



• **Total Building:** +/-21,834/GSF

• **Available: \$35.00/GSF Full-Service**

-Suite #140 +/-2,259 GSF - Available September 1

-Floor plan includes three plumbed exam rooms, MA station, waiting area, breakroom, one office and call center space

-Suite #240 +/-2,259 GSF - Available July 1

-Floor plan includes five offices, conference room, break area, and open space

• **Zoning:** PSD - Allows for Professional and Medical Office

• **Parking:** 102 spaces on surface lot

• Current term expires September 30, 2030. Landlord will entertain direct, longer term lease with qualified Tenant

• Located in the prestigious community of Ponte Vedra along A1A North and just south of JT Butler Blvd. and Marsh Landing Blvd.

• Convenient to restaurants, shopping and amenities

• Class "A" office building located in established Ponte Vedra Lakes Professional Park. Multiple stairwells, central elevator and common area restrooms

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,360	33,023	76,427
Average HH Income	\$186,781	\$212,068	\$192,585
Daytime Total Employees	5,211	23,163	41,761



For Additional
Information Contact:

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OR

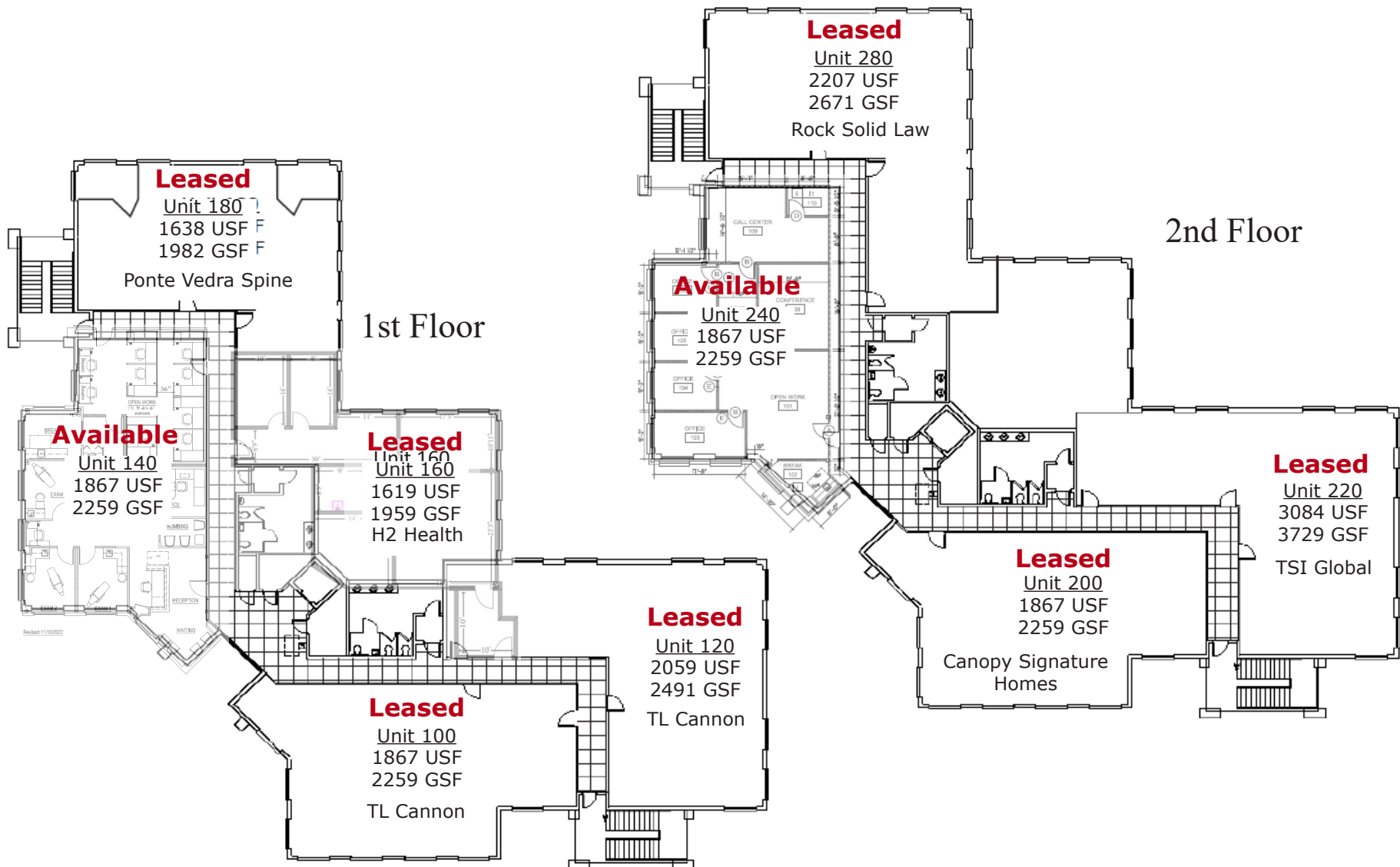
Kate Clifford
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Building Floor Plan

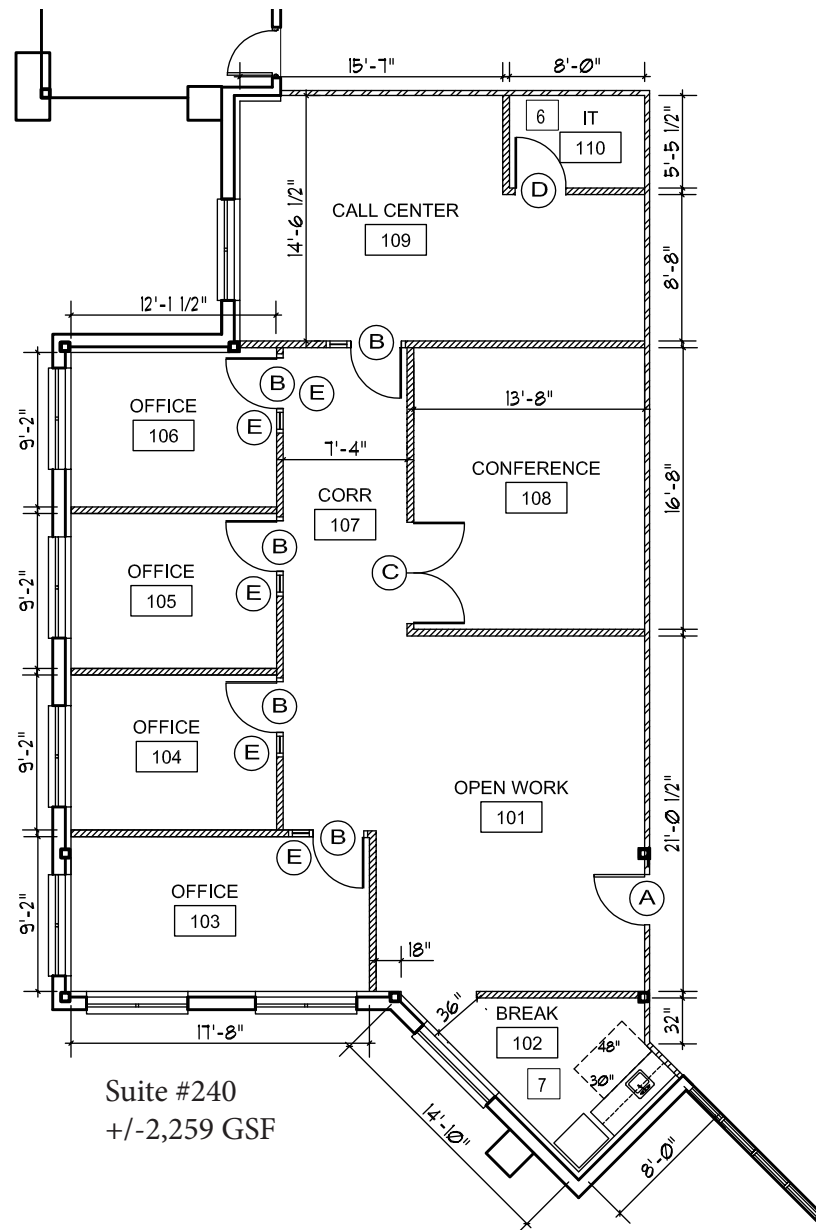
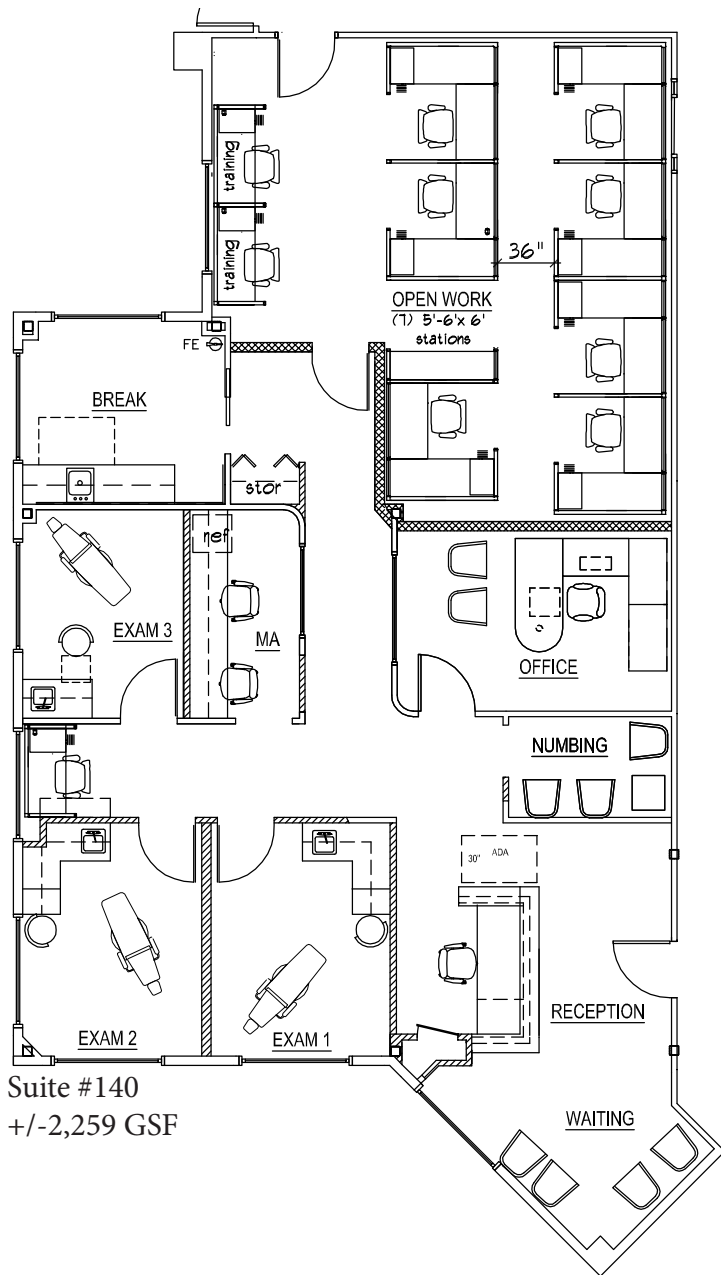


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Floor Plans

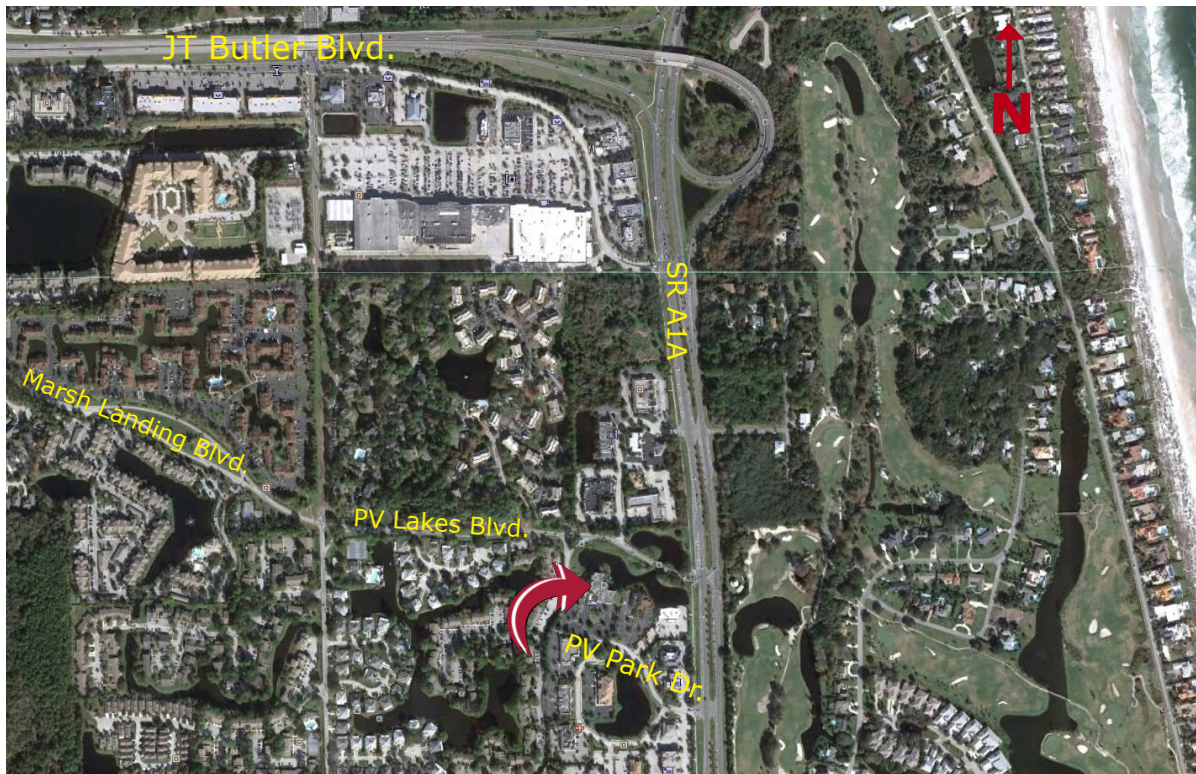
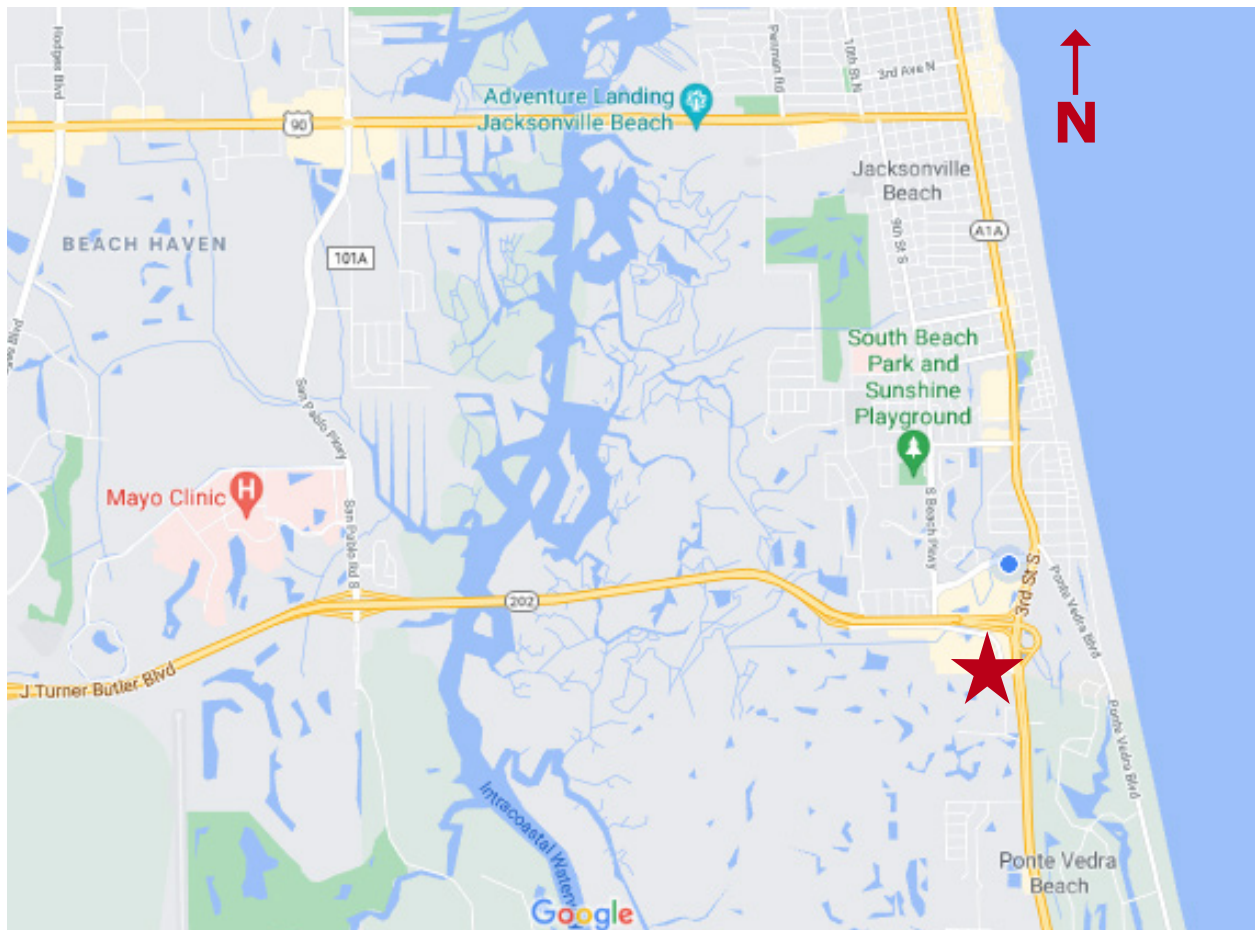


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Aerial and Location Map



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