

**PONTE VEDRA
BEACH OFFICE
FOR LEASE**

166 A1A North, Ponte Vedra Beach, FL 32082



- **Available Space:**
 - Suite 200 +/-750-3,000 RSF (Max Contiguous)
 - \$30.00/RSF NNN (CAM estimated \$9.00/RSF)
- Zoning: PUD (Professional Office Uses)
- Lobby elevator and two exterior stairwells
- Located in the heart of Ponte Vedra Beach with excellent visibility along A1A, 1/2 mile south of J.T. Butler Blvd. and South Beach Parkway Shopping Center (Publix, Target, Ace, & Books-A-Million)
- SR A1A ADĐT +/-49,000 *FDOT 2023

2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,644	33,874	73,624
Average HH Income	\$152,990	\$180,521	\$165,959
Daytime Total Employees	4,573	17,888	38,794



For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

JC Clifford
jcc@strategicsites.com

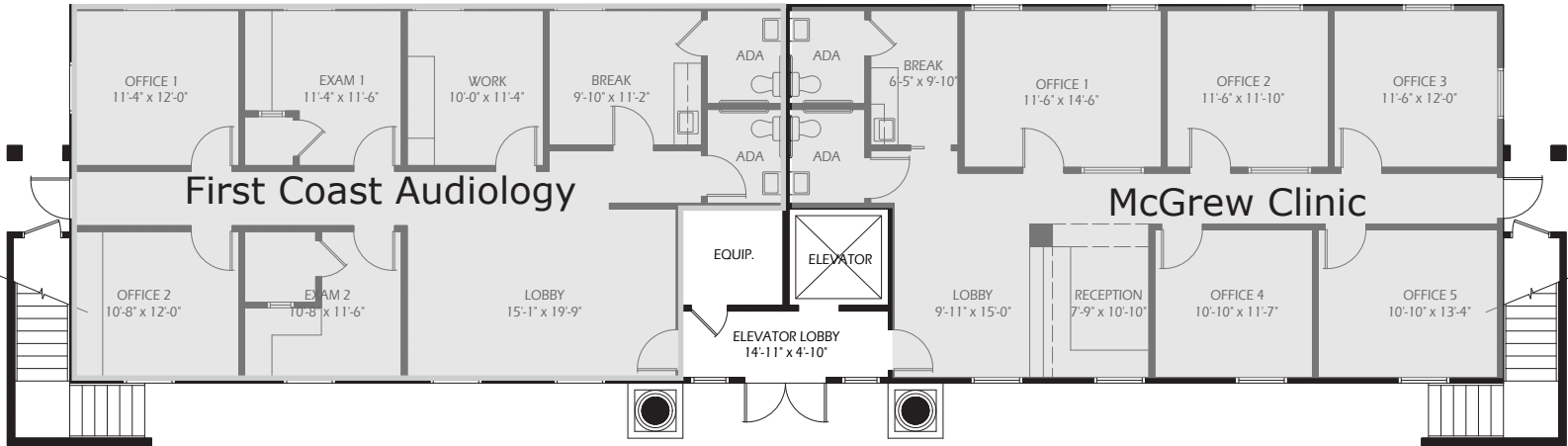
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

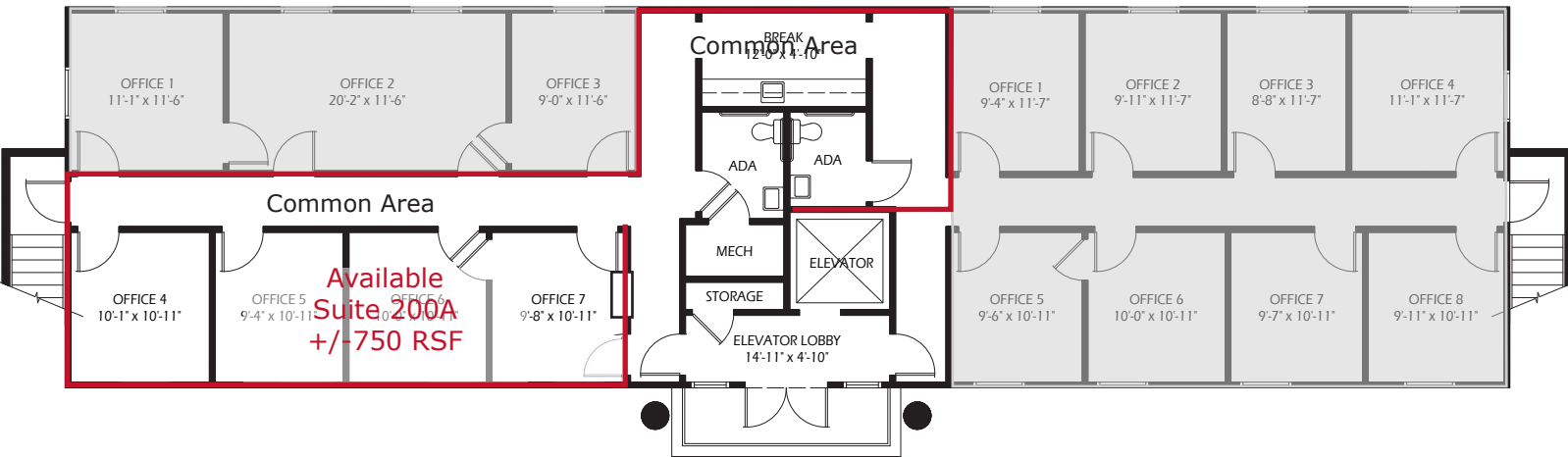
Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plans

First Floor

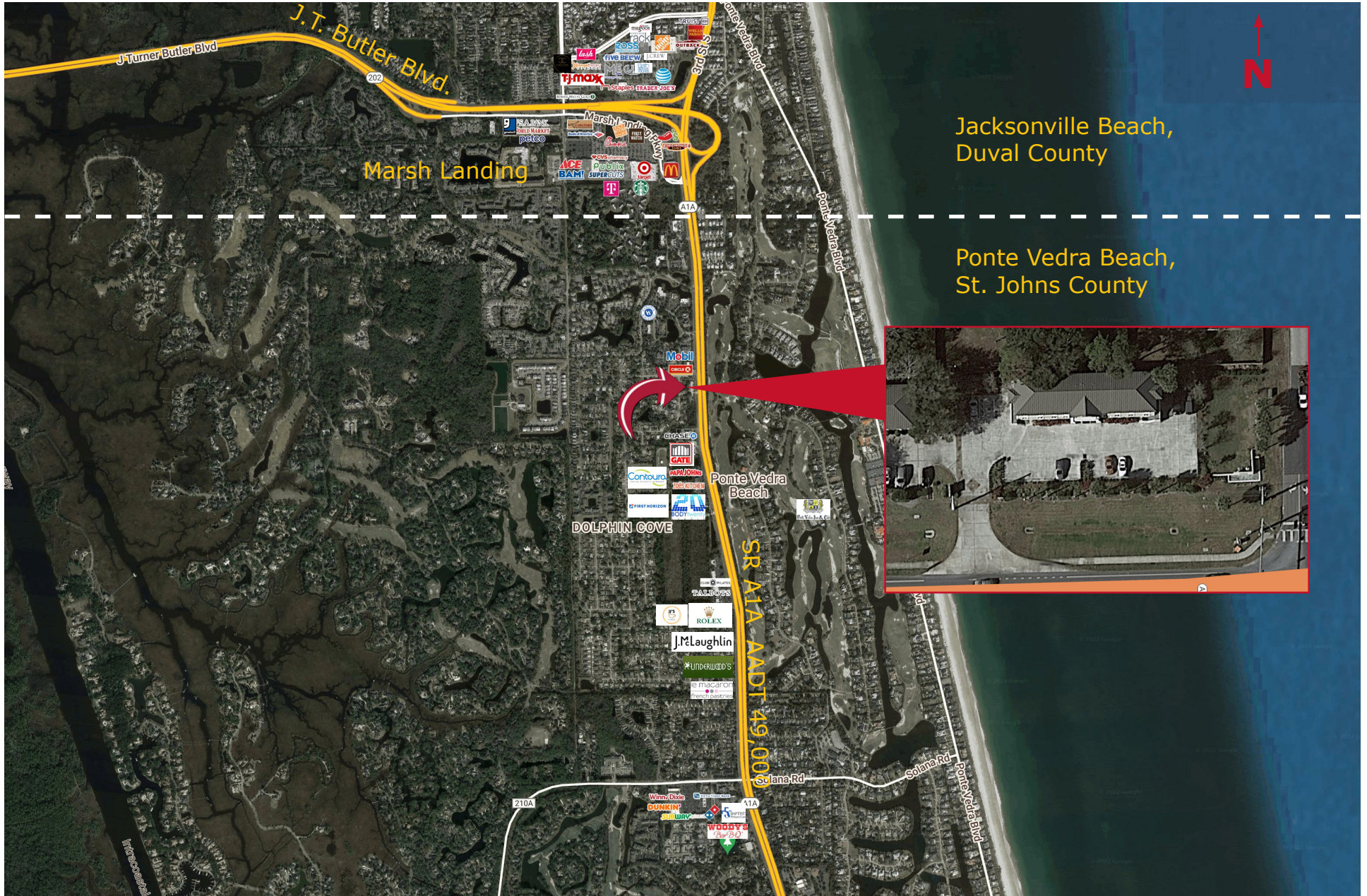


Second Floor



*Full Floor (+/-3,000 RSF) potentially available

Aerial



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

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice