



FOR LEASE
**FT. WADE
OFFICE PARK**

90-203 FT. WADE ROAD
PONTE VEDRA BEACH, FLORIDA 32081

OFFICE / MEDICAL



FOR LEASE **FT. WADE OFFICE PARK**

90-203 FT WADE ROAD • PONTE VEDRA, FL 32081

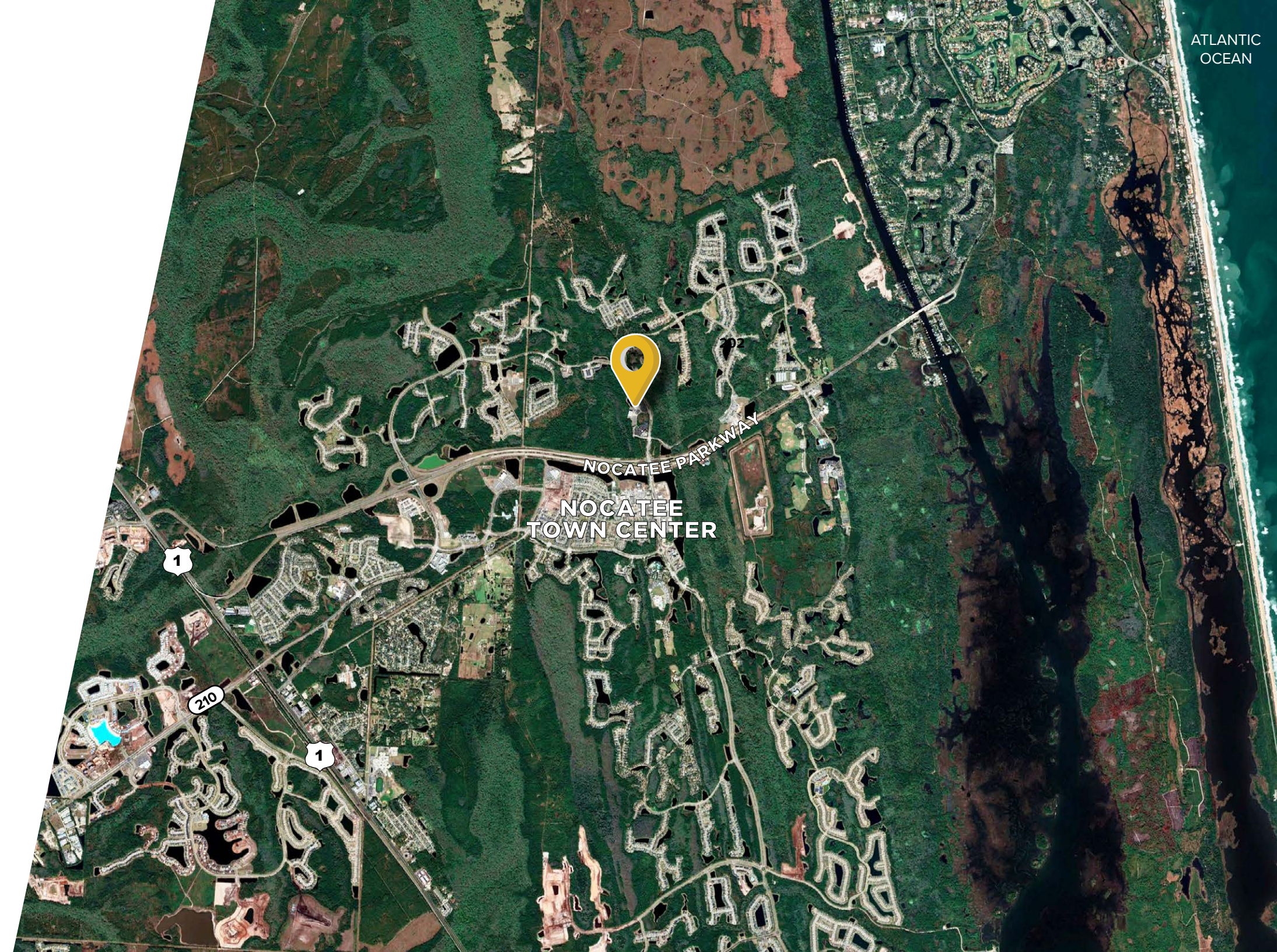


BUILDING AMENITIES

- Custom, well appointed buildings with high-end finishes
- Highly efficient floor plates
- Security guard on site during business hours
- Extensive parking available

PROPERTY HIGHLIGHTS

- St. Johns County incentives possible
- Located in one of the Best Selling Communities in America - Nocatee, a 14,000 acre development
- Excellent accessibility to St. Johns County's highly educated workforce and its ±226,000 residents





Publix[®]

HAIR CUTTERY

THE LOOP

Yobe
frozen yogurt

RPC RAINBOW PEDIATRIC CENTER

Crosswater
DENTAL CARE

The UPS Store

TROMPE L'OEIL
SALON
ESTABLISHED 1995

the link
space that inspires

RE/MAX[®]

BARNHORST EYE & LASER CENTER

Lazzara
orthodontics

sjea
st. johns eye associates

GNC
LIVE WELL

FORT WADE ROAD OFFICE PARK

VALLEY RIDGE BLVD.

UFHealth
UNIVERSITY OF FLORIDA HEALTH

PALM VALLEY RD.

VyStar
Credit Union

TIJUANA FLATS
TEX-MEX FOR ALL

Wendy's

Daily's

STARBUCKS COFFEE

Shell

TIMOTI'S
seafood shack

WOOF GANG
BAKERY & GROOMING

BICYCLES ETC.

Baptist Health

AT&T

WATSON

CHASE

Jersey Mike's
SUBS

AÑEJO
MEXICAN BISTRO

BEN & JERRY'S

RPC RAINBOW PEDIATRIC CENTER

GreenWise
MARKET

PUBLIX

SUPERCUTS[®]

COASTAL WINE MARKET
& tasting room

verizon[✓]

DUNKIN'

CVS

PIEOLOGY
PIZZERIA

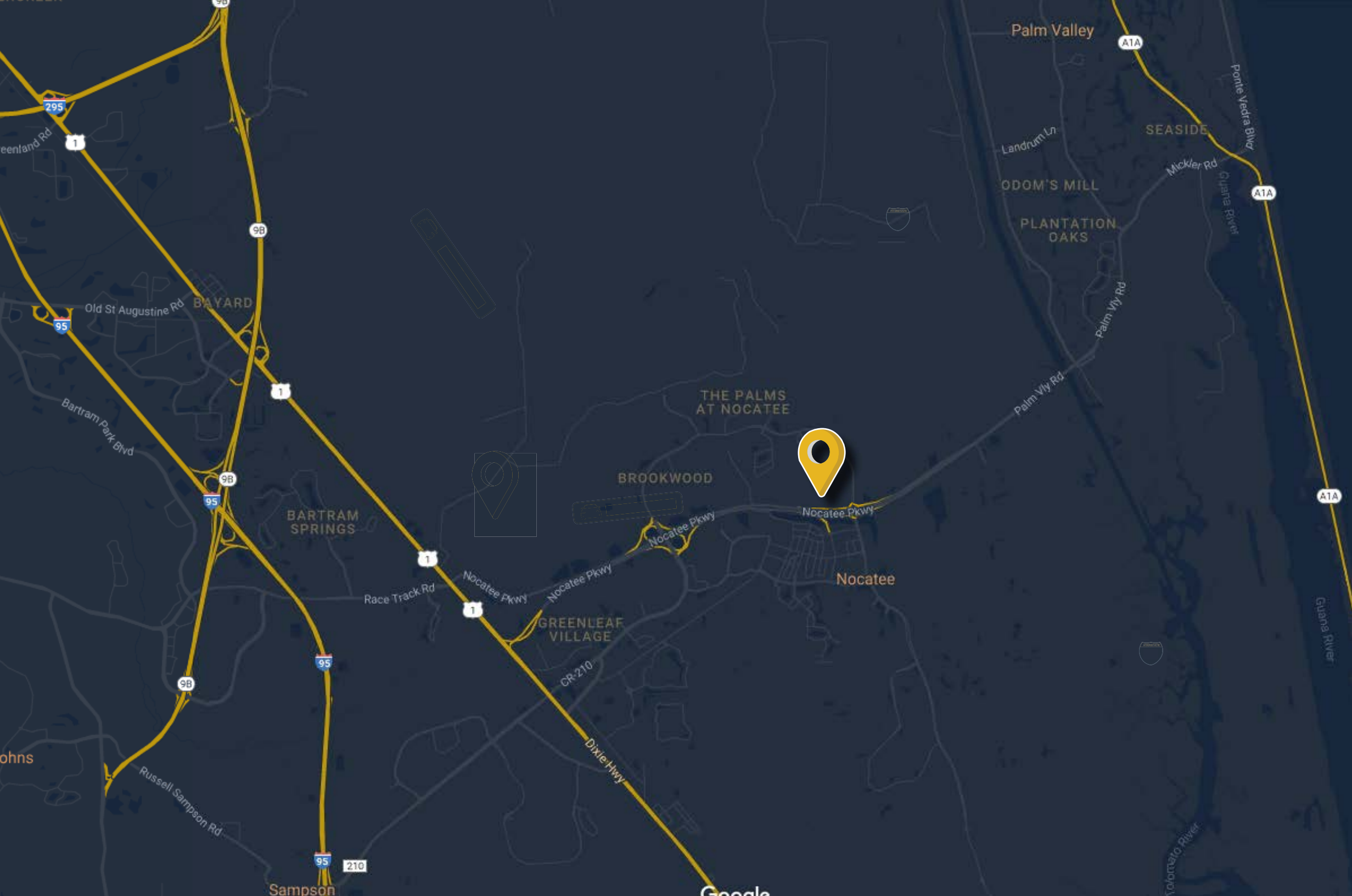
CLEAN JUICE

M SHACK
burgers, shakes and more

FIRST WATCH
THE DAYTIME CAFE

FT. WADE OFFICE PARK

BUILDING FEATURES			
TOTAL SQ. FT.		±193,535 SF	
TOTAL AVAILABLE		±3,028 - 26,192 SF	
LEASE RATE		Negotiable	
ZONING		Office	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,295	26,924	52,499
HOUSEHOLDS	1,468	9,770	19,623
MEDIAN HH INCOME	\$152,053	\$139,305	\$127,766
AVERAGE HH INCOME	\$218,569	\$192,525	\$182,124



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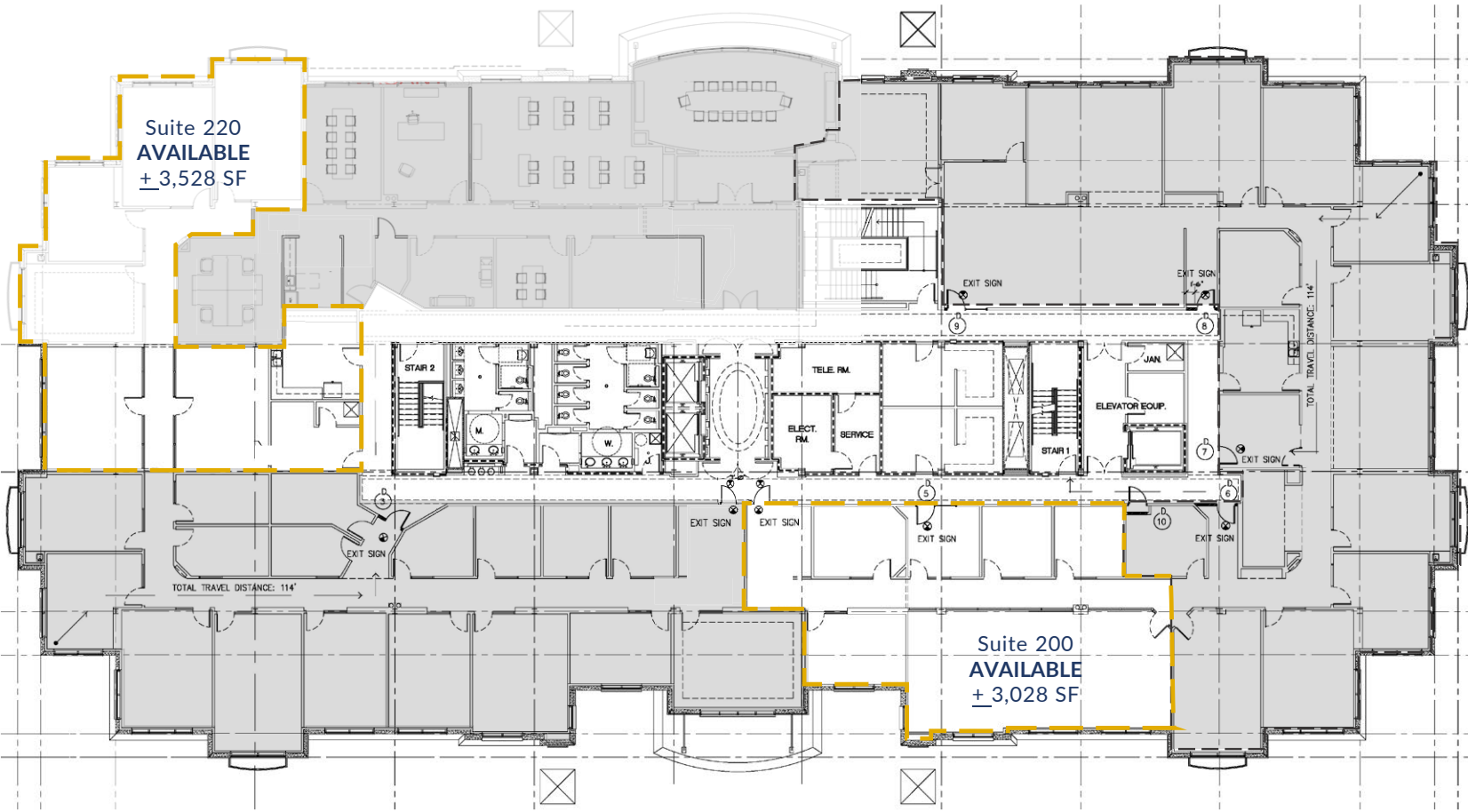


FIRST FLOOR

FOR LEASE

FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



SECOND FLOOR

FOR LEASE

FORT WADE OFFICE PARK

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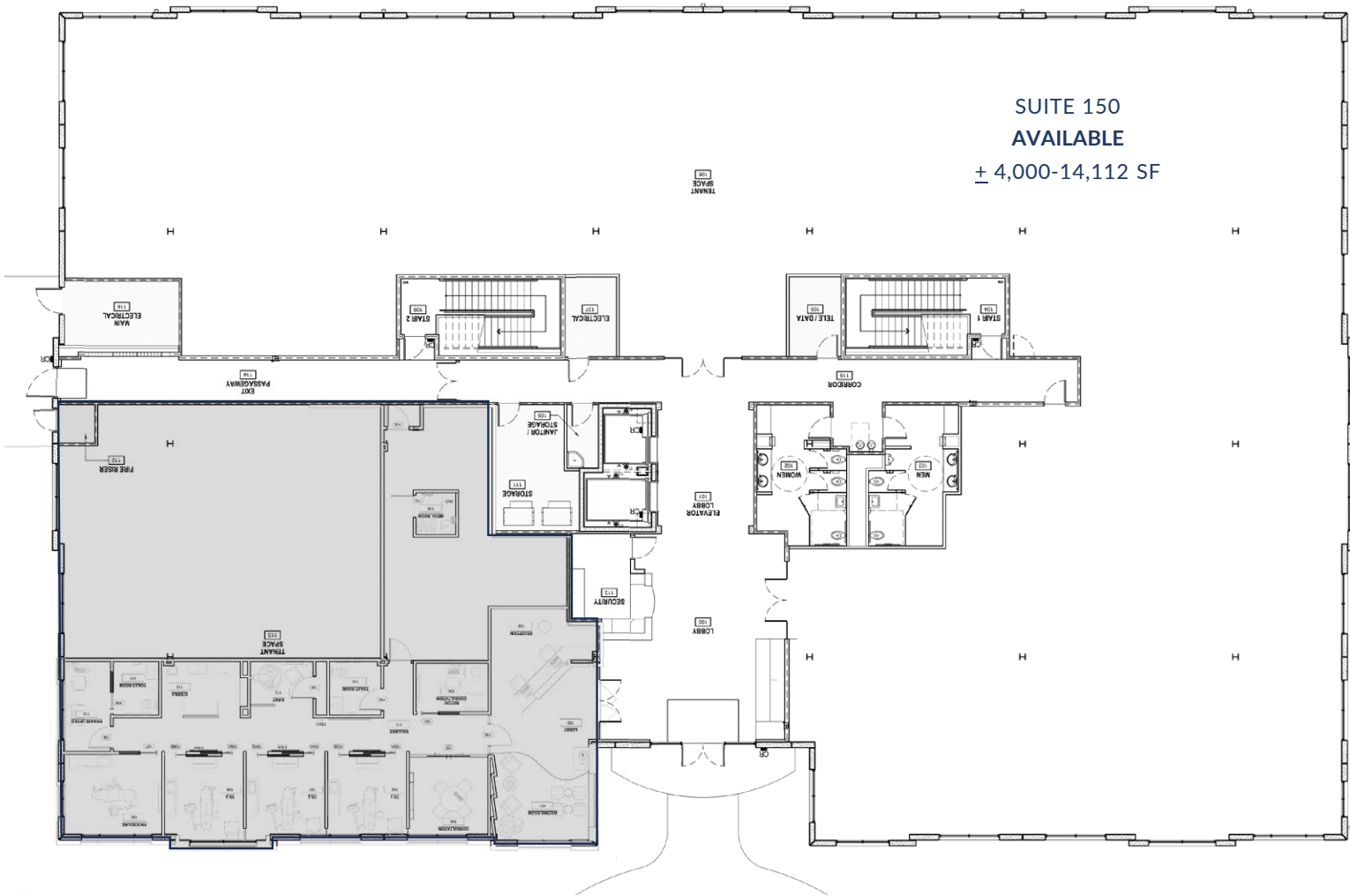
Suite 300
AVAILABLE
± 26,192 SF

THIRD FLOOR

FOR LEASE

FORT WADE OFFICE PARK

153 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



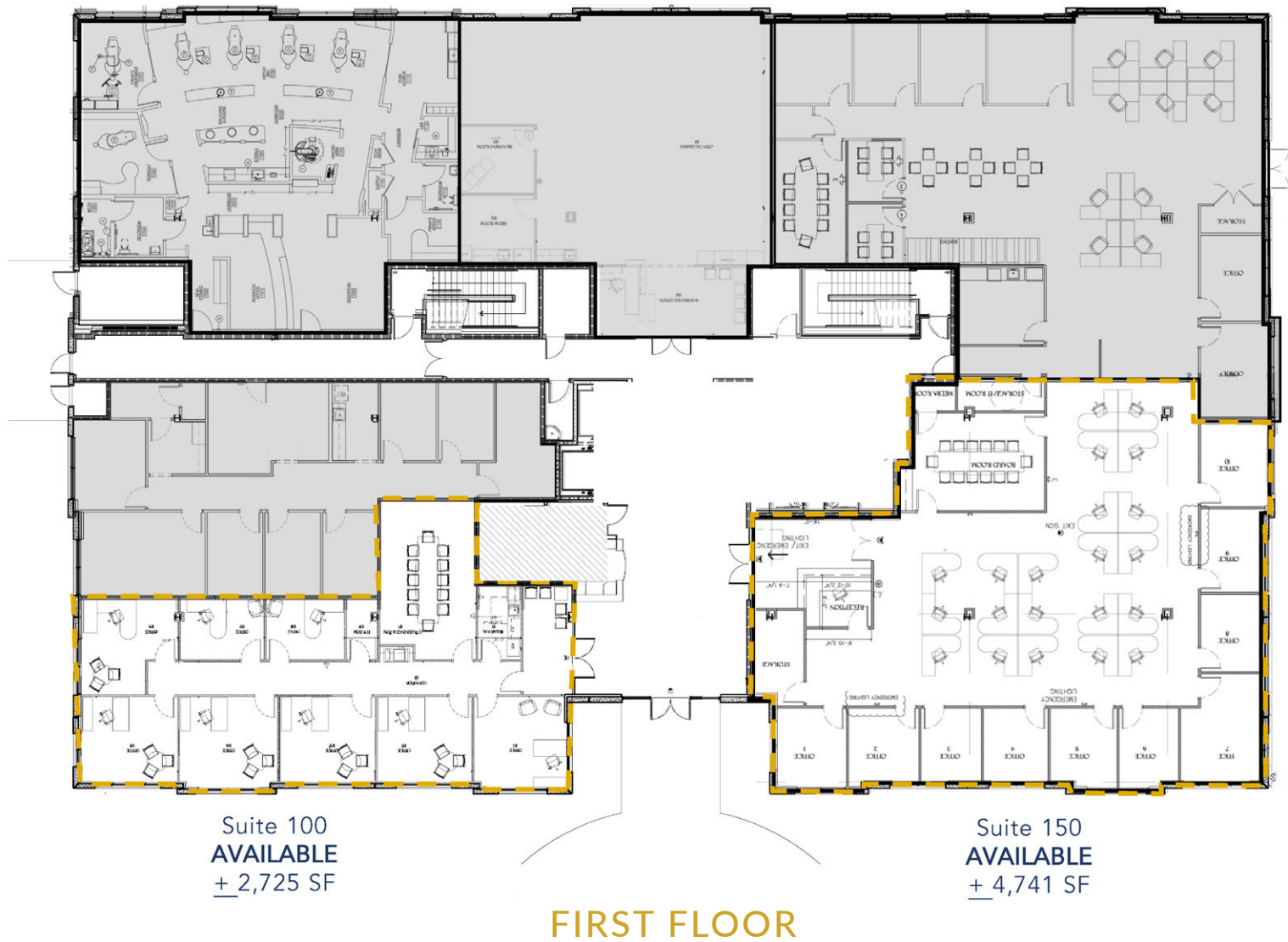
Suite 150
AVAILABLE
± 4,000-14,112 SF

FIRST FLOOR

FOR LEASE

FORT WADE OFFICE PARK

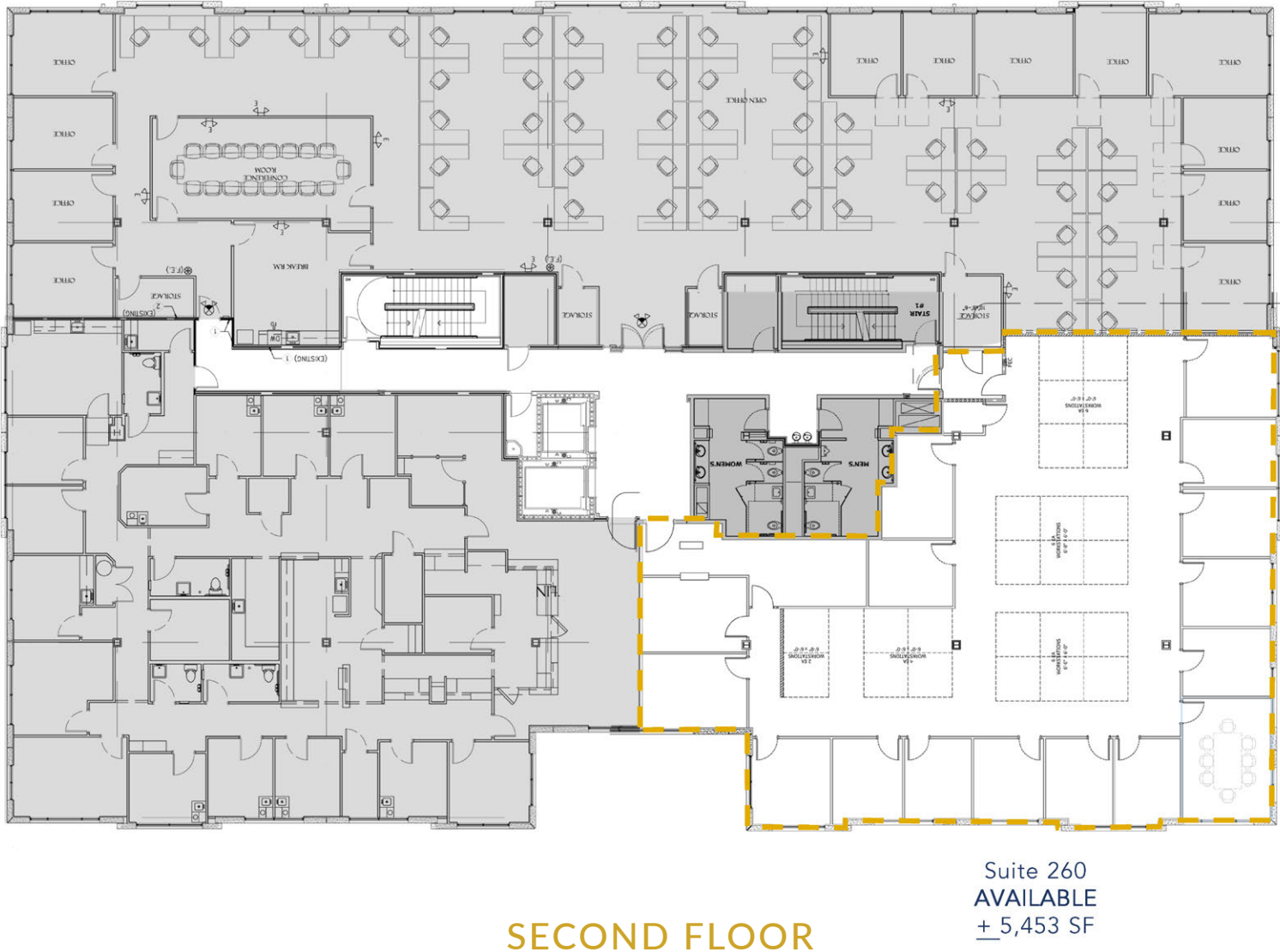
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