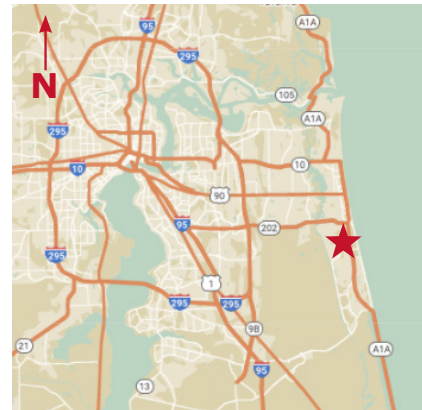


FOR LEASE

208 Ponte Vedra Park Dr., Ponte Vedra Beach, FL 32082



- **Lease Rate: \$32.00/SF NNN/CAM Estimated \$10.25/SF**
- Building Size: +/-7,168 Square Feet / Site: 0.82 Acres
- Available Space: +/-1,792 - 7,168 SF
- Zoning: PUD (professional office to include medical and banking)
- Building renovated in 2022. Interior layout includes reception, waiting area, 12 offices, large board/training room, secondary conference room, print/file room, two break rooms, server/IT room. Executive suite to include admin support area, private restroom, and conference room with wetbar. Multiple exterior entrances. High-end finishes and extensive glass throughout. Space can be demised.
- Signage includes building and monument signage on A1A and Ponte Vedra Park Dr.
- Site is heavily treed with access from Ponte Vedra Park Drive. Site improvements include putting green, surface parking, new landscaping, outdoor dining, EV charging station and landscape lighting
- High-visibility office building on A1A North in Ponte Vedra, 1/2 mile south of JT Butler Blvd. Located in the Ponte Vedra Lakes Office Park.



For Additional Information Contact:

Kate Clifford
kate@strategicsites.com

OR

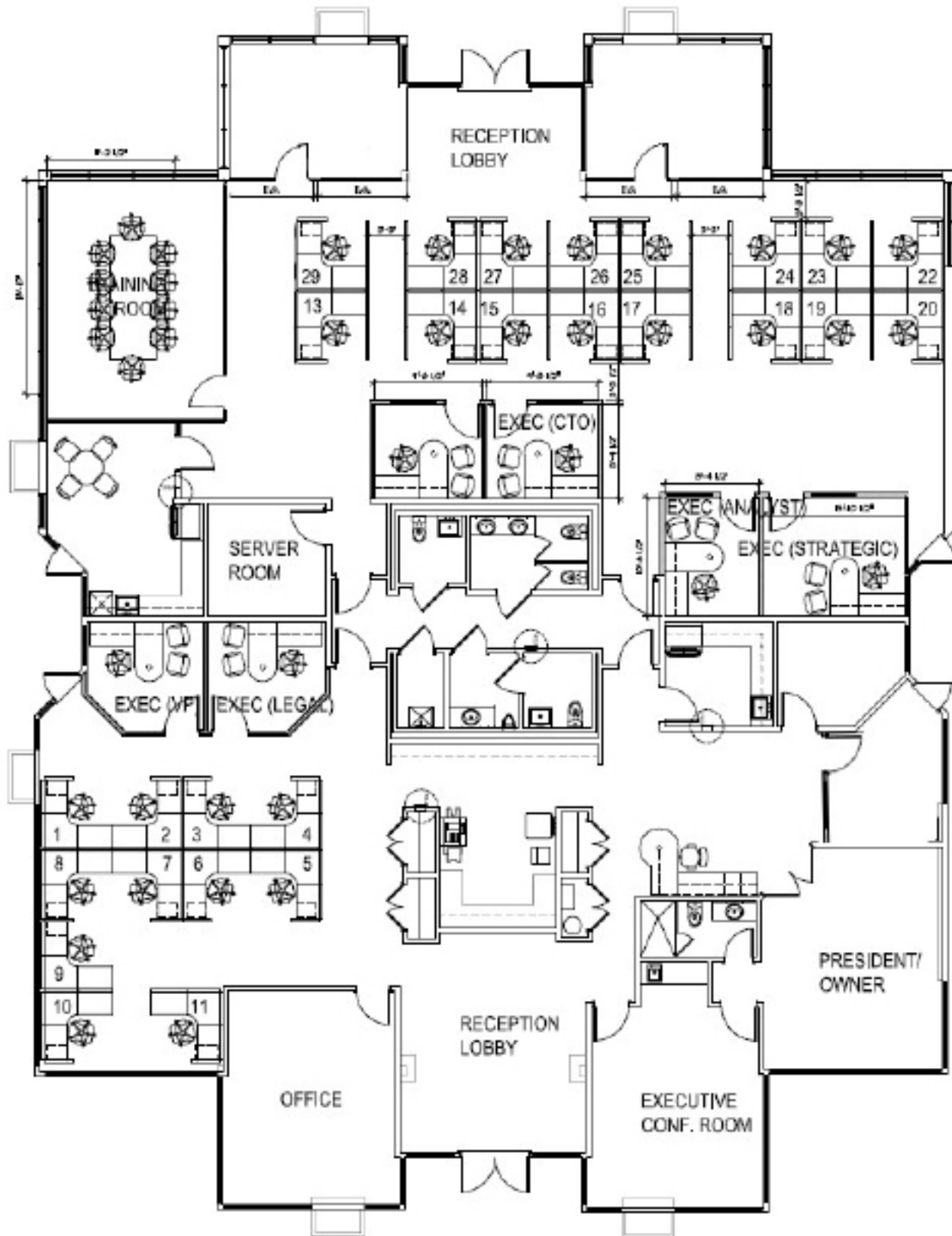
Katie Kirchner
katiek@strategicsites.com

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

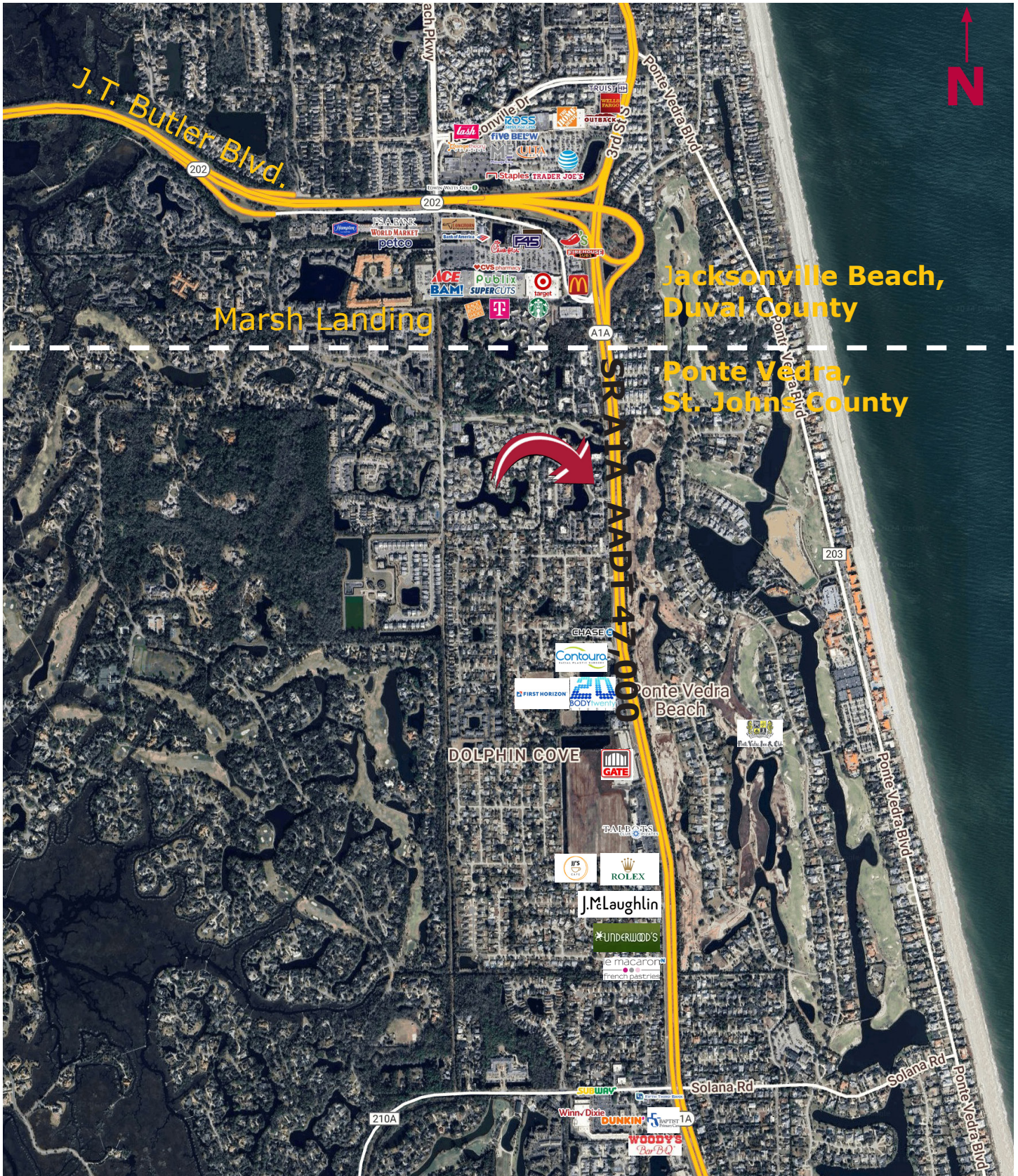
Client First through Service, Knowledge and Integrity

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 Plan +/-7,168 SF



Aerial



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