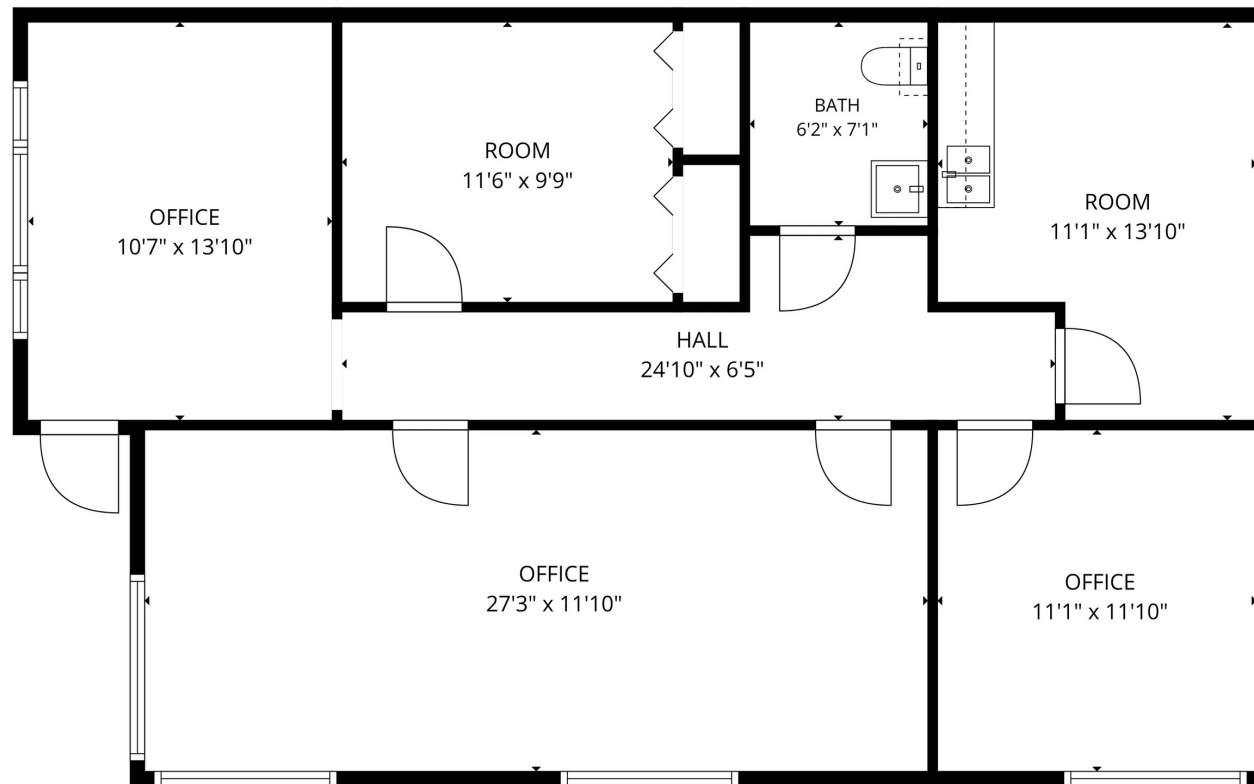
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# Floor Plans

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**TOTAL: 1062 sq. ft**  
1st floor: 1062 sq. ft  
EXCLUDED AREAS: WALLS: 70 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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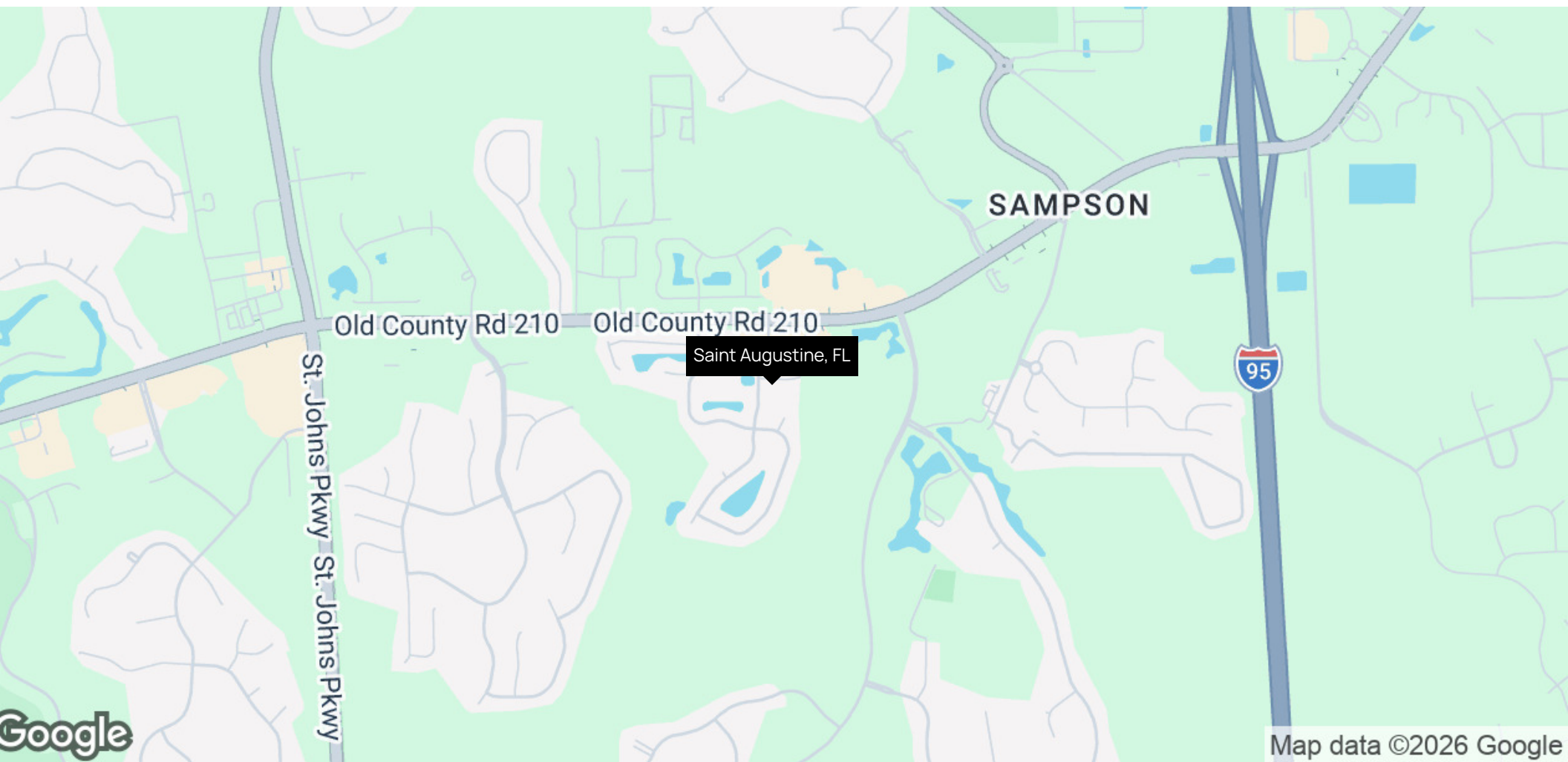
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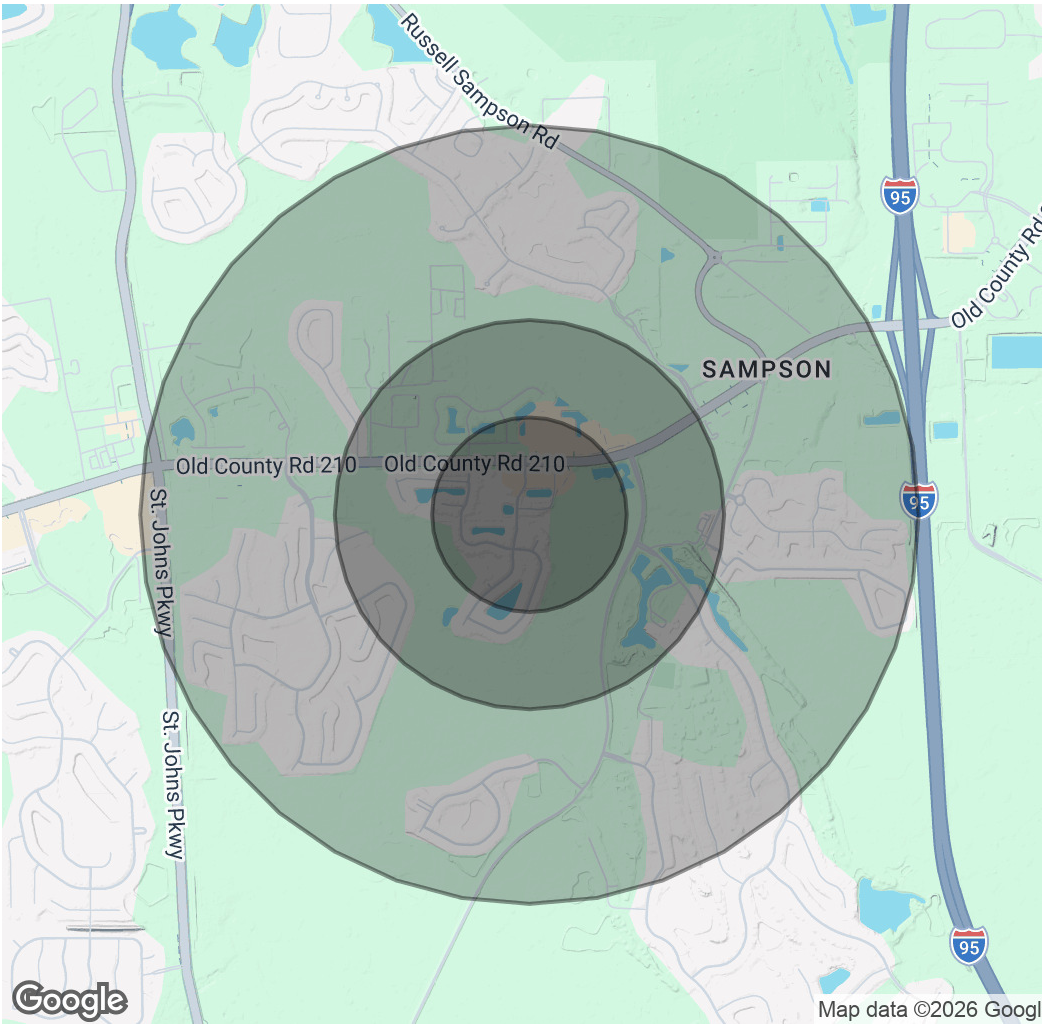
# Demographics Map & Report

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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 459        | 1,676     | 5,258  |
| Average Age          | 36         | 37.4      | 37.9   |
| Average Age (Male)   | 34.2       | 34.9      | 35.6   |
| Average Age (Female) | 36.6       | 38.3      | 38.7   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 137        | 501       | 1,603     |
| # of Persons per HH | 3.4        | 3.3       | 3.3       |
| Average HH Income   | \$143,012  | \$143,332 | \$148,607 |
| Average House Value | \$440,555  | \$445,242 | \$456,270 |

2023 American Community Survey (ACS)



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# Commercial Real Estate Advisor - Listing Agent

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## Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

## Education

M.S. in Real Estate Development from Nova Southeastern University

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## Professional Background

Paul Morris is a senior-level real estate and development advisor with over two decades of experience in franchise development, site acquisition, and telecommunications infrastructure projects. His deep industry knowledge spans national brands and complex regulatory landscapes, offering clients exceptional insight into location strategy, permitting, and project execution.

Paul co-established a full-service A&E and Program Management firm, where he led initiatives for franchise clients such as McDonald's, Popeyes, Arby's, Burger King, and Tim Horton's. His work has encompassed:

Full site selection and investigation

Site surveys, civil/architectural/MEP engineering coordination Entitlement work including zoning hearings and permitting Navigating franchisor approval processes for new store development

Previously, Paul served as National Director of A&E and Site Acquisition at EBI Consulting, where he led large-scale telecom projects across the U.S., generating over \$20M in revenue through efficient site rollout strategies.

Earlier in his career, he directed the acquisition, permitting, and design of more than 1,000 cellular tower locations, managing everything from stealth/low-visual-impact designs to difficult zoning challenges across major metro markets in New York and beyond.

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