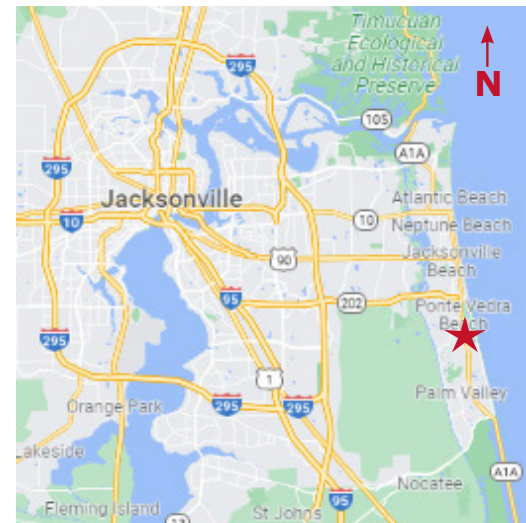




- **Space Available:**
 - Suite A: +/-1,550 SF
 - Suite C: +/-1,773 SF
- Lease Rate: \$25.50/SF NNN/CAM \$7.50/SF
- Each suite is separately metered for electric
- Zoning: PUD (Commercial Neighborhood - no medical)
- Building Signage available
- Constructed in 2006 - roof replaced in 2021
- Conveniently located just west of A1A on Solana Rd. across from the Winn-Dixie Shopping Center
- Close to restaurants, residential, retail, The Ponte Vedra Inn & Club and TPC Sawgrass
- Neighbors include Titanium Yoga, Repass Law, Brightway Insurance, Northwestern Mutual



For Additional
Information Contact:

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Katie Kirchner
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Kate Clifford
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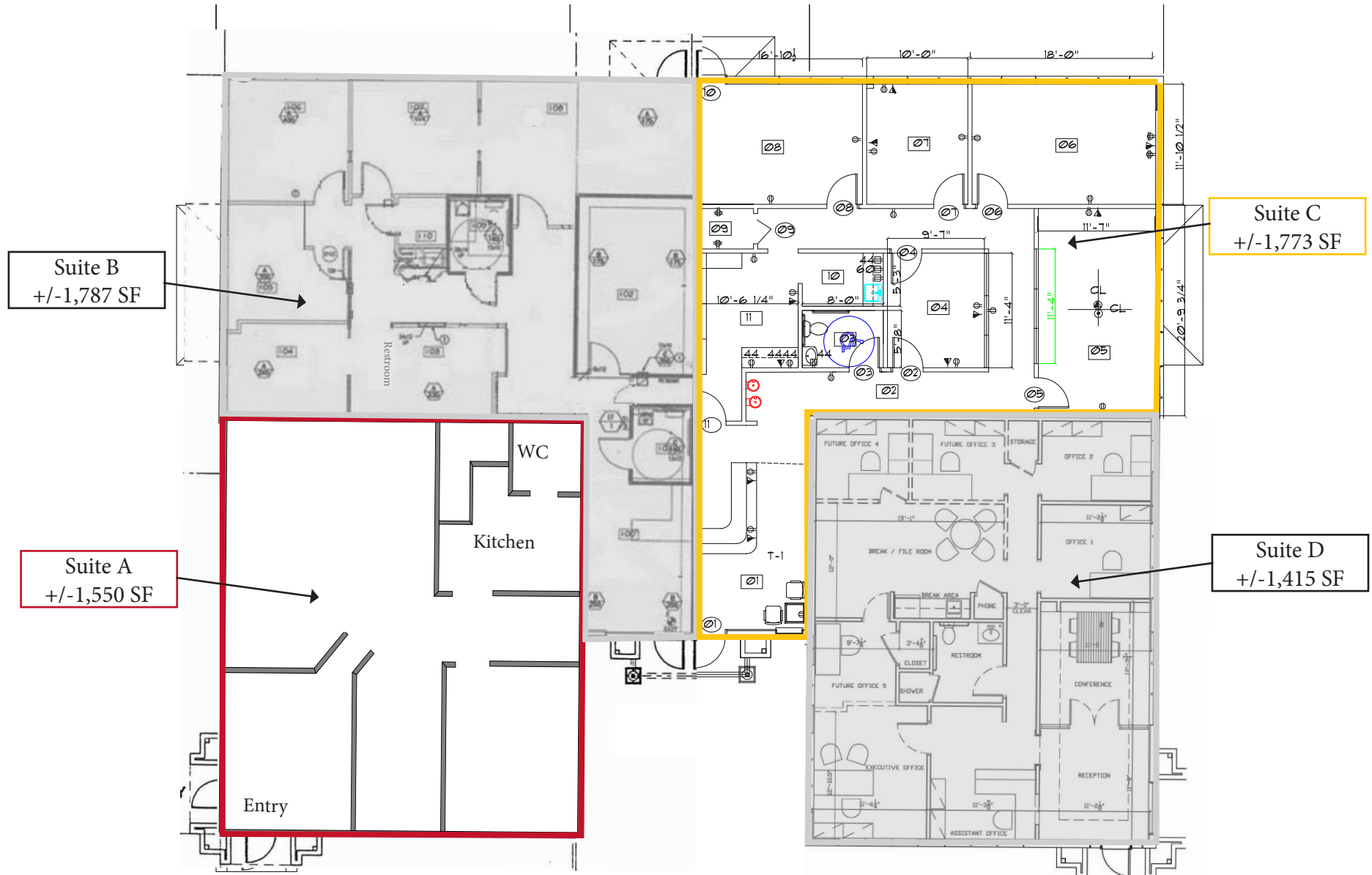


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Floor Plans

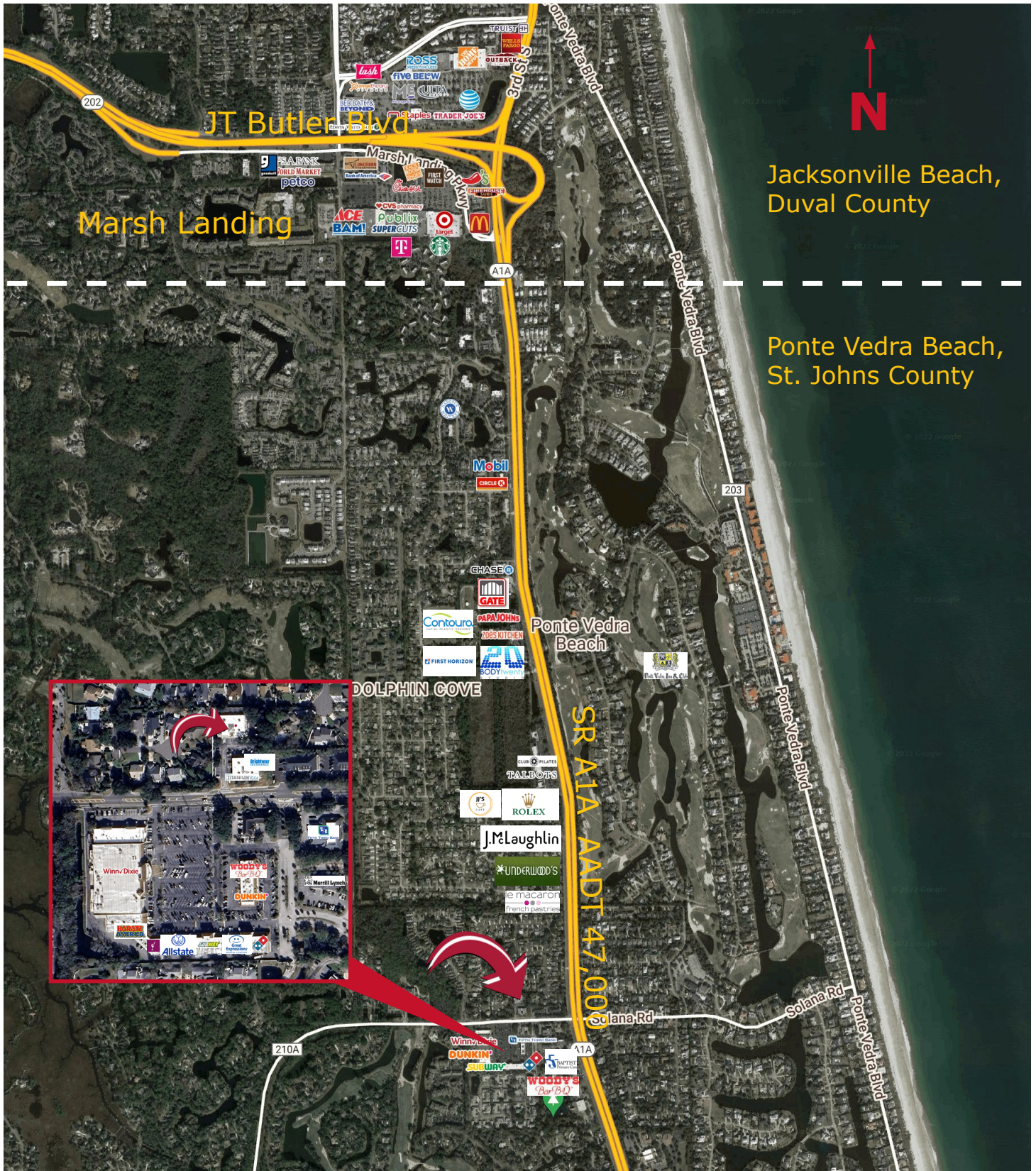


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Aerial



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