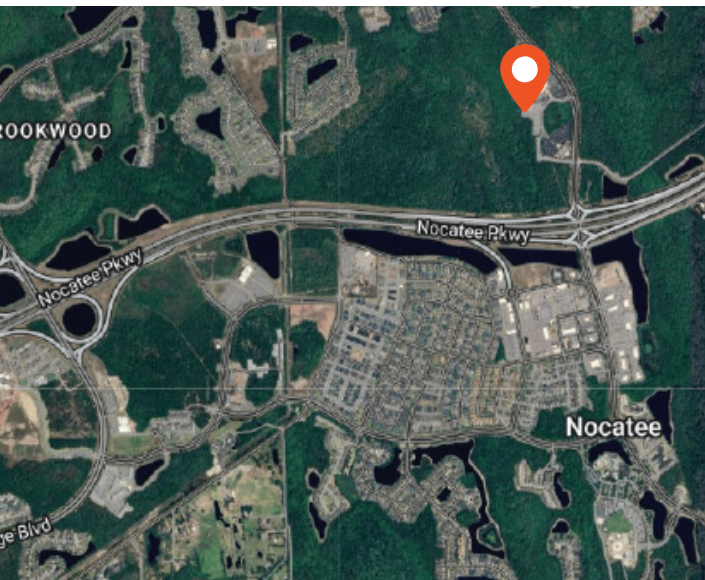


FOR SUBLEASE



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

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

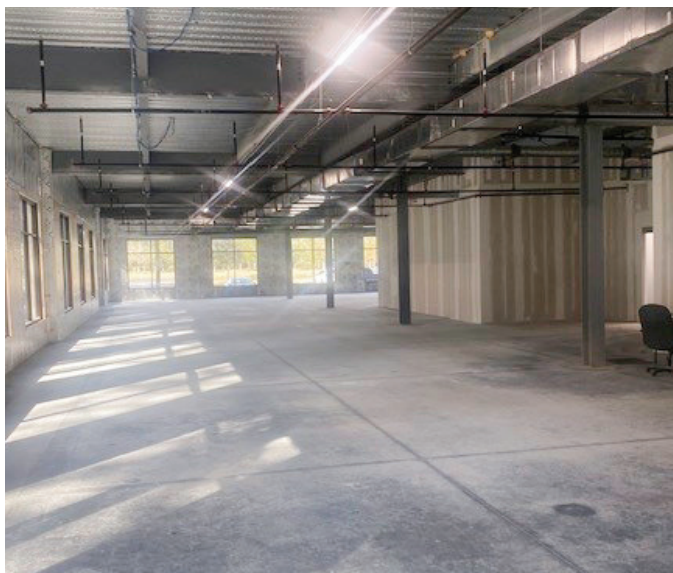
FOUNDRY
COMMERCIAL

foundrycommercial.com

153 FORT WADE ROAD

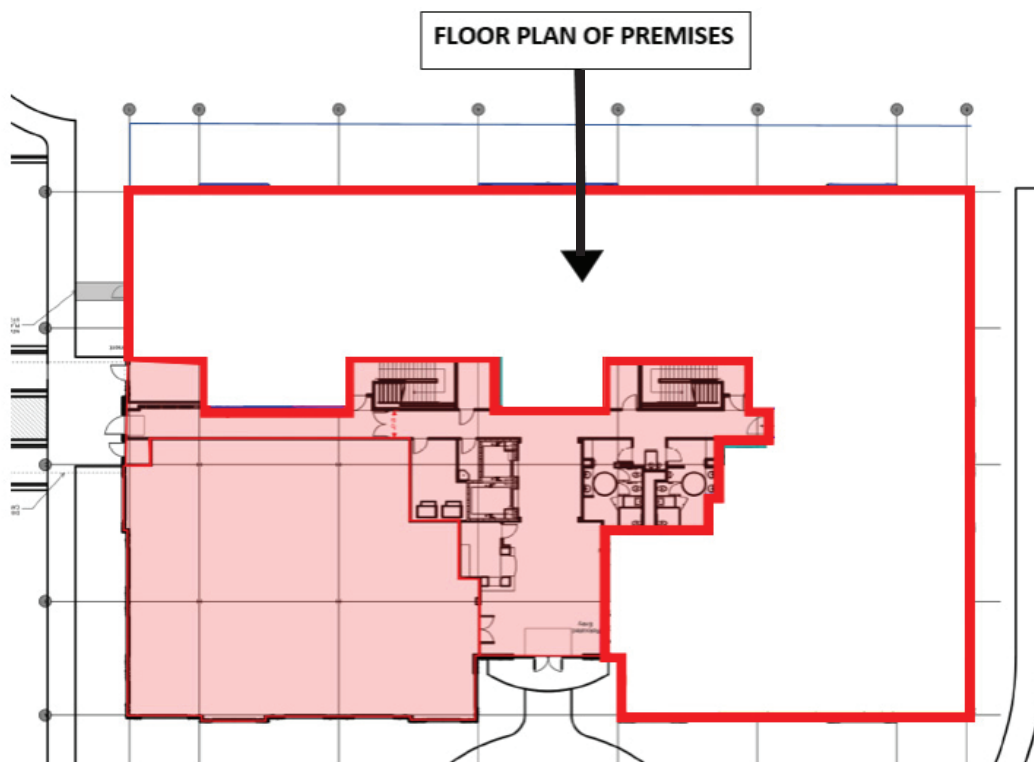
JACKSONVILLE, FL

BUILDING PHOTOS



Tenant Improvement Allowance Available

BUILDING PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW HAWKINS | 904.345.2022

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDry
COMMERCIAL

foundrycommercial.com