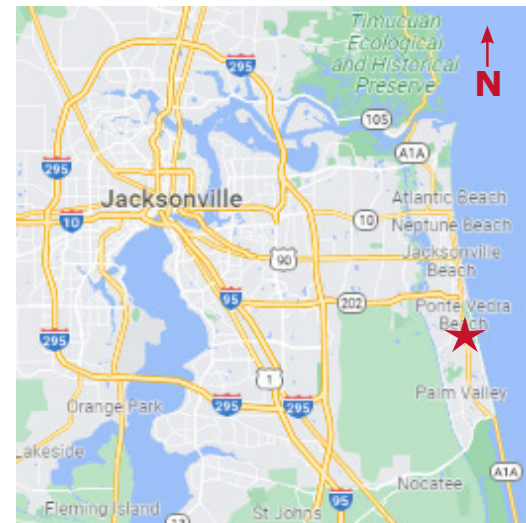




- **Space Available:**
 - Suite B: +/-1,787 SF
- Lease Rate: \$26.50/SF NNN/CAM \$8.50/SF
- Available: October 1, 2026
- Zoning: PUD (Commercial Neighborhood - no medical)
- Constructed in 2006 - roof replaced in 2021
- Well-appointed office space with premium finishes and an efficient, functional layout
- Conveniently located just west of A1A on Solana Rd. across from the Winn-Dixie Shopping Center
- Close to restaurants, residential, retail, The Ponte Vedra Inn & Club and TPC Sawgrass
- Building signage available
- Neighbors include Titanium Yoga, UF Research Institute, Brightway Insurance



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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OR
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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

Floor Plans

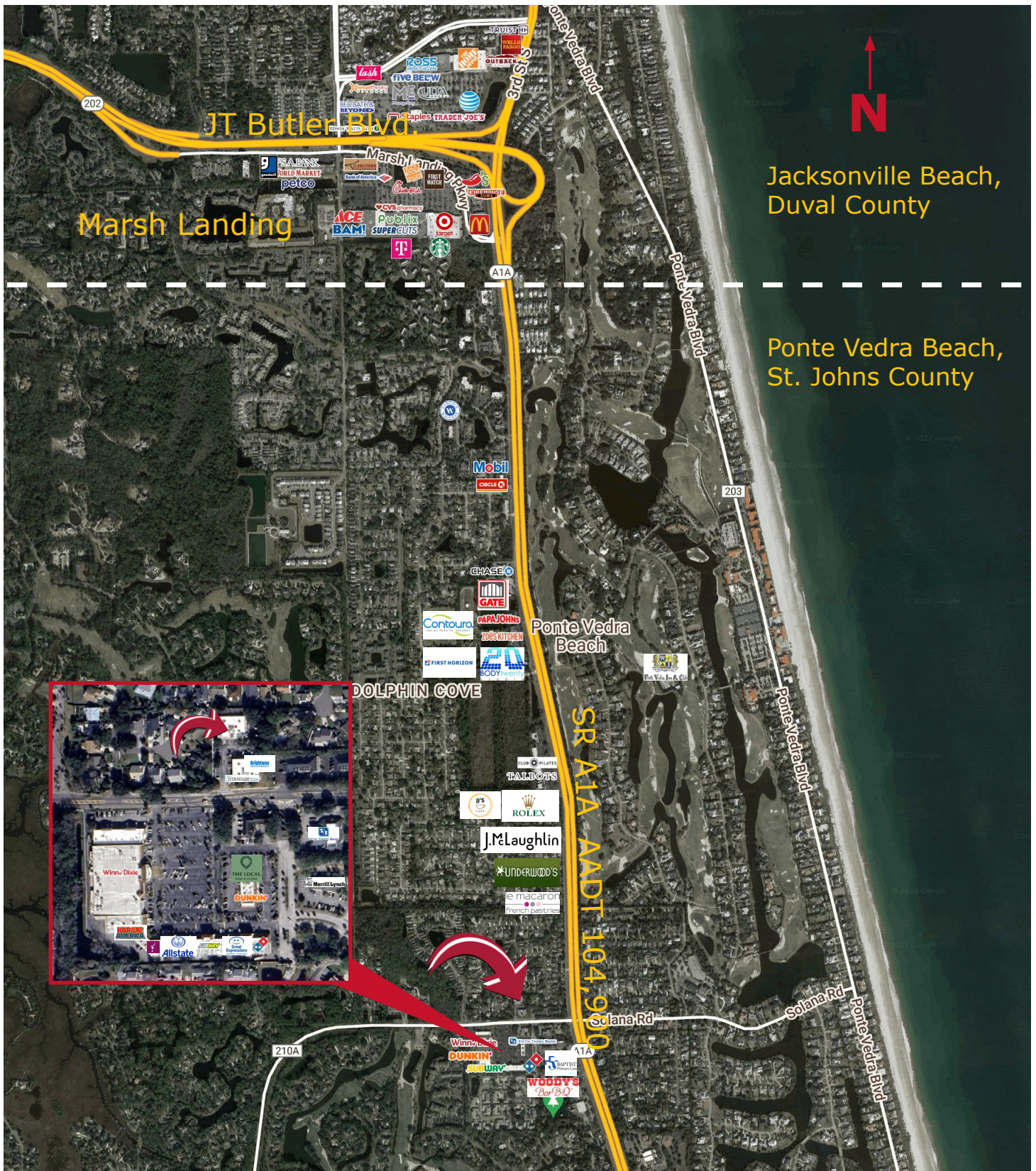


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Aerial



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