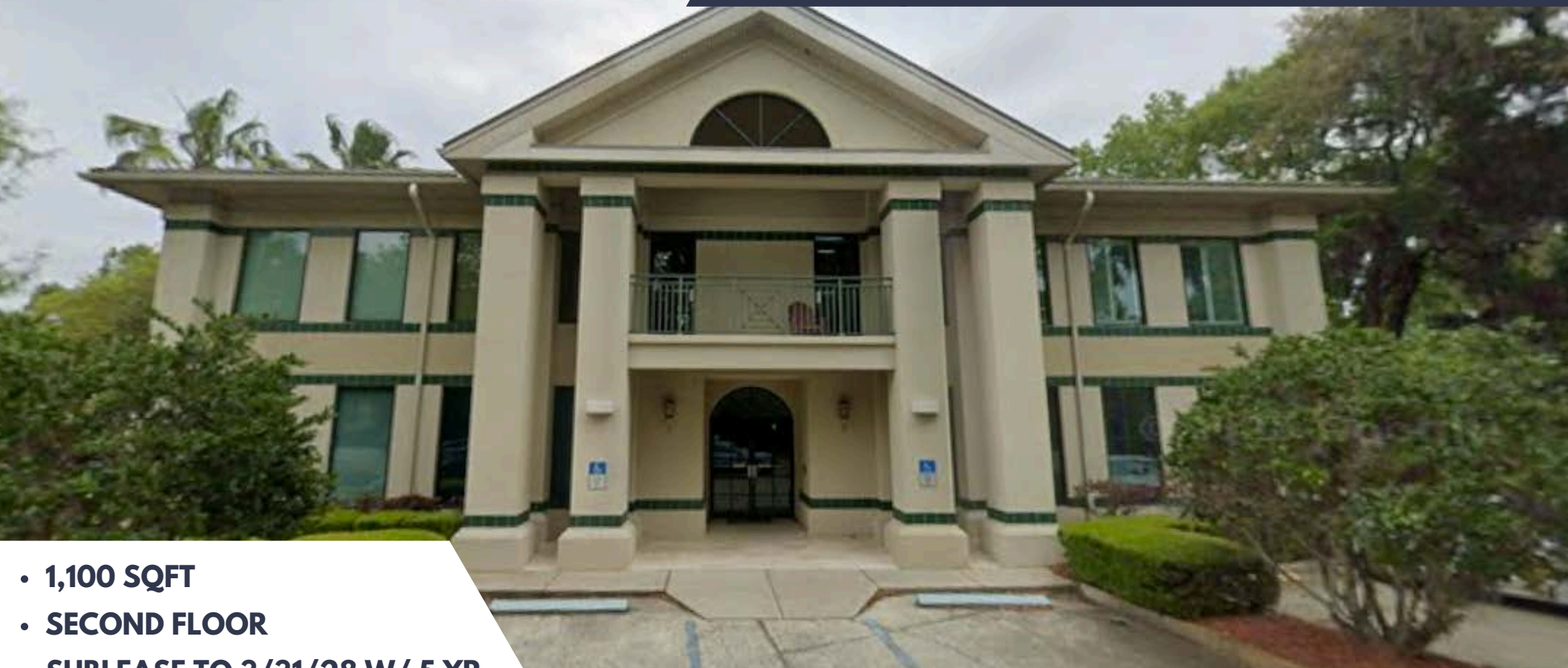


**4300 MARSH LANDING BLVD,
STE 203
AVAILABLE SUBLEASE OR NEW LEASE**



- **1,100 SQFT**
- **SECOND FLOOR**
- **SUBLEASE TO 3/31/28 W/ 5 YR
OPTIONS**
- **POTENTIAL NEW DIRECT LEASE**



D.C.I.

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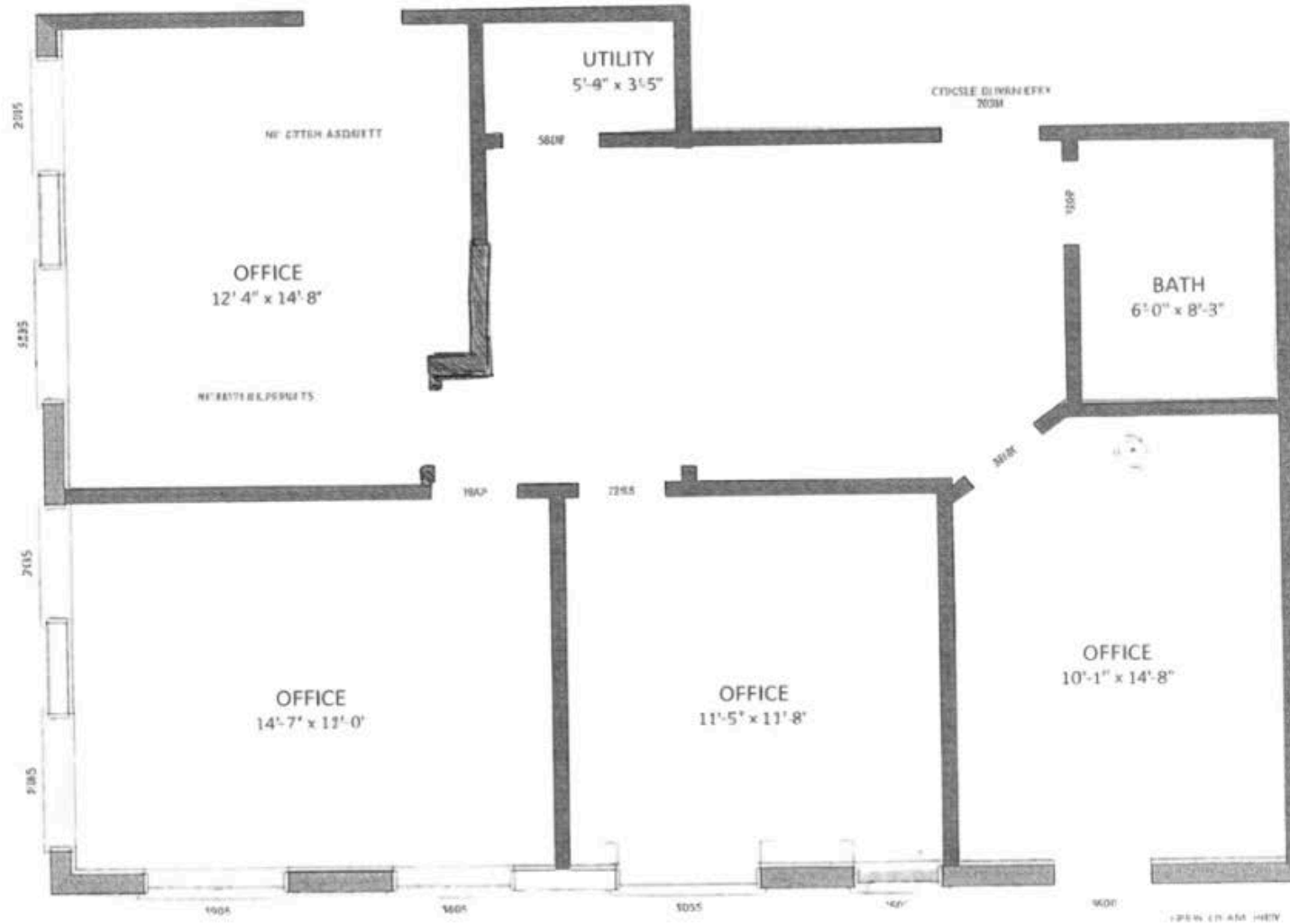
dcirandy@gmail.com

PROPERTY OVERVIEW

- 4 Dedicated offices - One includes Kitchenette
- Single Restroom
- Monument Signage Available
- New Paint 2023, Carpet 2025
- Shared Balcony
- Easy access to JTB
- Sublease or New Lease
- Sublease Rental Rates:

Period	Monthly Base Rent
04/01/2026 - 03/31/2027	\$3,208.00
04/01/2027 - 03/31/2028	\$3,304.00

FLOORPLAN



4300 MARSH LANDING BLVD, SUITE 203, PONTE VEDRA BEACH

Entry



INTERIOR PHOTOS

Office 2



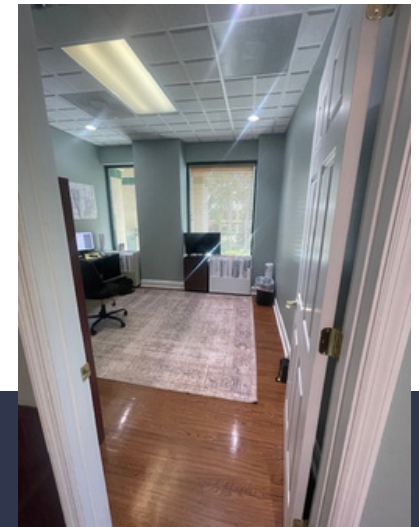
Office 1/Kitchenette



Office 3



Office 4



LOCATION

4300 MARSH LANDING BLVD



CONTACT US

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CONSULTANTS
INC.**