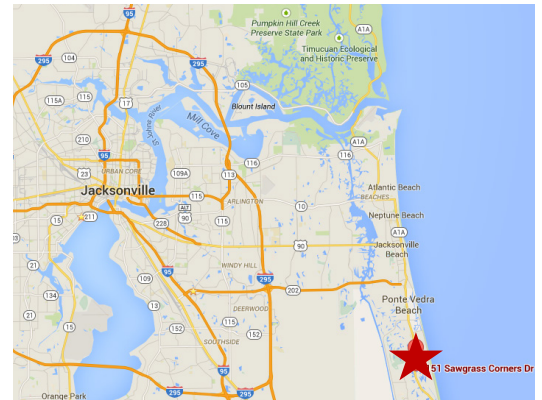


**PONTE VEDRA
OFFICE
FOR LEASE**

151 Sawgrass Corners Dr., Ponte Vedra Beach, FL 32082



- **Suite #201: +/-1,759 RSF**
- **Rate: \$32.00/RSF plus electric & janitorial**
- *Includes operating expenses: Estimated \$10.93 (Taxes, Ins. CAM)*
- Zoning: PUD (C-1, office/professional/medical)
- Parking: 4.5 spaces per 1,000 SF on adjacent surface lot
- Suite #201 - Current floor plan includes reception, waiting area, 3 private rooms, open area, and break room
- Suite #206 - Current floor plan includes four offices, conference room, open area, break room and IT/storage room
- Caribbean style building with newly renovated lobbies and restrooms, elevator accessible, with exterior balconies on second floor
- Located at the south entrance of Sawgrass Country Club in the heart of the affluent Ponte Vedra community. Convenient to TPC, ATP, Bolles School and the Sawgrass Marriott. Rapidly growing Nocatee Community to the west.



STRATEGIC SITES
Clifford Commercial

For Additional Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

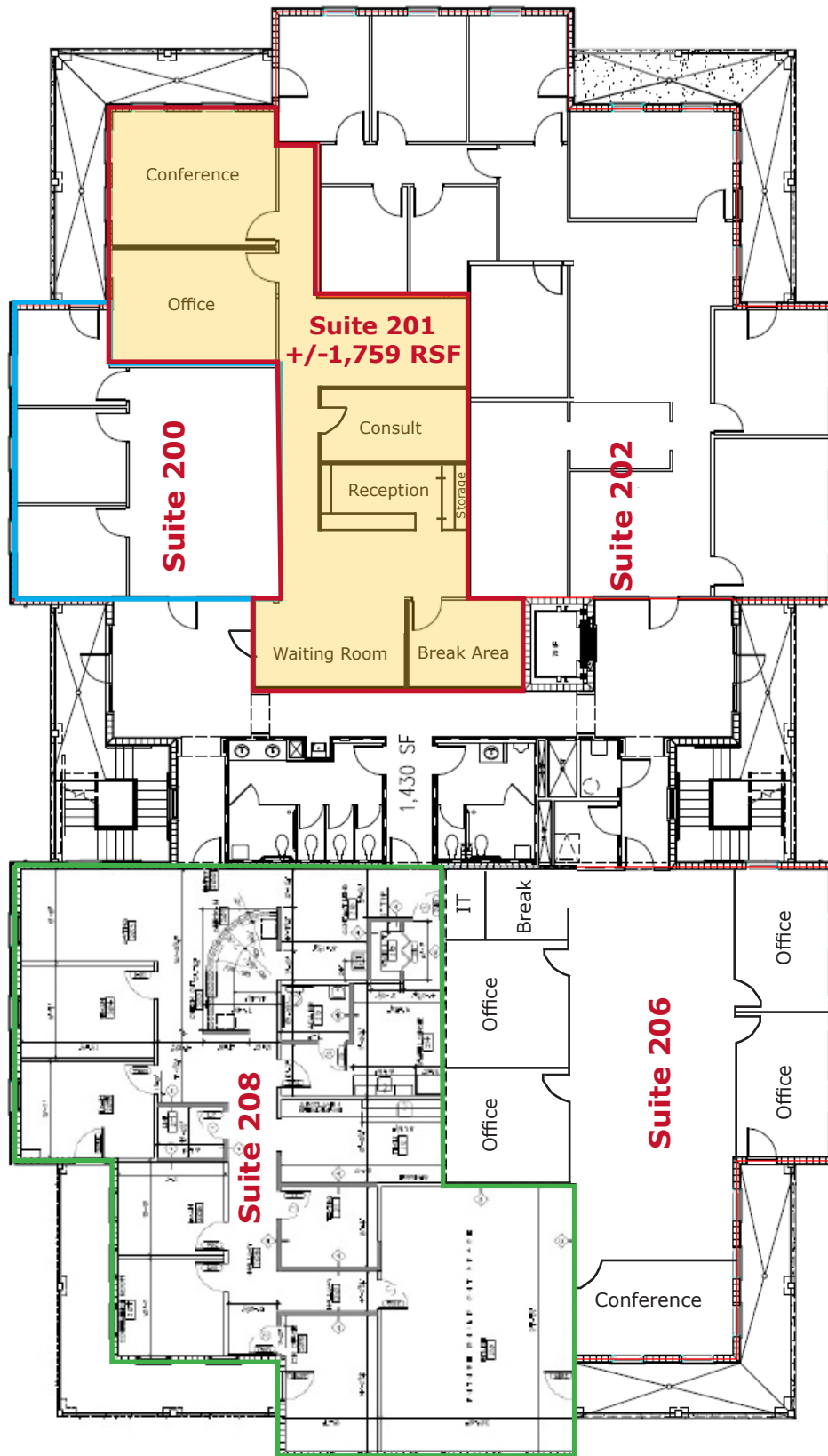
Kate Clifford
kate@strategicsites.com

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

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Floor Plan Second Floor



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Aerial



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