



For sale

Palmetto Landing - 236 Canal Blvd. Suite 1
Ponte Vedra Beach, FL 32082

 **JLL** SEE A BRIGHTER WAY

Executive Summary

Palmetto Landing, Building 5

236 Canal Blvd. - Suite 1

Ponte Vedra Beach, FL 32202

This end-cap office condo at Palmetto Landing offers an exceptional opportunity in the prestigious area of Palm Valley / Ponte Vedra Beach, where office space availability is limited. With convenient access to A1A, JTB, and the Beaches communities, Palmetto Landing features on-site property management and abundant surface parking. Built in 2007 and beautifully renovated in August 2024, this move-in ready unit features luxury vinyl plank flooring, fresh paint, an updated restroom, and is available for occupancy upon closing. The unit is furnished and the furniture can convey to buyer if desired, or be removed.

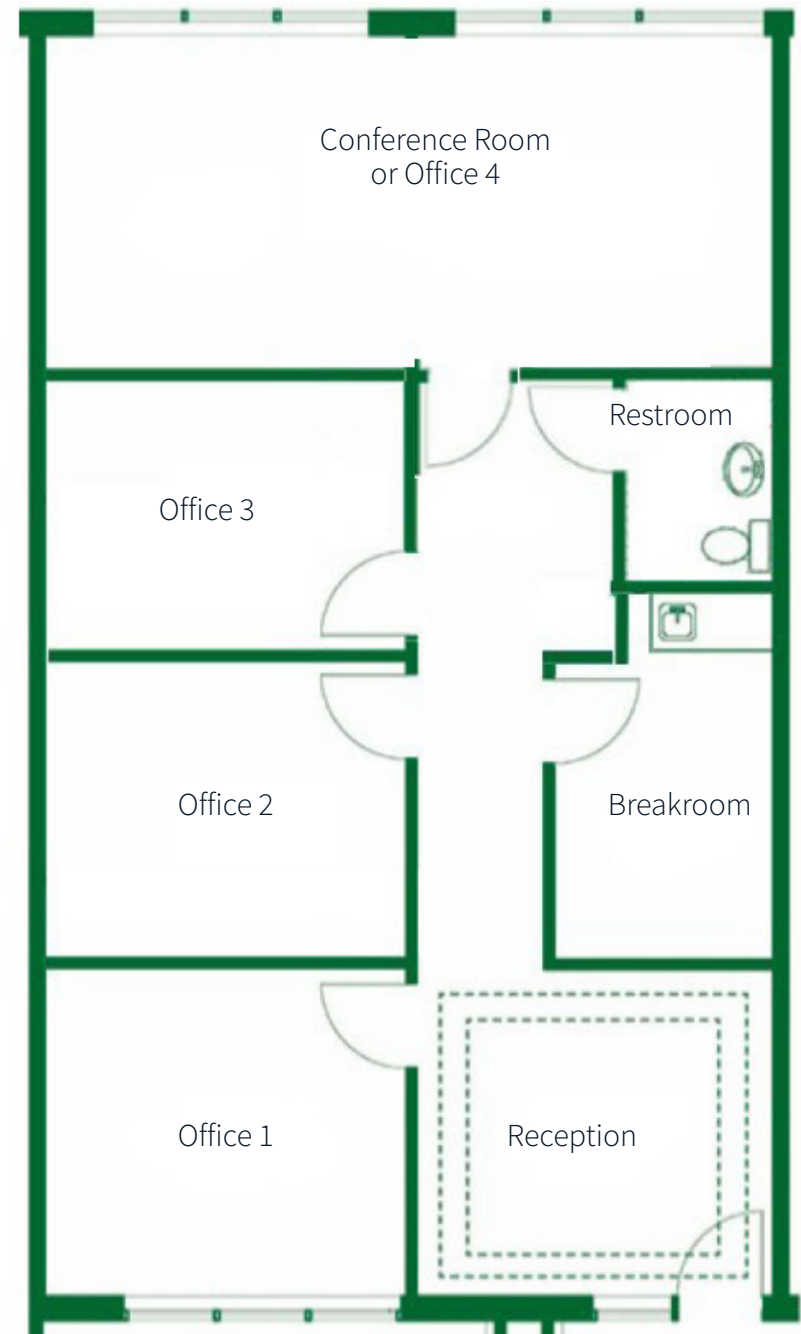
Layout:

- ±1,134 sq ft
- Three private offices
- One conference room / office
- Reception area
- Breakroom with sink and cabinetry
- Restroom
- Climate-controlled attic storage accessible via pull-down staircase

Additional Information:

- Move-in ready – available for occupancy upon closing
- Available with or without furniture
- Concrete block construction
- Zoning: CG (Commercial, General)
- 2025 Real Estate Taxes: \$4,861
- Owners' Association Dues: \$2,990/yr

**IT Area located in attic accessible via pull-down stair



236 Canal Blvd. / Ponte Vedra Beach

Photos



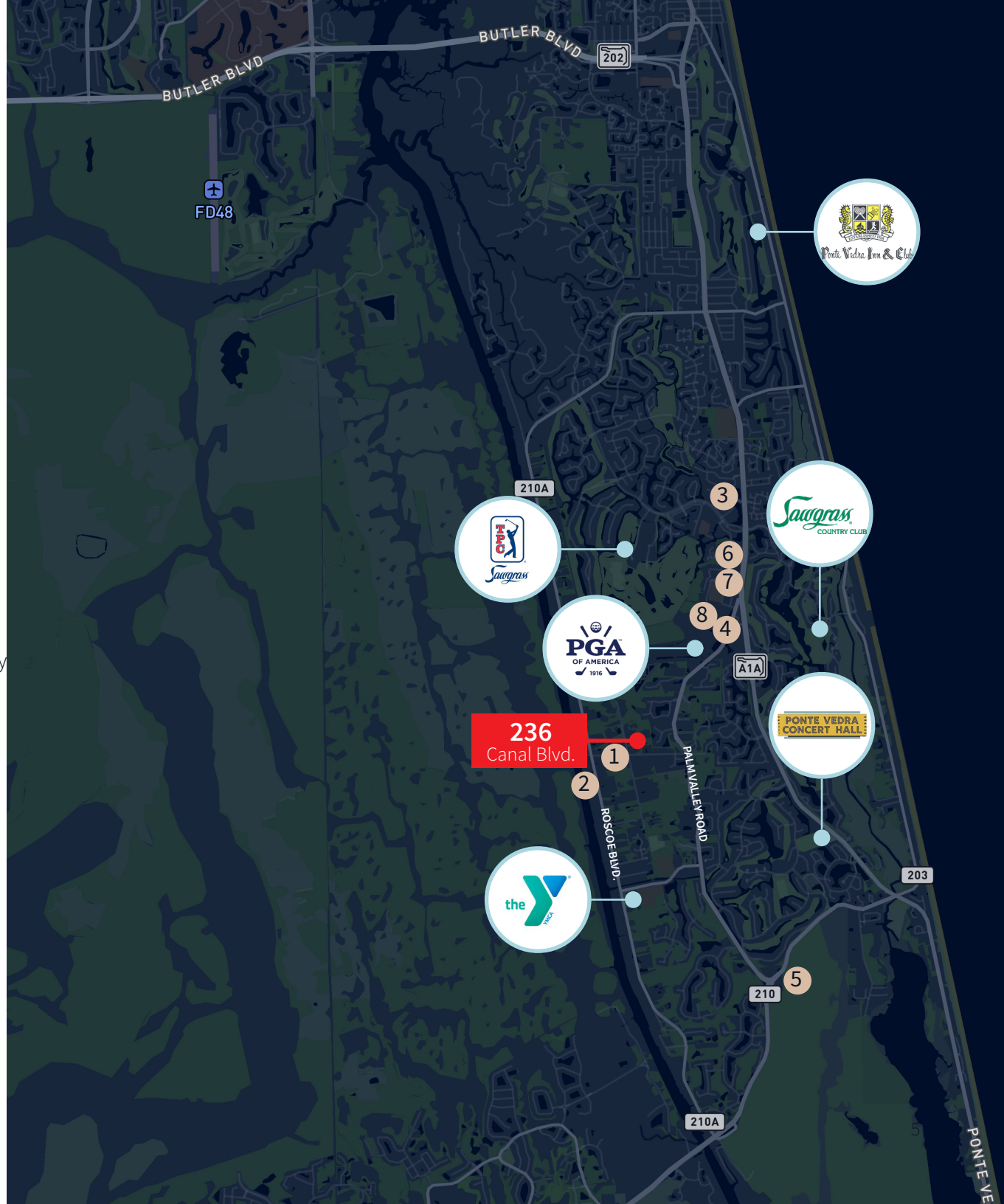
Photos



Area amenities

Retail, Restaurants, Banking & Lodging:

- 1 V-Pizza & Julep
- 2 Valley Smoke Restaurant
- 3 Publix Super Market at Sawgrass Village
 - Foxtail Coffee
 - Pure Bare
 - Metro Diner
 - Nona Blue Modern Tavern
 - Marriott Hotel
 - Trasca & Co. Eatery
 - Wells Fargo
 - CVS
 - Hilton Garden Inn
- 4 The Fresh Market
- 5 Publix Super Market at The Shoppes at Palm Valley
 - Foxtail Coffee
 - Vincenzo's Cucina Ponte Vedra Beach
- 6 Ruth's Chris Steak House
- 7 Pusser's Grill & Bar
- 8 USPS



Site plan



Mack Keasler
Senior Associate
mack.keasler@jll.com
+1 904 559 3902



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.