



FOR LEASE
**FT. WADE
OFFICE PARK**

90-203 FT. WADE ROAD
PONTE VEDRA BEACH, FLORIDA 32081

OFFICE / MEDICAL



FOR LEASE
FT. WADE OFFICE PARK

90-203 FT WADE ROAD • PONTE VEDRA, FL 32081

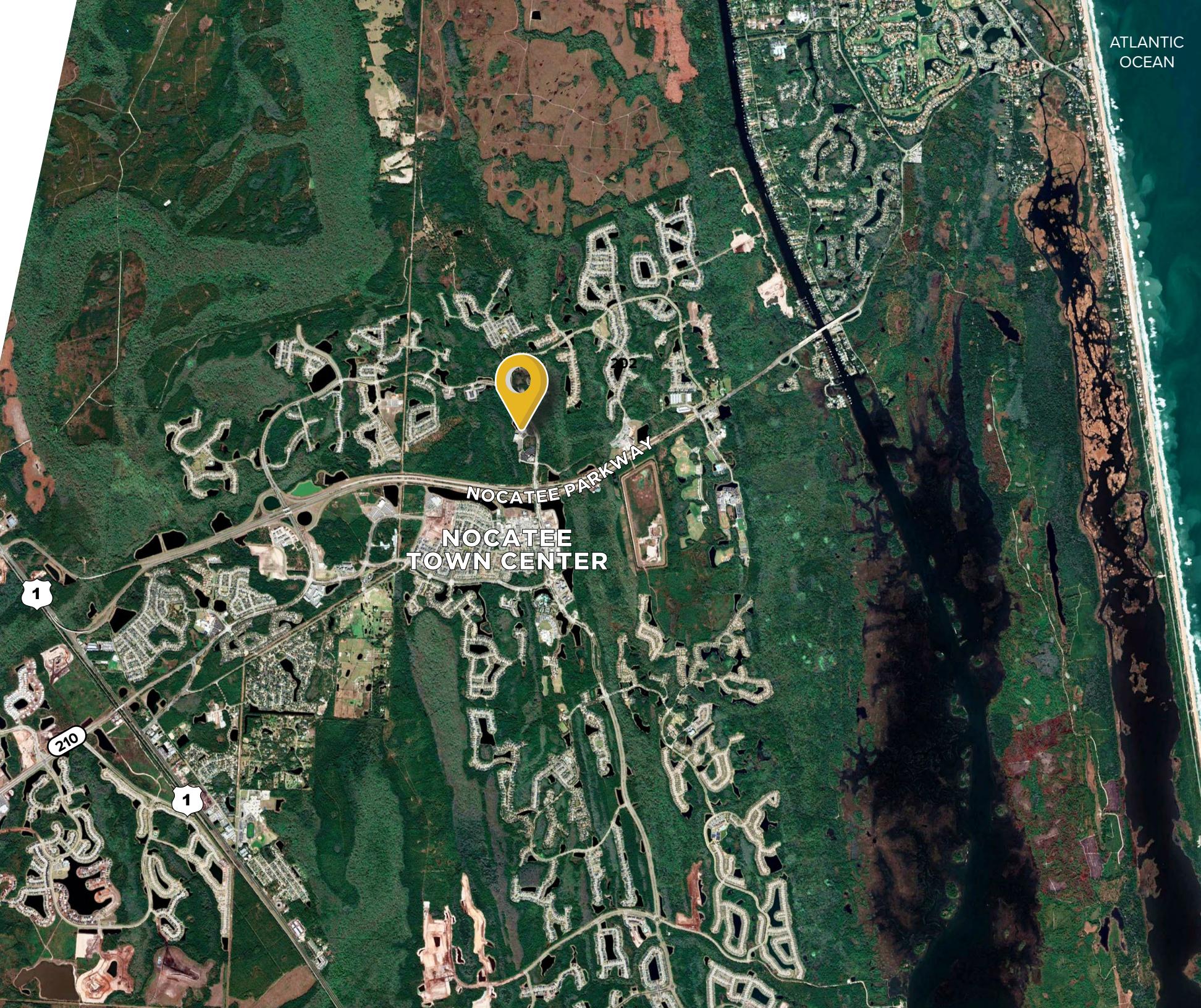


BUILDING AMENITIES

- Custom, well appointed buildings with high-end finishes
- Highly efficient floor plates
- Security guard on site during business hours
- Extensive parking available

PROPERTY HIGHLIGHTS

- St. Johns County incentives possible
- Located in one of the Best Selling Communities in America - Nocatee, a 14,000 acre development
- Excellent accessibility to St. Johns County's highly educated workforce and its +226,000 residents





FT. WADE OFFICE PARK

BUILDING FEATURES

TOTAL SQ. FT. ±193,535 SF

TOTAL AVAILABLE +3,028 - 26,192 SF

LEASE RATE Negotiable

ZONING Office

DEMOGRAPHICS

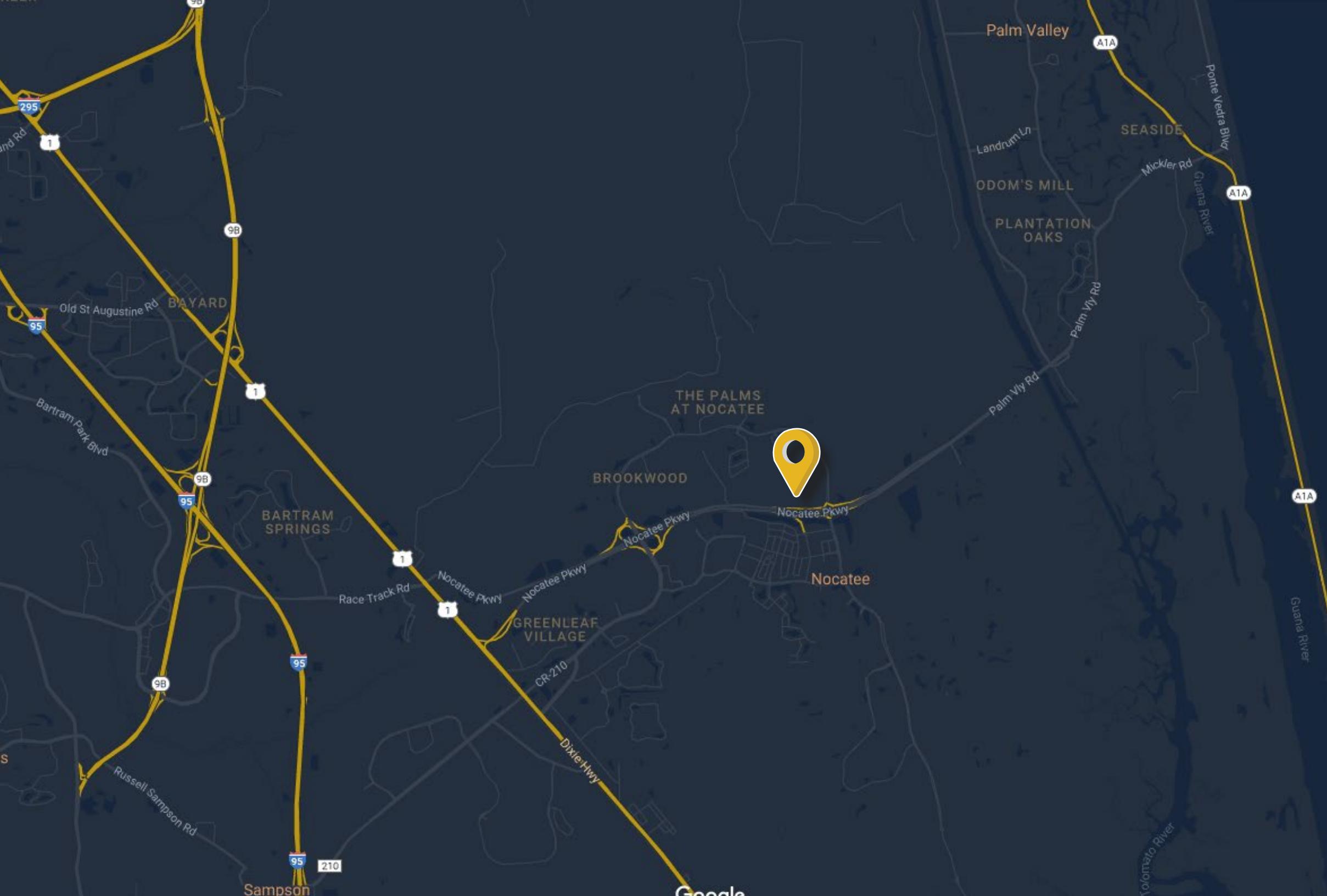
1 MILE **3 MILES** **5 MILES**

POPULATION 4,295 26,924 52,499

HOUSEHOLDS 1,468 9,770 19,623

MEDIAN HH INCOME \$152,053 \$139,305 \$127,766

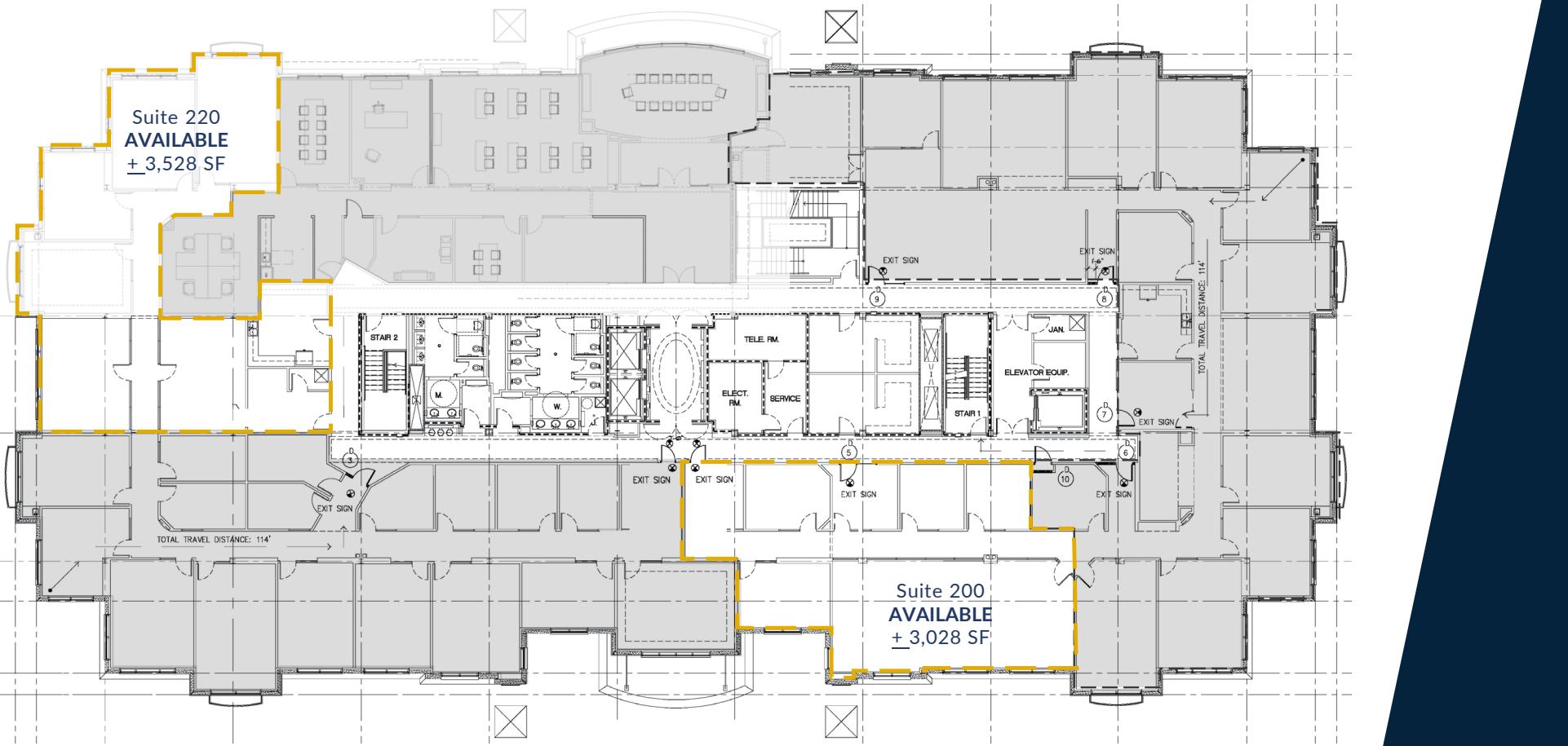
AVERAGE HH INCOME \$218,569 \$192,525 \$182,124



FOR LEASE

FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081

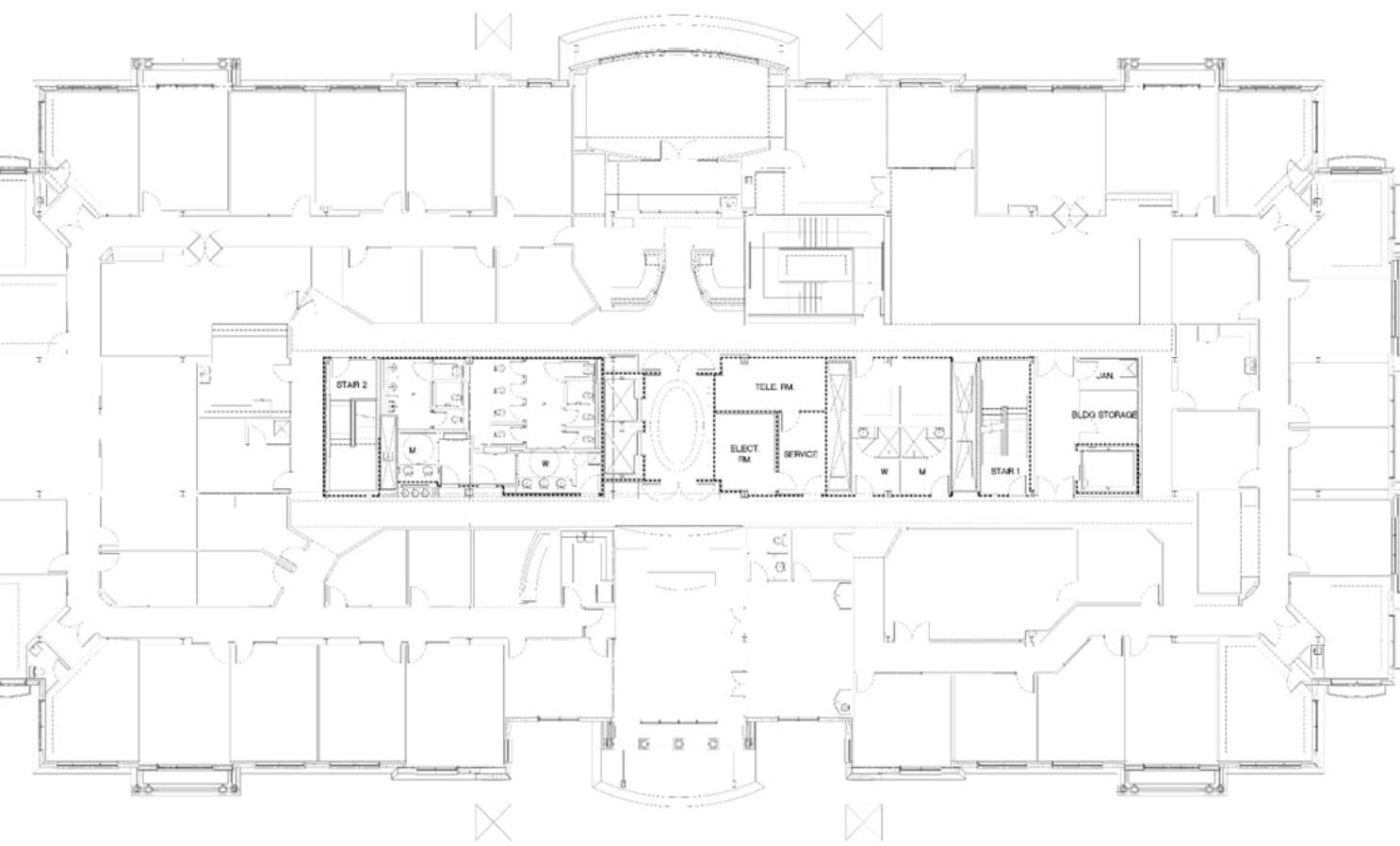


SECOND FLOOR

FOR LEASE

FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



THIRD FLOOR



John Hodges, Director of Real Estate Services

leasing@imc-jax.com

7915 Baymeadows Way
Suite 400
Jacksonville, FL 32256

T: 904.737.8846

www.imc-jax.com

