



- **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

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,854	34,769	79,258
Average HH Income	\$168,602	\$199,021	\$174,707
Daytime Total Employees	4,188	21,050	37,692



For Additional
Information Contact:

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OR

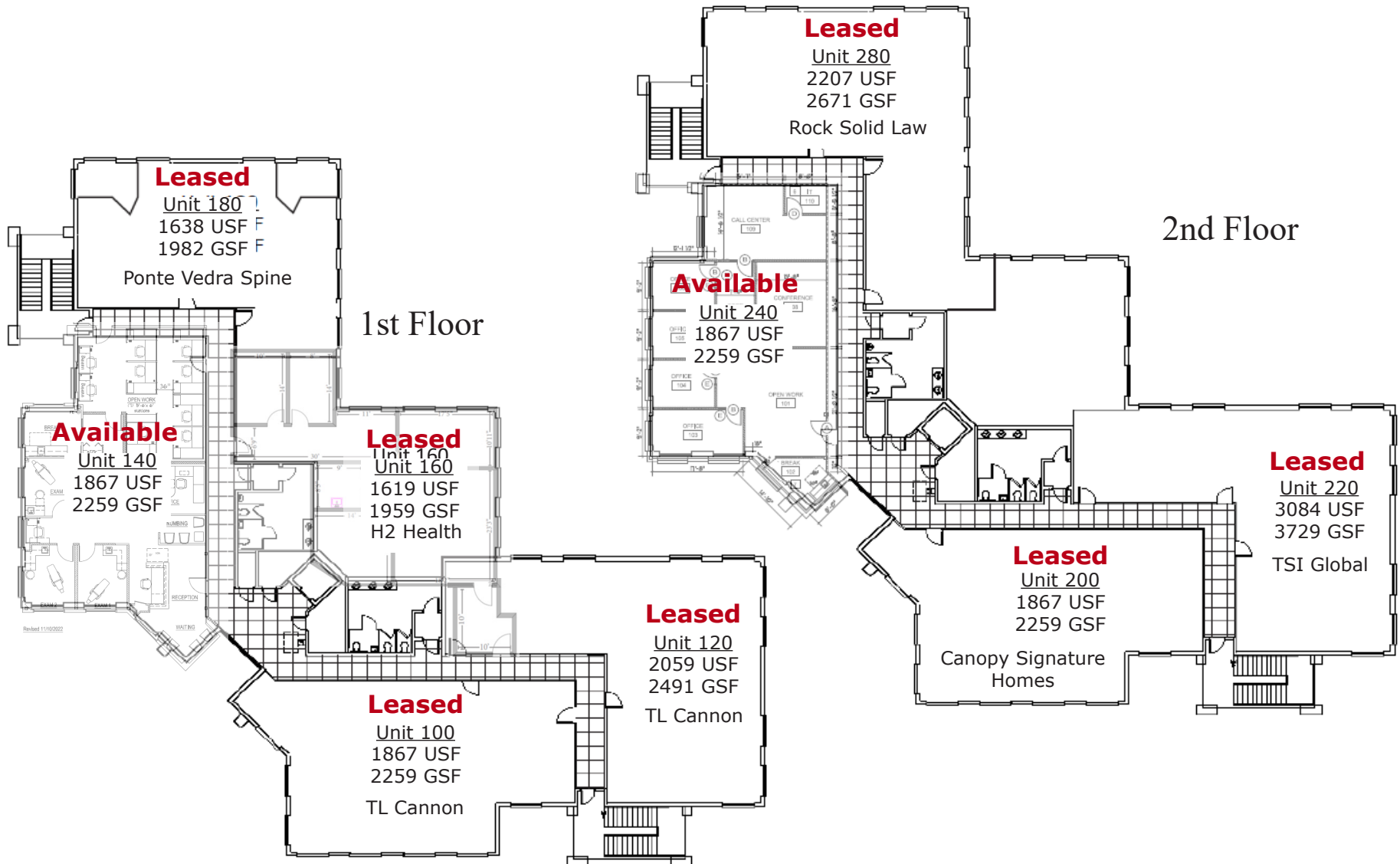
Kate Clifford
kate@strategicsites.com

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

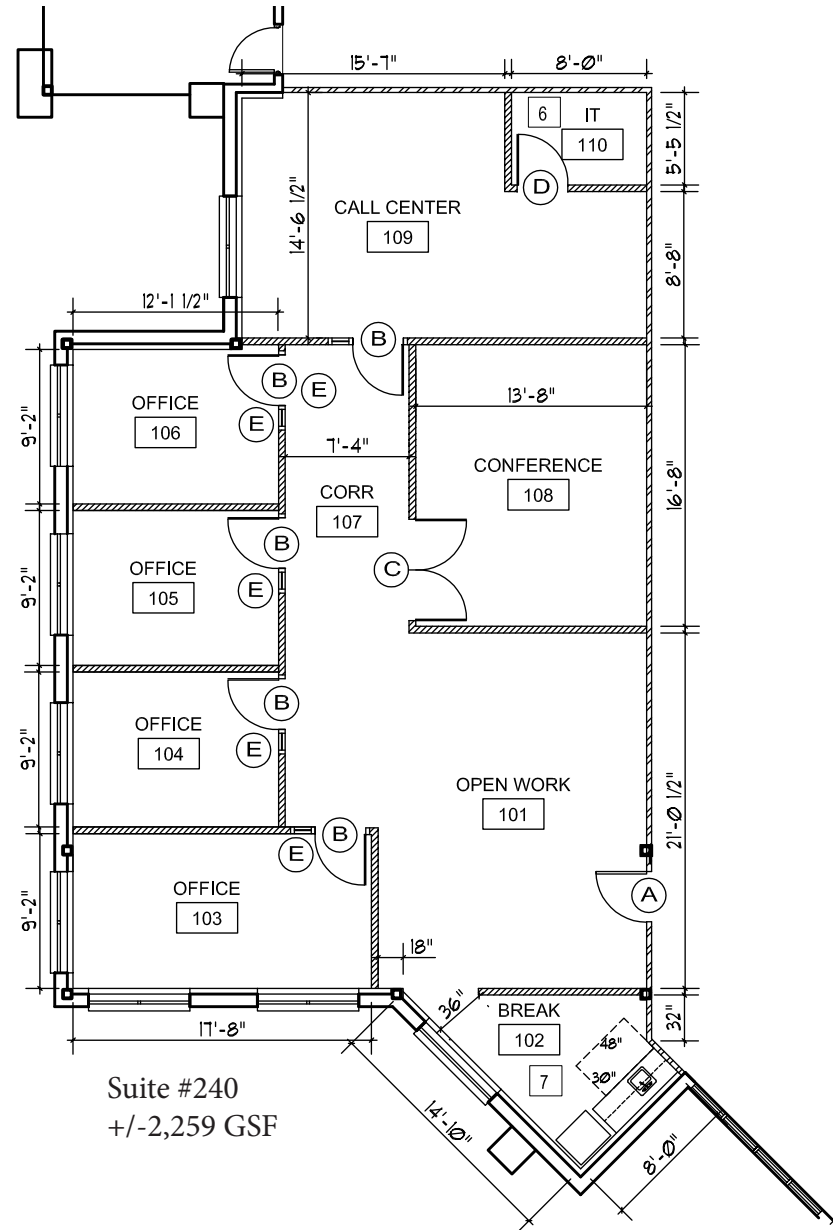
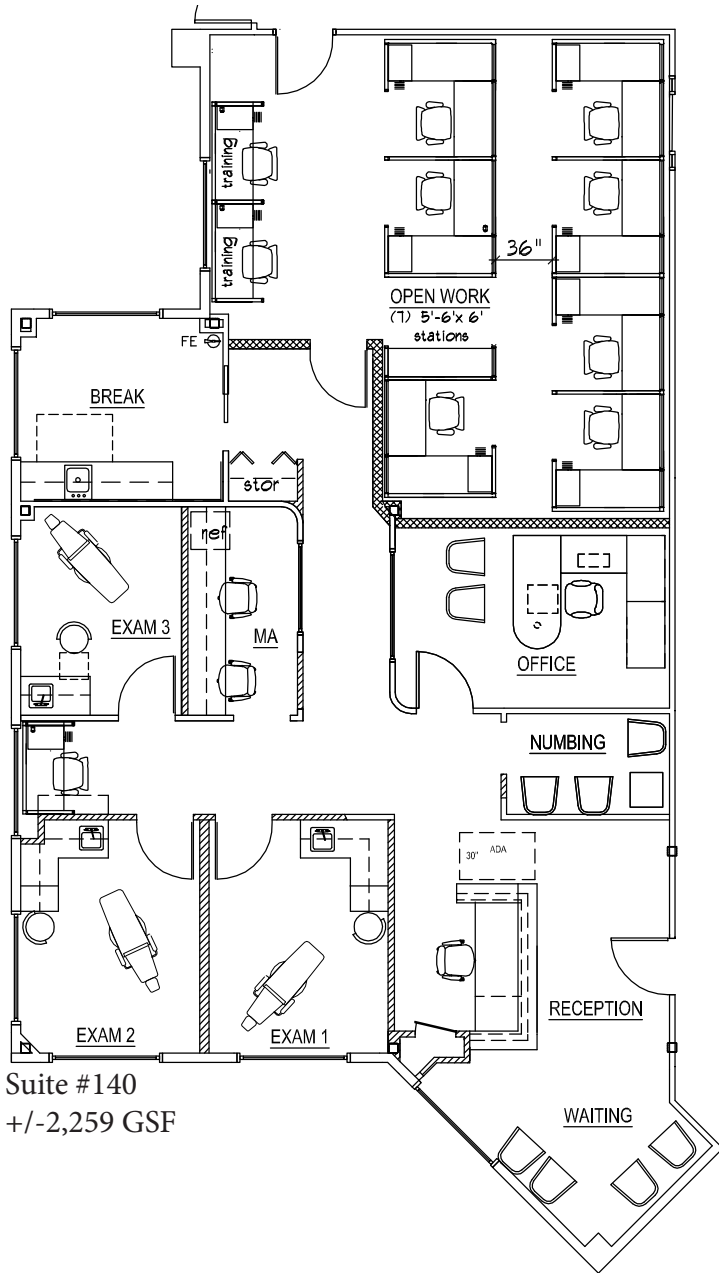


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Floor Plans

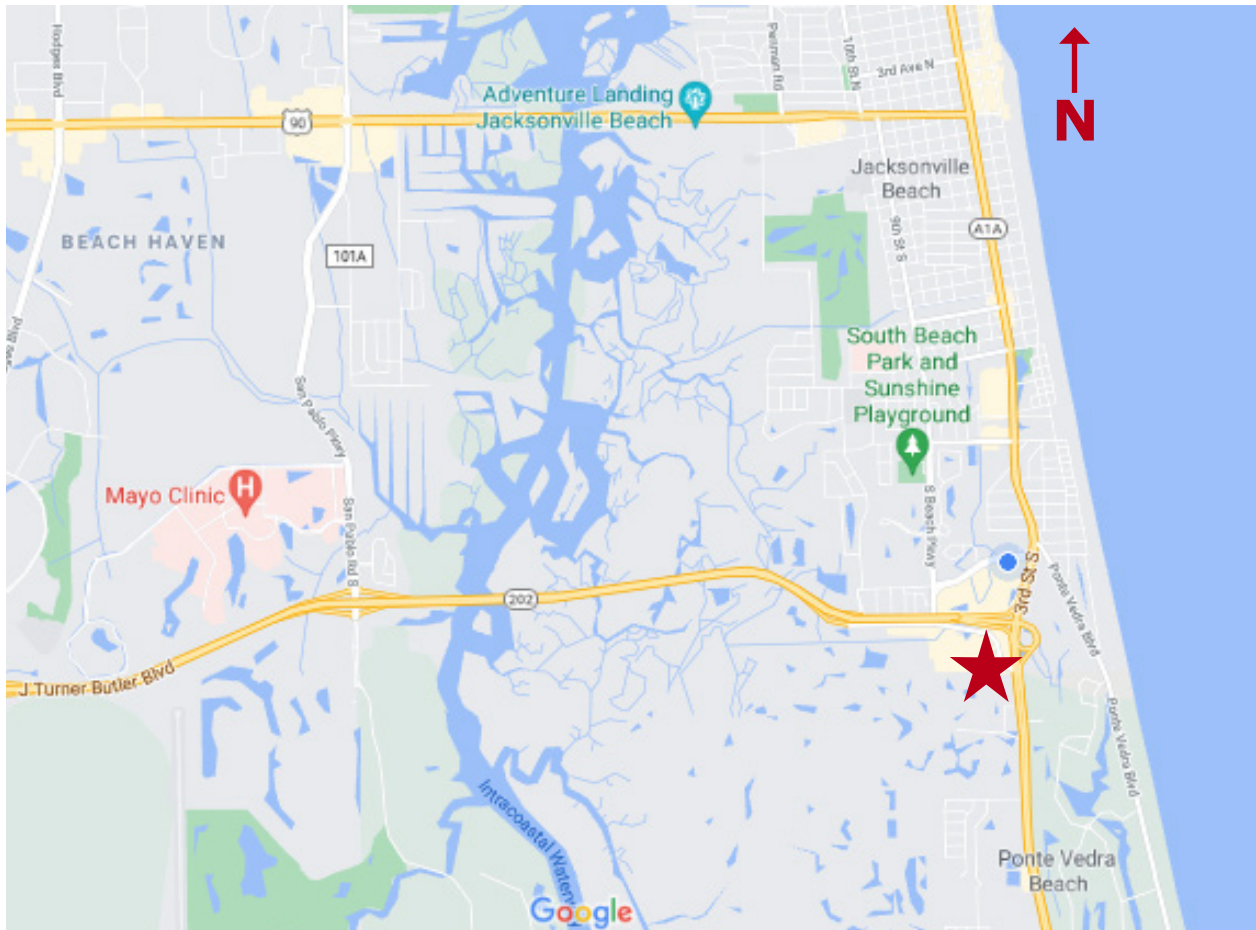


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Aerial and Location Map



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