

\$35 - 00 W St Highway 20 Highway, Freeport

MLS® #1000653

\$35

Bedroom, Bathroom, 4,544 sqft
Office on 2.17 Acres

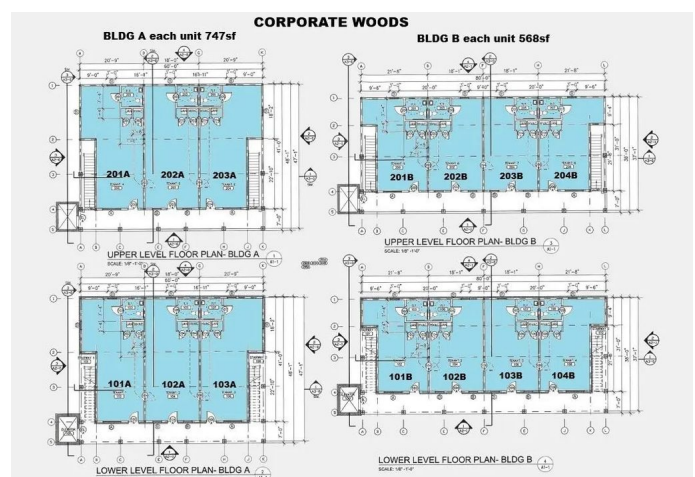
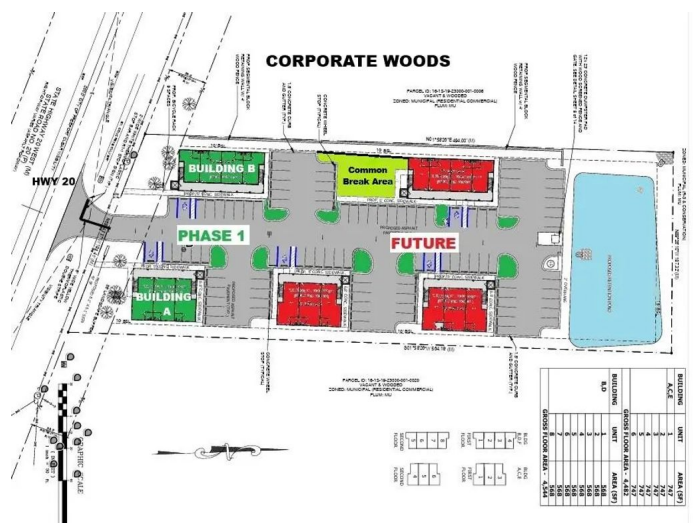
N/A, Freeport, FL

Corporate Woods offers new Class-A medical and professional office suites along Hwy 20 in Freeport, serving the South Walton and 30A markets. The five-building, elevator-served campus features 568 SF and 747 SF suites delivered in a 'cool white box' shell condition for user interior finishes. Opportunities are available for sale or lease by unit, full floor, or entire building, providing flexibility for owner-users, investors, and growing practices. The campus site includes a commons break area and 102 parking spaces to support medical and professional users. Ideal for medical, dental, therapy, legal, and financial groups seeking proximity to Santa Rosa Beach, Destin, and Niceville.

All information is believed to be accurate but is not guaranteed.

Prospective tenants and buyers are responsible for independently verifying all information and determining the property's suitability for their intended use. All final terms are subject to negotiation and shall be set forth in a fully executed commercial lease or sales agreement between the parties. Corporate Woods represents a first-of-its-kind office product for the Freeport and greater South Walton corridor--a purpose-built, small-bay medical and professional condominium campus designed to meet a growing but underserved segment of the market.

While South Walton and 30A have historically



commanded premium pricing for limited office inventory, the market has lacked scalable, ownership-oriented space for medical and professional users seeking proximity without coastal pricing constraints. Corporate Woods fills this gap by delivering a Class-A environment with flexible configurations, allowing users to acquire space by unit, floor, or entire building.

This "missing middle" product--bridging large, institutional office space and smaller, less functional units--positions Corporate Woods as a foundational development in the corridor's evolution. As Freeport continues to absorb growth from South Walton, the project is poised to establish pricing benchmarks and serve as a model for future professional development.

With limited competing supply and increasing demand from medical, dental, and service-oriented users, Corporate Woods offers early participants the opportunity to enter a developing submarket at a formative stage, capturing both operational utility and long-term value appreciation.

Built in 2026

Essential Information

MLS® #	1000653
Price	\$35
Square Footage	4,544
Acres	2.17
Year Built	2026
Type	Office
Sub-Type	Office
Status	Active

Community Information

Address	00 W St Highway 20 Highway
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Area	20 - Freeport
Subdivision	N/A
City	Freeport
County	Walton
State	FL
Zip Code	32439

Additional Information

Zoning	Commercial
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Listing Details

Listing Office	Century 21 AllPoints Realty
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Listing information last updated on September 13th, 2026 at 12:22pm CDT