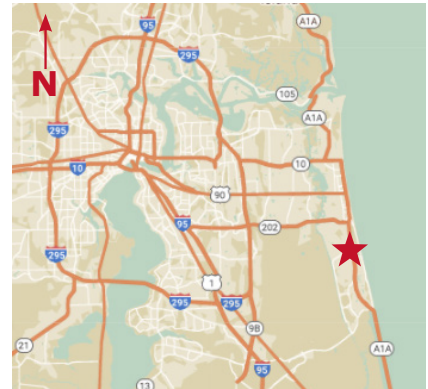




- **Available Space:**
 - Suite #105 +/-2,356 RSF
 - Available Immediately
- **Lease Rate \$29.25/RSF Full-Service**
- Building has a beautiful tiled entrance with a one of a kind interior atrium and offers a serene and professional atmosphere. Elevator access to the second floor.
- Zoning provides for Professional Office - to include medical uses
- Common area restrooms
- Located in the heart of Ponte Vedra, just minutes from JT Butler Blvd. and Sawgrass
- Building has been recently renovated and is ADA compliant
- Ample parking in the adjacent surface lot.



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,016	23,995	44,004
Average HH Income	\$174,228	\$222,500	\$237,375
Daytime Total Employees	4,370	13,571	27,136



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

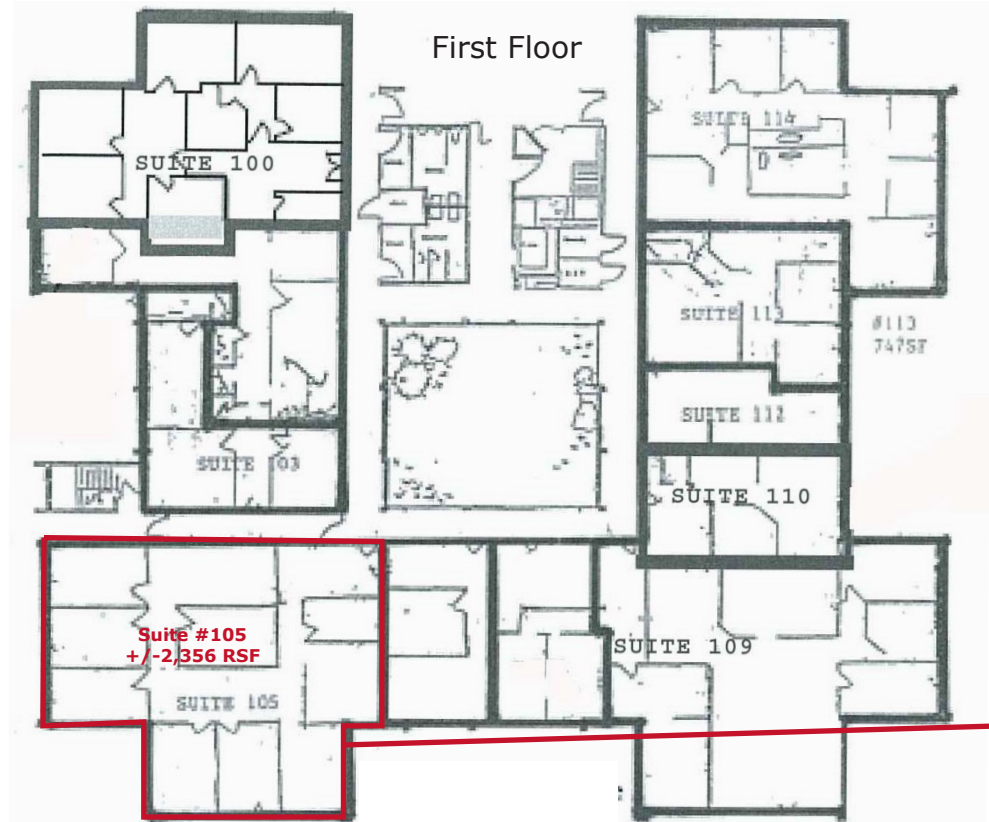
OR Kate Clifford
kate@strategicsites.com

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

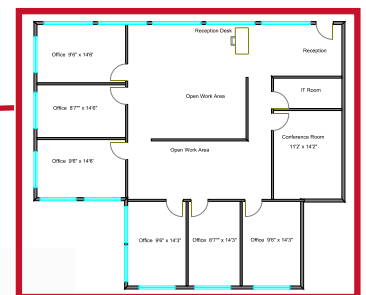
Client First through Service, Knowledge and Integrity

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

Floor Plan



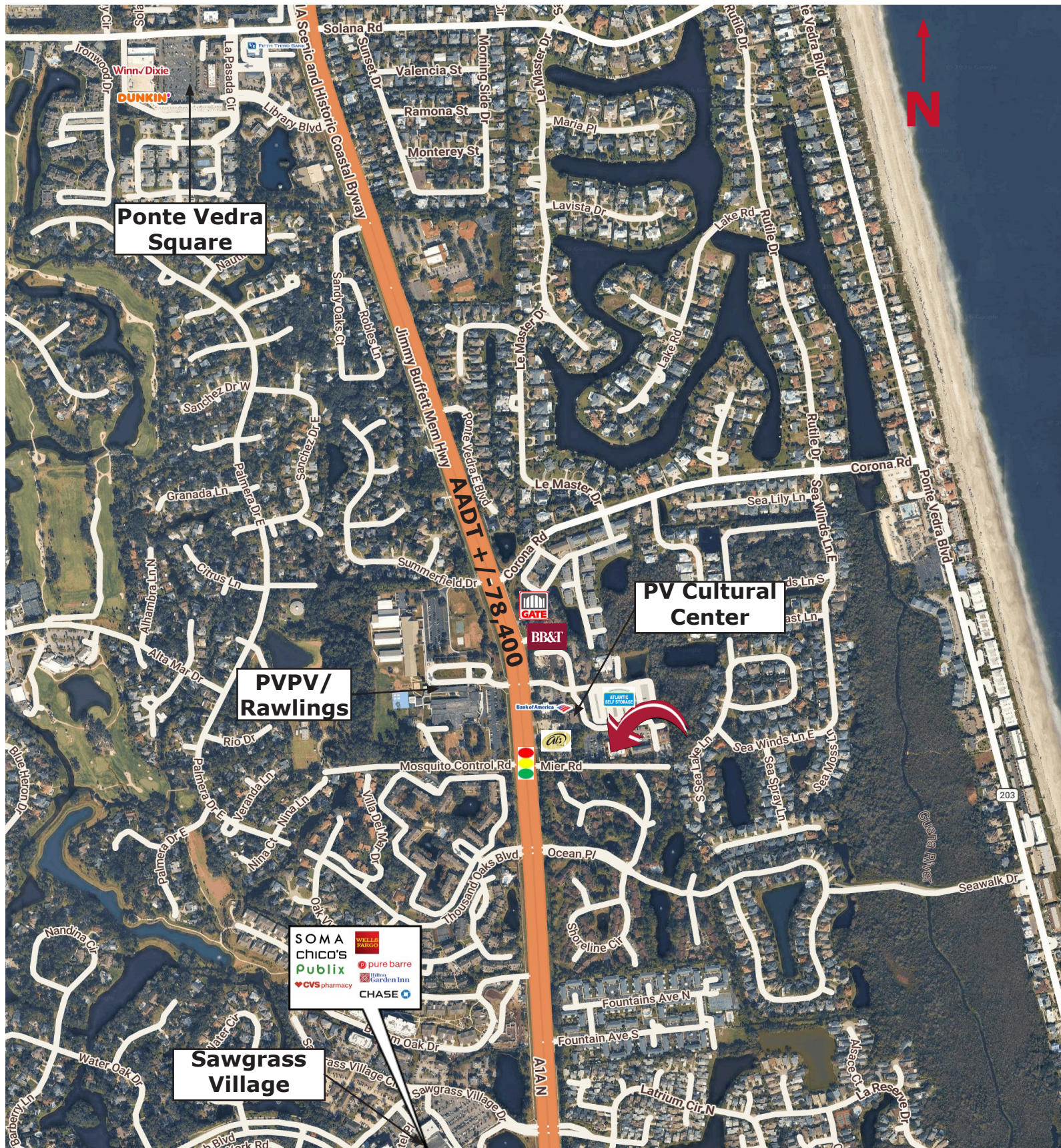
Suite 105



+/-2,356 RSF



Aerial



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

Client First through Service, Knowledge and Integrity

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