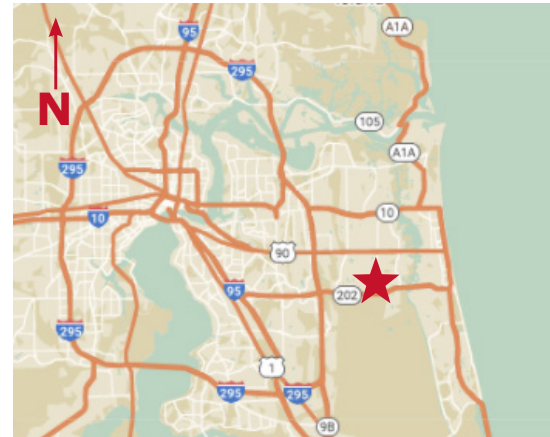




- **Space Available: Unit 203 +/-1,140 SF**
- **Lease Rate: \$29.00/SF Modified Gross**
(Plus electric and janitorial)
- Floor plan includes four private offices, reception, conference room, kitchenette and restroom
- Ample parking available on a shared basis in surrounding surface lot
- Building backs up to the golf course
- Excellent location, in Windsor Parke Professional Center, conveniently located just off of Hodges Blvd. & JT Butler Blvd.



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,601	52,169	155,710
Average HH Income	\$102,038	\$149,090	\$144,234
Daytime Total Employees	2,729	11,535	74,641



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

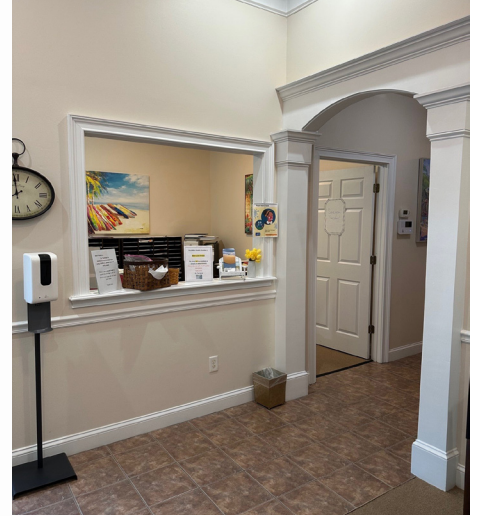
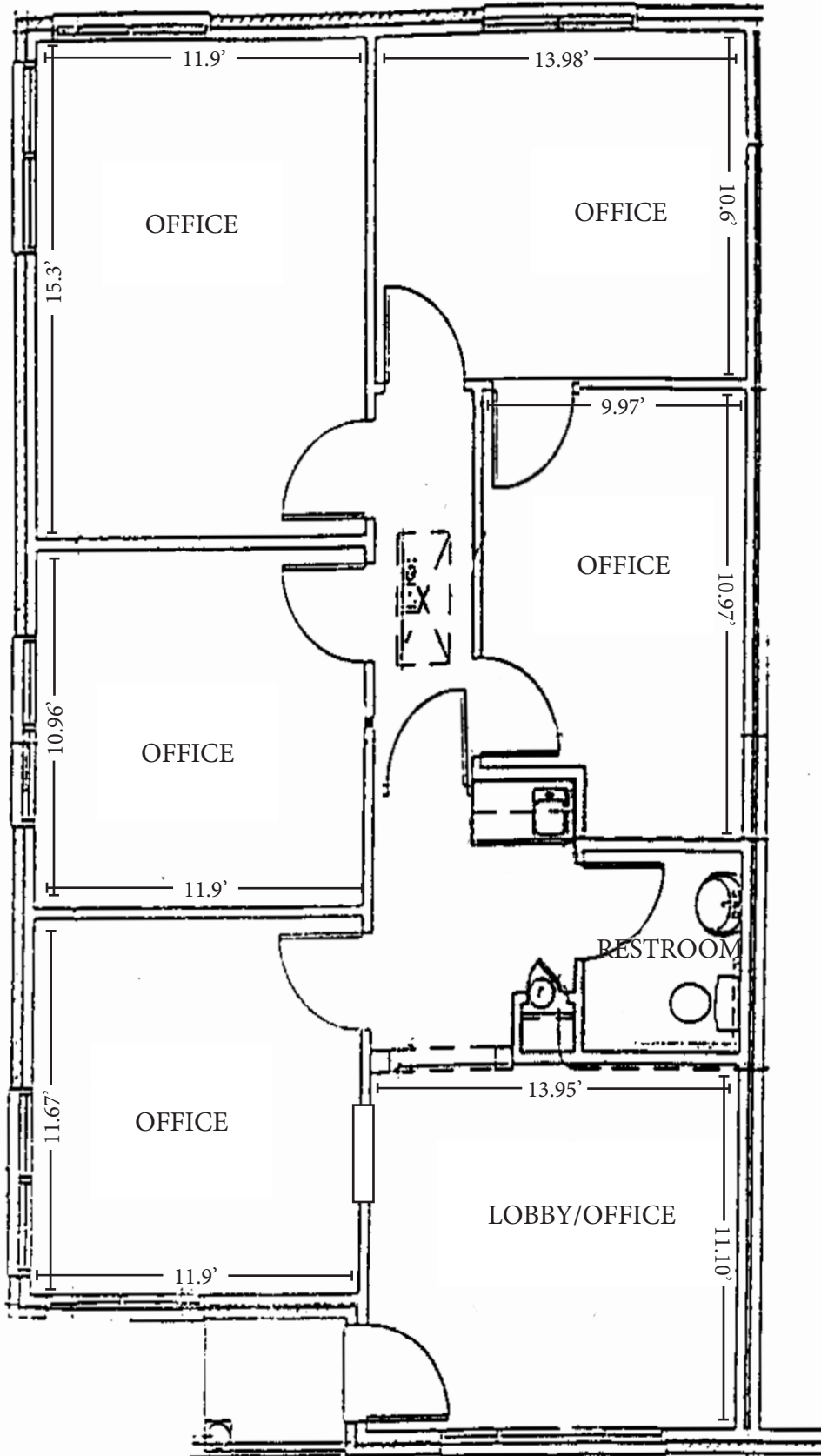
OR
Kate Clifford
kate@strategicsites.com

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 +/- 1,140 SF

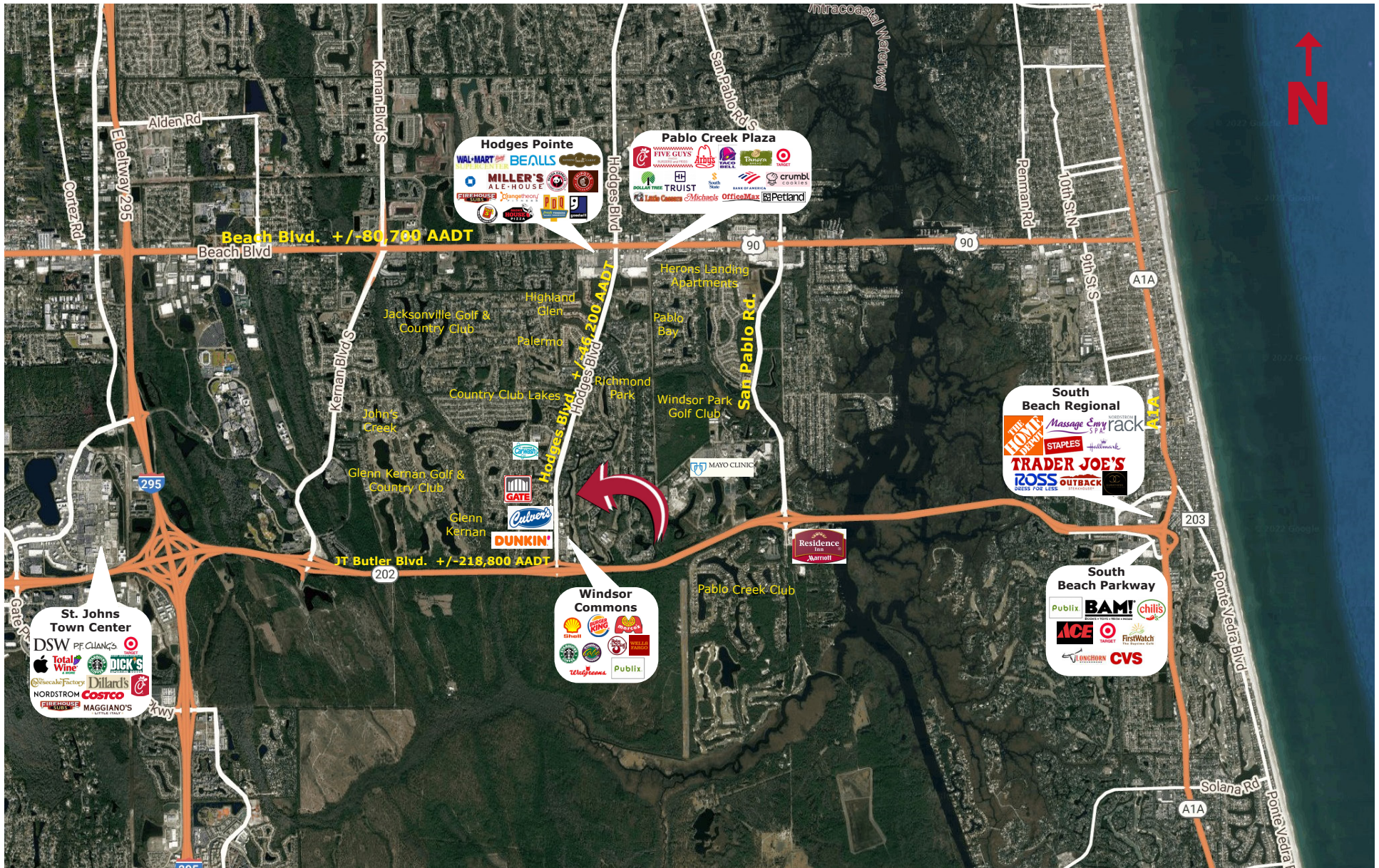


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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

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