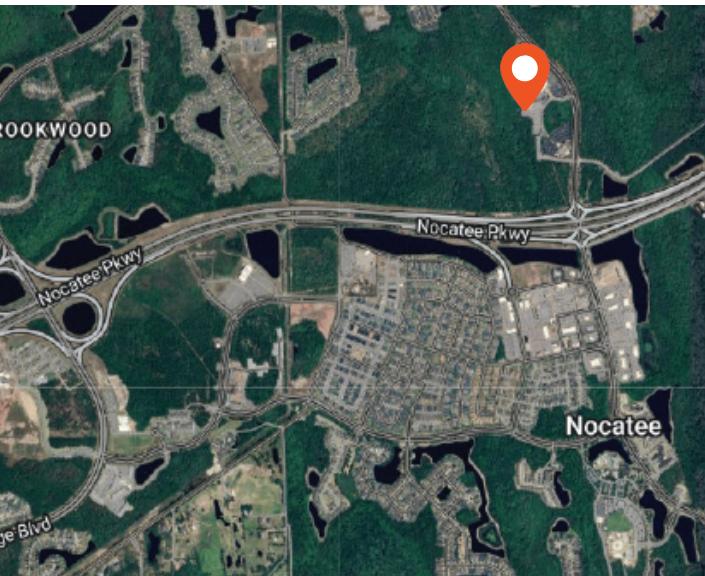


FOR SUBLEASE



JACKSONVILLE, FLORIDA
153 FORT WADE ROAD



SPACE SPECIFICATIONS

AVAILABLE	14,176 RSF (Divisible)
FLOOR	Partial 1st Floor- Suite 150
TIMING	IMMEDIATE
SUBLEASE RATE	\$30/ PSF Full Service
SUBLEASE TERM	8/31/2033
PARKING	4/1,000 SF

COMMENTS

- Long-term sublease with strong Sublessor
- Located in the Nocatee/Beaches Sub-market
- 5 minutes to the Beach, A1A, and US 1
- Tenant Improvement Allowance Available

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

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153 FORT WADE ROAD

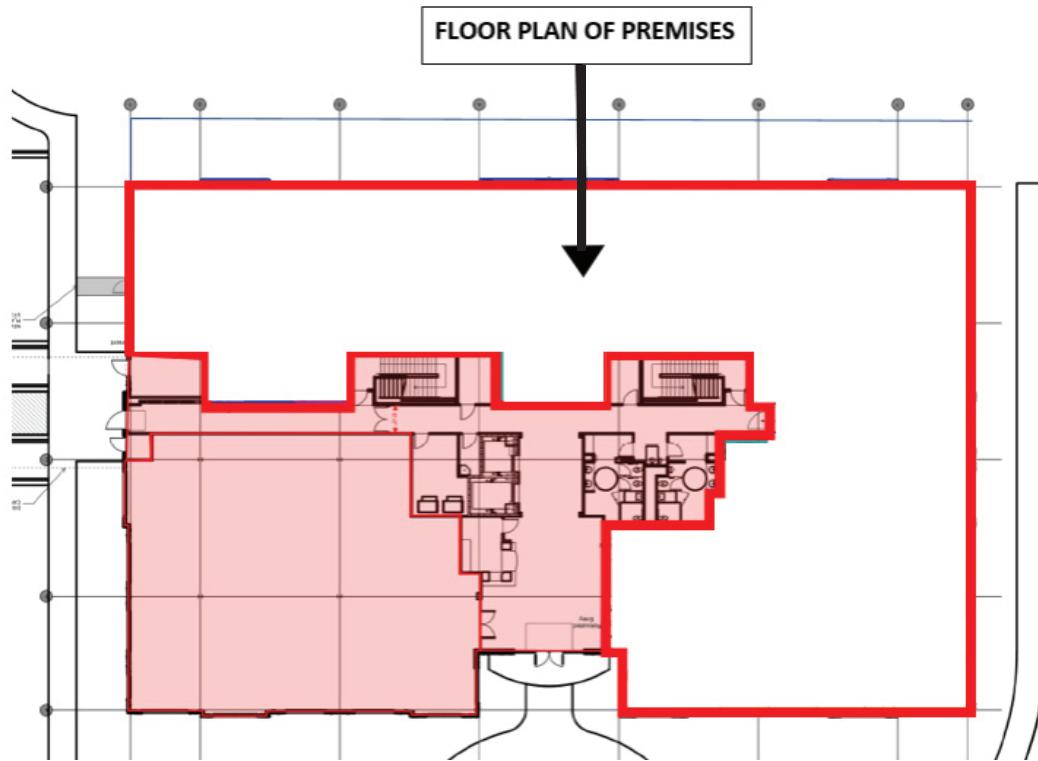
JACKSONVILLE, FL

BUILDING PHOTOS



Tenant Improvement Allowance Available

BUILDING PLAN



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