

Office Space | For Sublease

**CBRE**

# ±18,479 SF on the 4th Floor ±5,345 SF on the 2nd Floor

*Plug and Play Office Space*



## Building Features

- ▶ 4.27/1000 Parking Ratio
- ▶ \$29.00 per SF Full Service
- ▶ Updated Cafeteria/Dining Area
- ▶ Conference Center with Moveable Walls
- ▶ Fitness Center
- ▶ Minutes from the Beaches & Downtown Jacksonville
- ▶ Easy access to JTB, I-295 and I-95

*Master Lease Expires on October 31, 2034*

For Sublease  
**Office Space**

## Building Interiors



# The Pondry

1775 American Heritage Life Dr | Jacksonville, FL

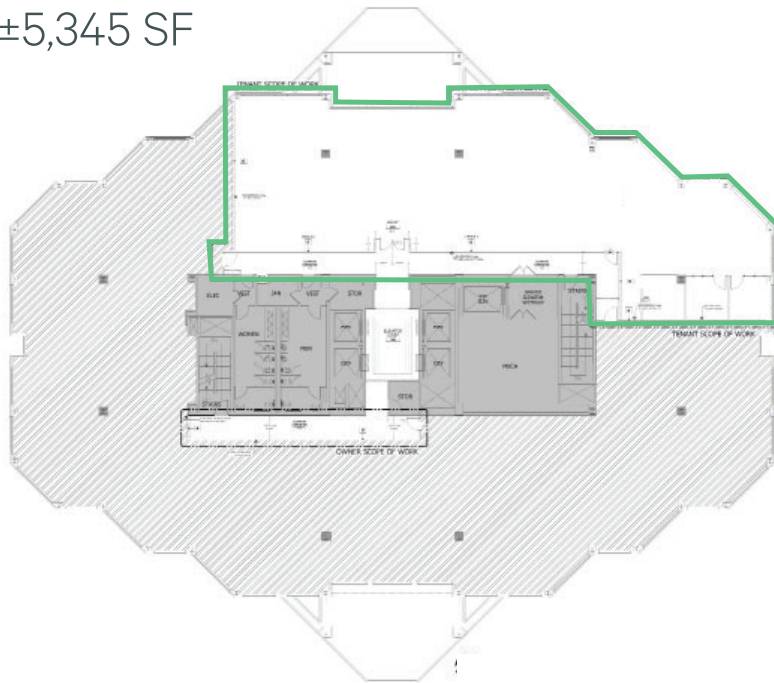
## Premises Interiors



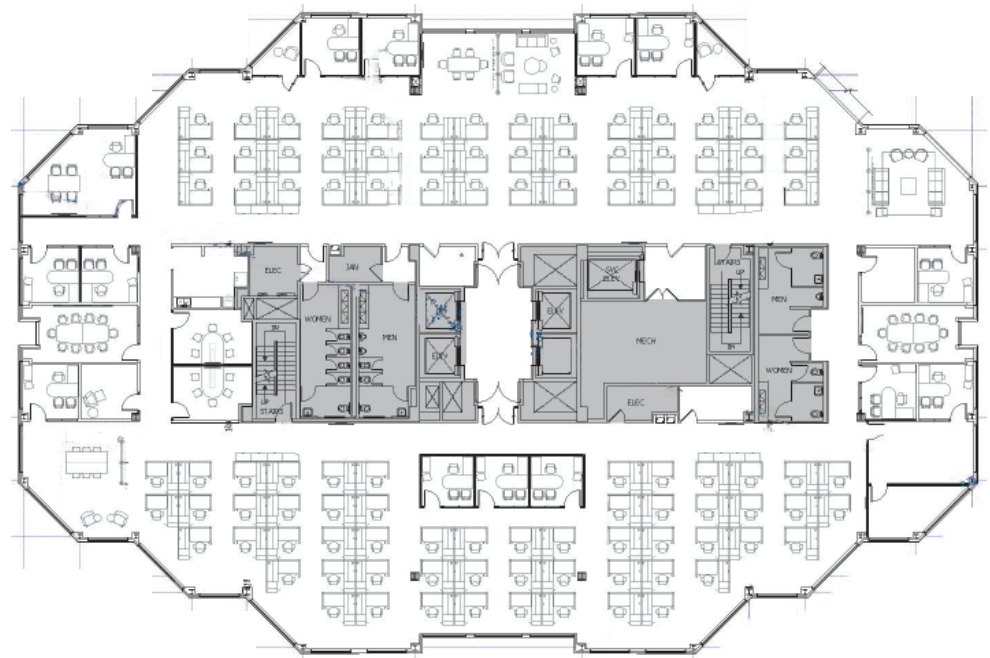
For Sublease  
**Office Space**

# Floorplan

2nd Floor  
±5,345 SF

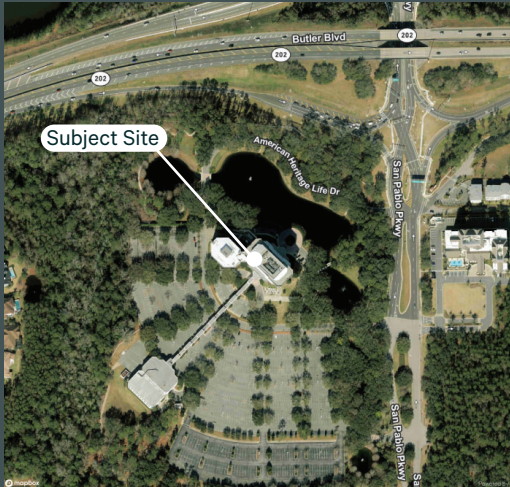


4th Floor  
±18,479 SF



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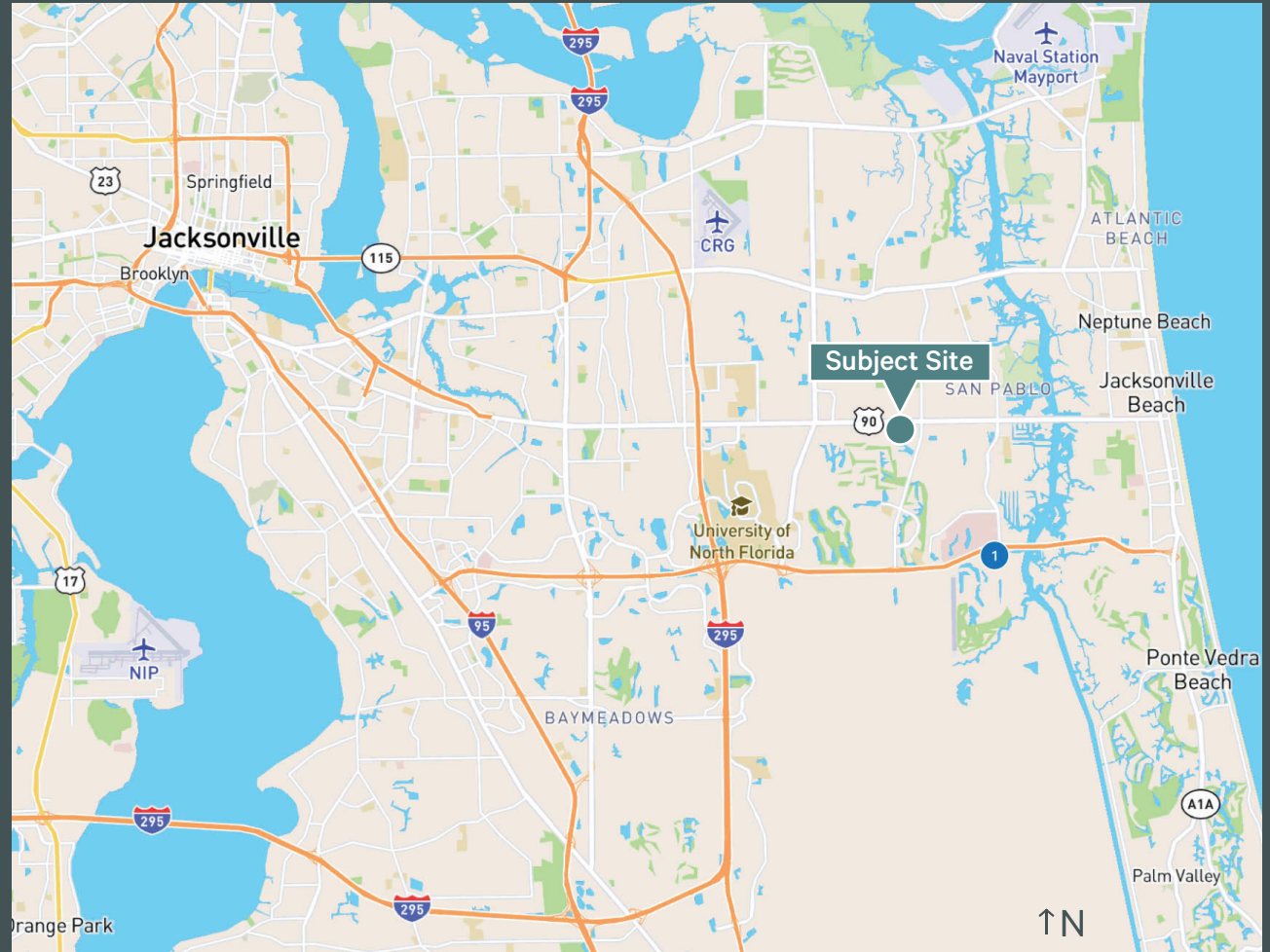


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