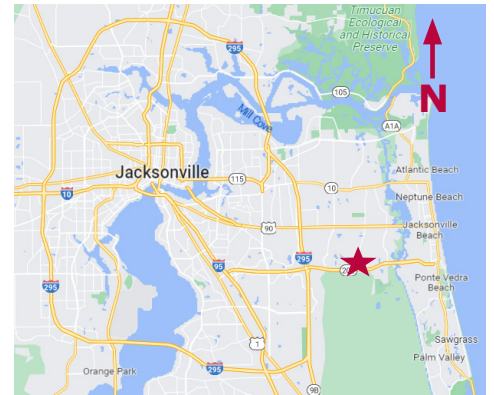




- **Lease Rate: \$29.00/RSF Modified Gross** (plus utilities and janitorial)
- **Available Space:** Suite #1 +/-2,850 RSF
- **Zoning:** CO - Commercial Office
- First floor space with double door glass entrance, four offices, collaborative space, reception, and kitchen/break area. Common area restrooms available on each floor.
- Building boasts a grand entrance with heavily treed surroundings. Ideal for professional office users
- Ample parking available in surrounding surface lot
- Located across from Mayo Clinic in the prestigious San Pablo Professional Park
- Centrally located with convenient access to J.T. Butler Blvd., St. Johns Town Center, Beaches, and Downtown



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	6,699	57,430	135,780
Average HH Income	\$210,074	\$175,403	\$173,438
Daytime Total Employees	1,432	21,644	56,800



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR
Katie Kirchner
katiek@strategicsites.com

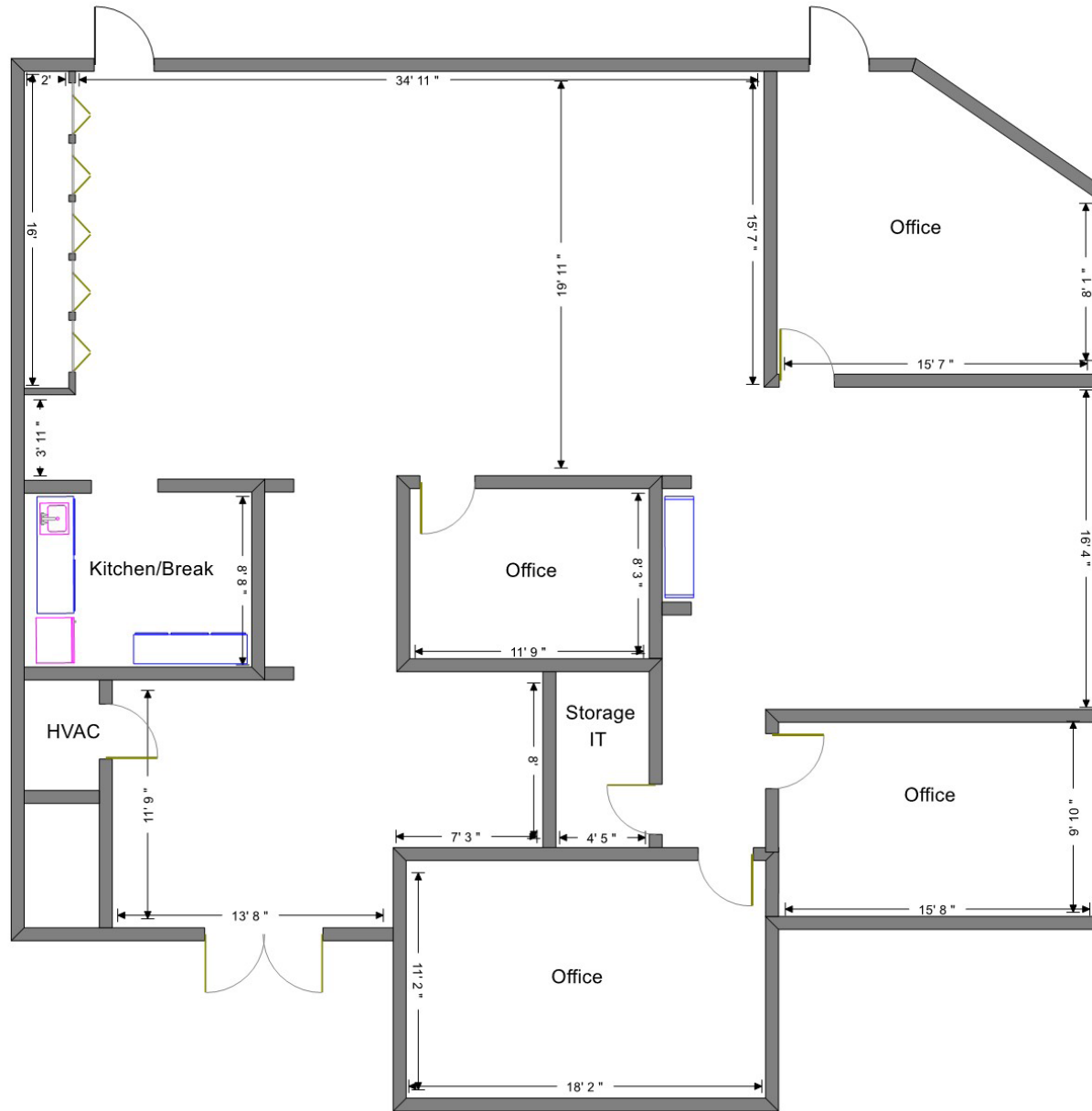
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Floor Plan

Suite #1: +/-2,850 RSF



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Aerial



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