



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

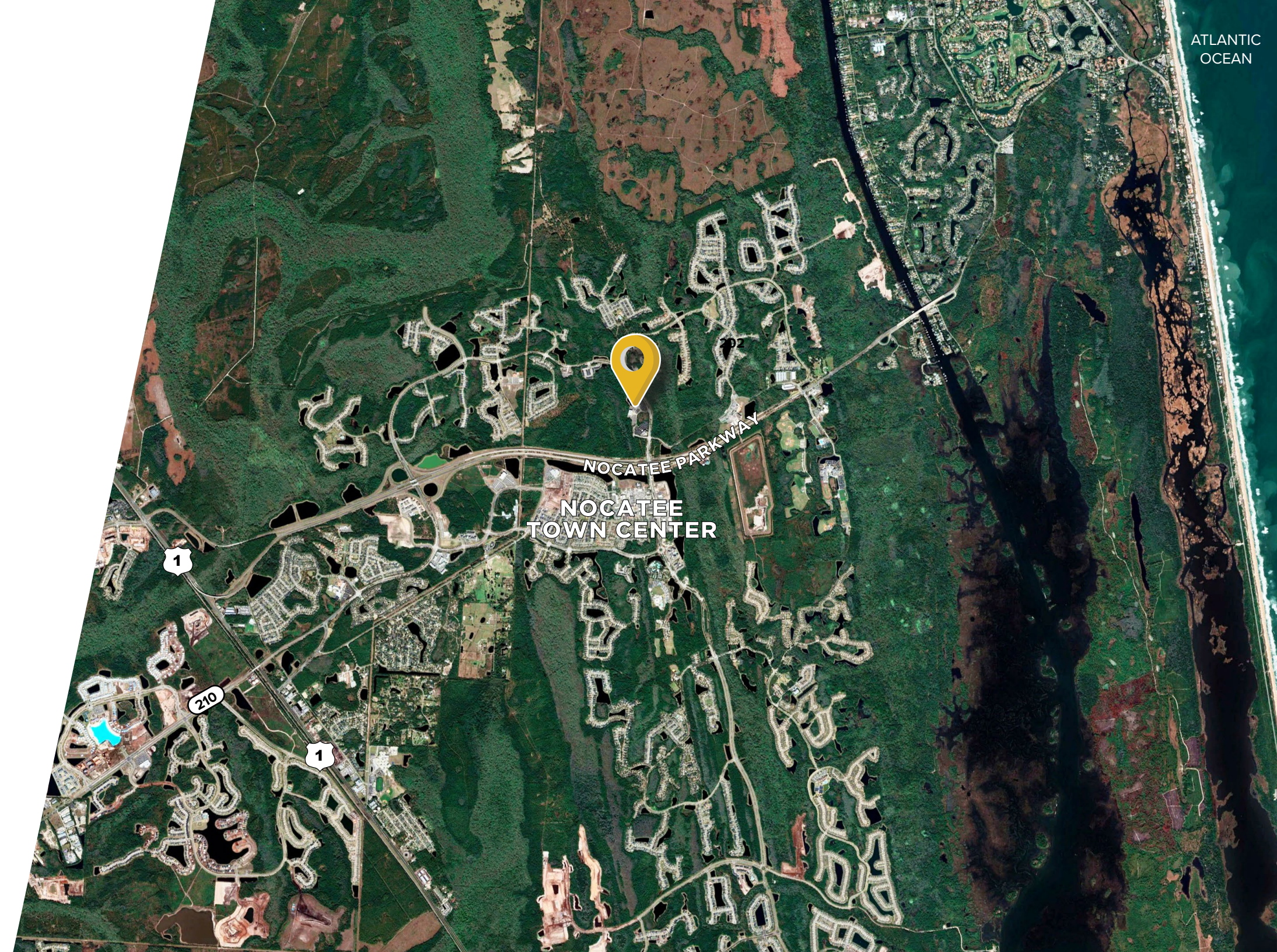


BUILDING AMENITIES

- 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





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THE LOOP

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frozen yogurt

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crosswater
DENTAL CARE

The UPS Store

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TROMPE L'OEIL
SALON
ESTABLISHED 1995

the link
space that inspires

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EYE & LASER
CENTER

Lazzara
orthodontics

sjea
st johns eye associates

GNC
LIVE WELL

FORT WADE ROAD
OFFICE PARK



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UNIVERSITY OF FLORIDA HEALTH

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Credit Union

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Starbucks
COFFEE

Daily's

Shell

TIMOTI'S
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WOLF GANG
BAKERY & GROOMING

BICYCLES ETC.

Baptist Health

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MARKET

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SUPERCUTS[®]

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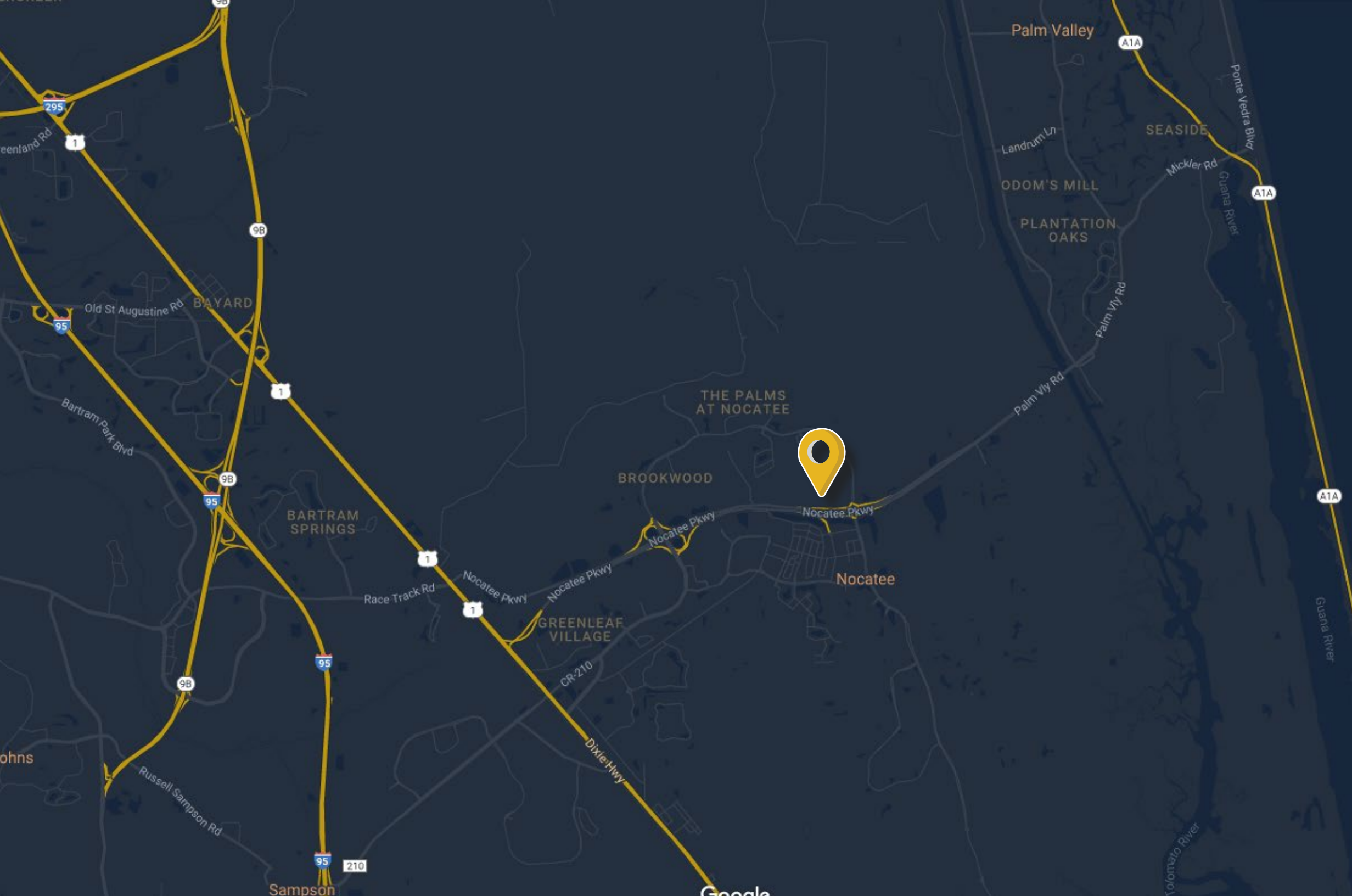
SHACK[®]
burgers, shakes and more

FIRST WATCH
THE DAYTIME CAFE

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

Suite 175
AVAILABLE
+ 3,824 SF

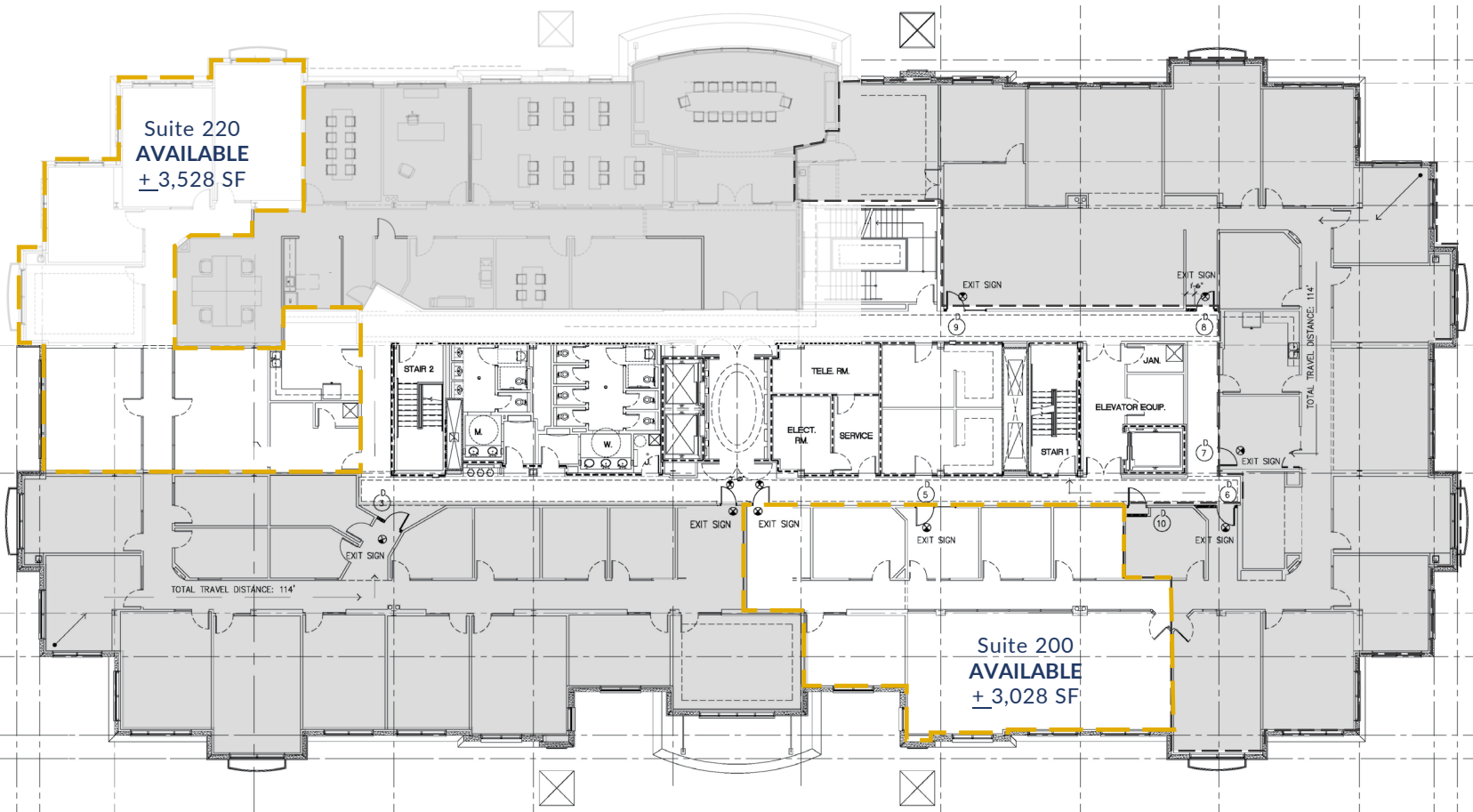


FIRST FLOOR

FOR LEASE

FORT WADE OFFICE PARK

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SECOND FLOOR

FOR LEASE

FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



THIRD FLOOR



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