

OFFICE FOR
LEASE

814 1st St. N., Jacksonville Beach, FL 32250



- **Space Available: +/-1,900 SF**
- **Lease Rate: \$35.00/SF Modified Gross plus utilities & janitorial**
- Zoning: C-1
- Open floor plan with reception, 2 executive offices, 1 additional office, open bullpen, 3 restrooms, one with a shower, large break area, production & IT room
- 1st floor space across from the ocean
- Many upgrades, beautiful finishes & extensive glass
- 5 designated parking spaces in covered garage
- Public parking lots surround the property
- Well located in Jacksonville Beach, within walking distance of several restaurants, shopping and the beach



For Additional
Information Contact:

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OR
Kate Clifford
kate@strategicsites.com



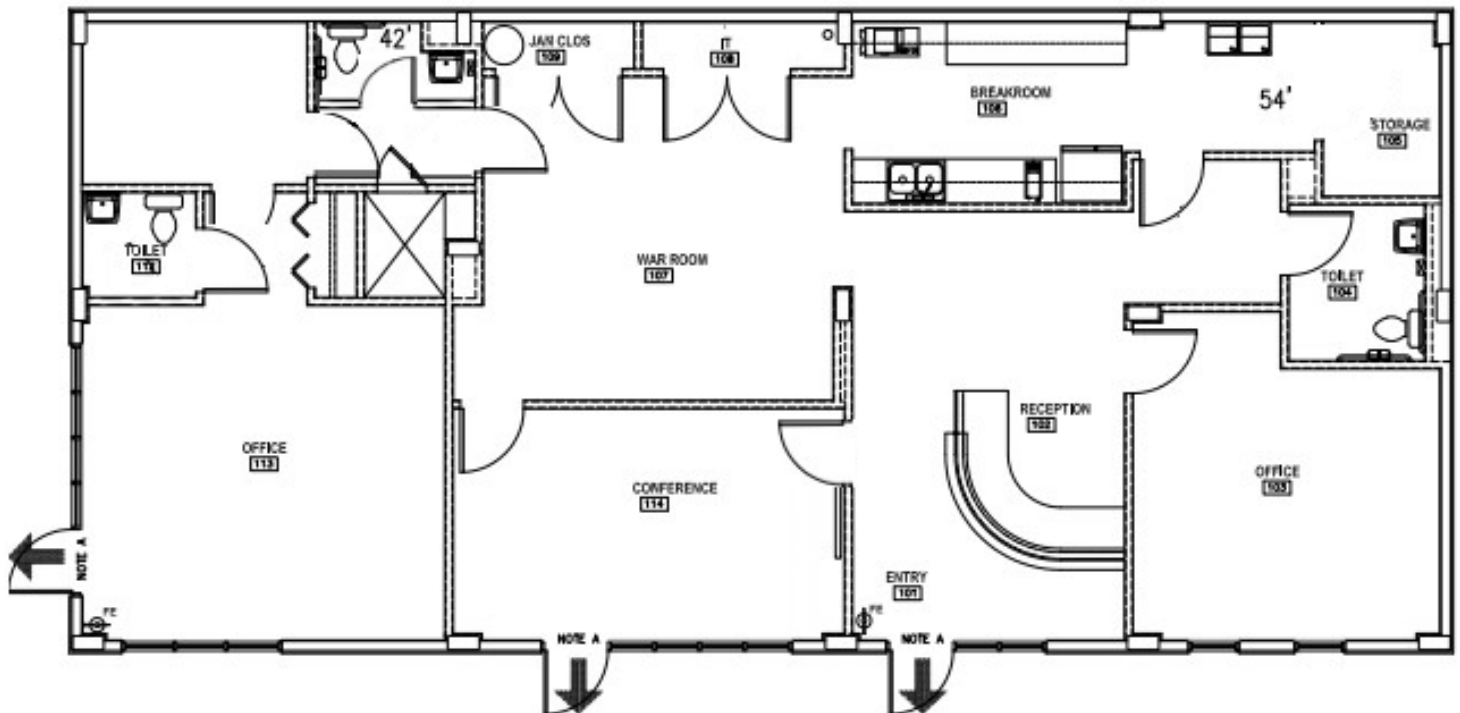
STRATEGIC SITES
Clifford Commercial

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 +/- 1,900 SF



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Interior Photos



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