



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

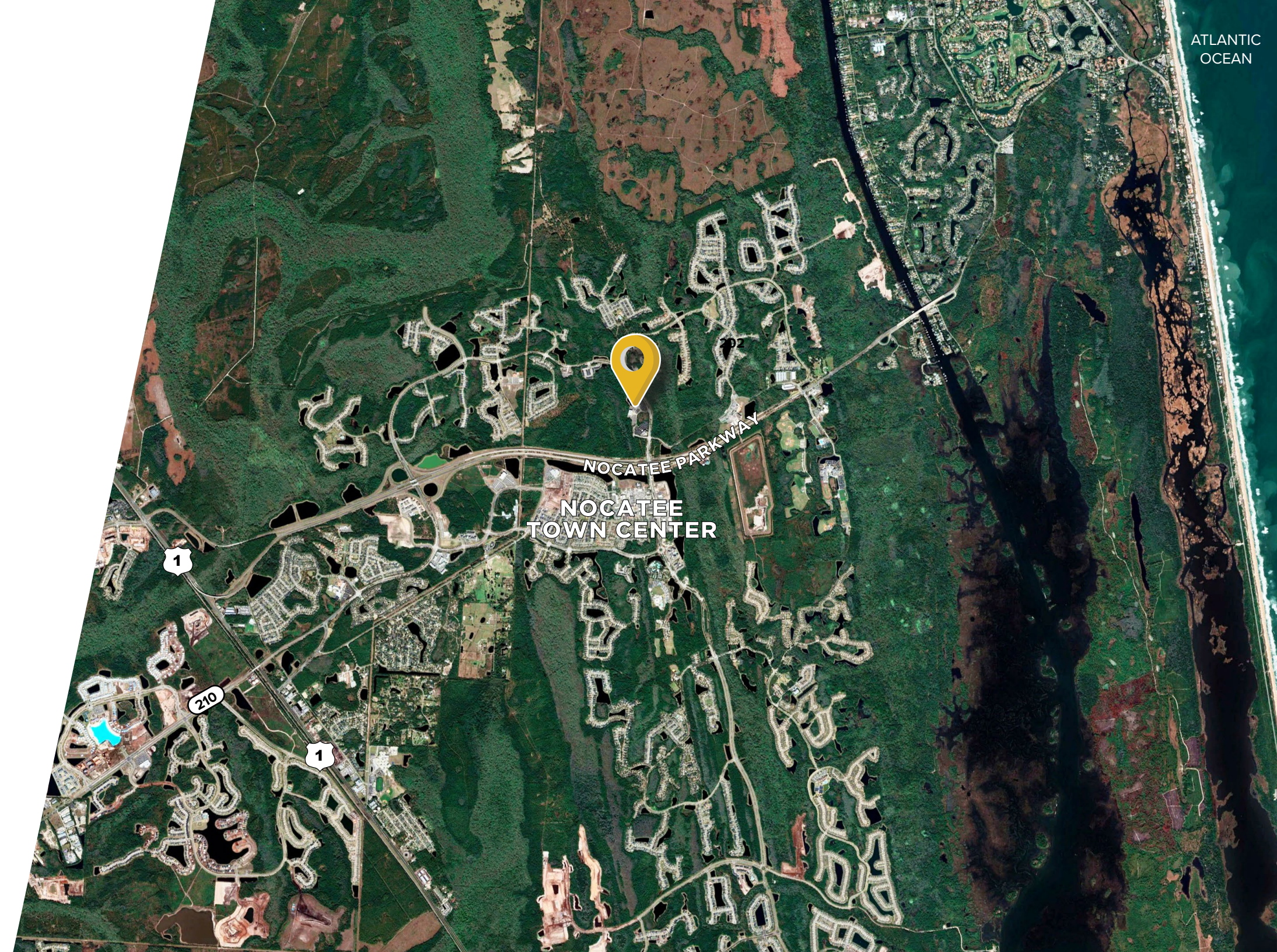


BUILDING AMENITIES

- 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

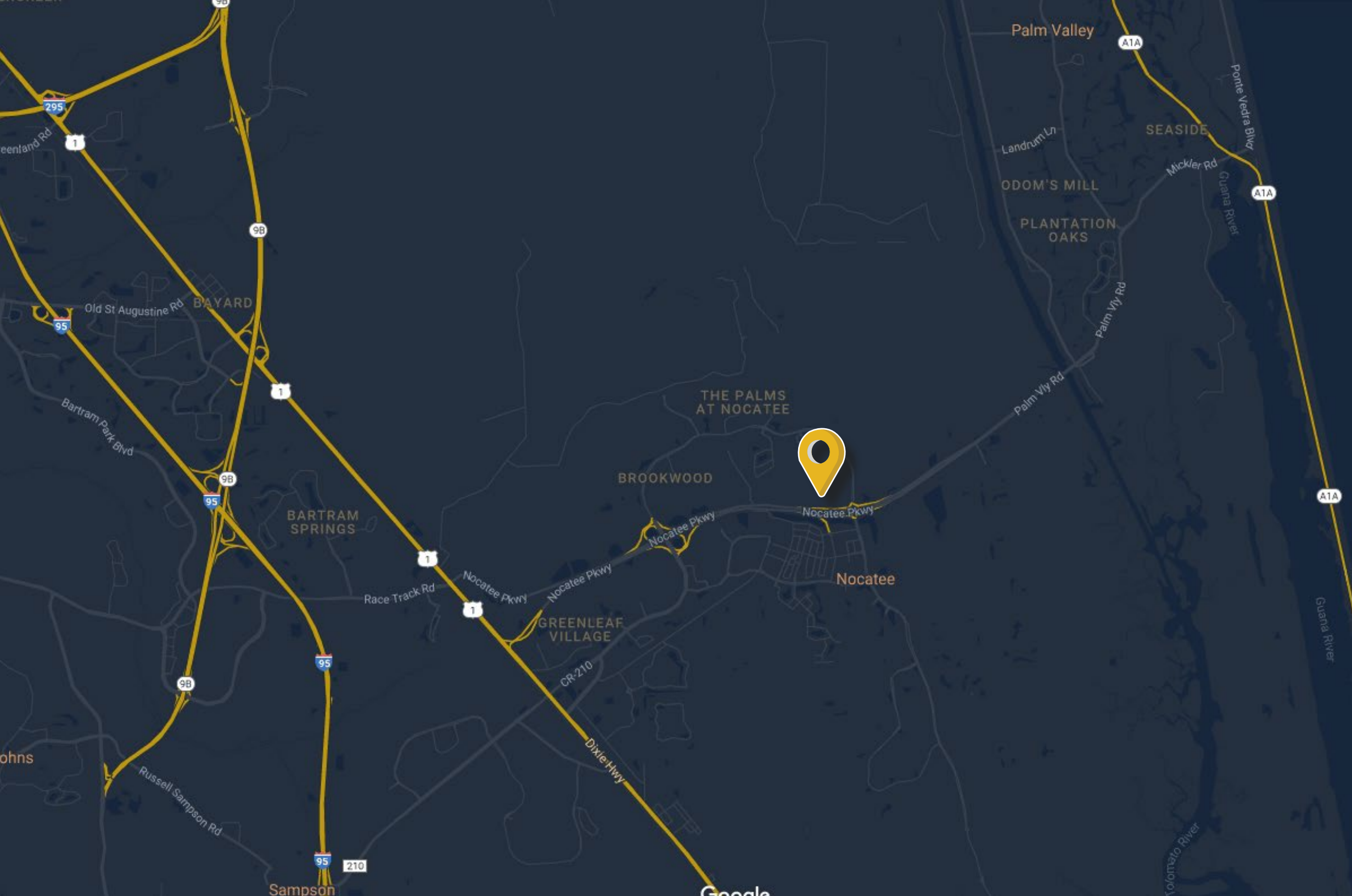






FT. WADE OFFICE PARK

| BUILDING FEATURES | | | |
|-------------------|-----------|-------------------|-----------|
| | | | |
| TOTAL SQ. FT. | | ±193,535 SF | |
| | | | |
| TOTAL AVAILABLE | | ±3,028 - 3,824 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



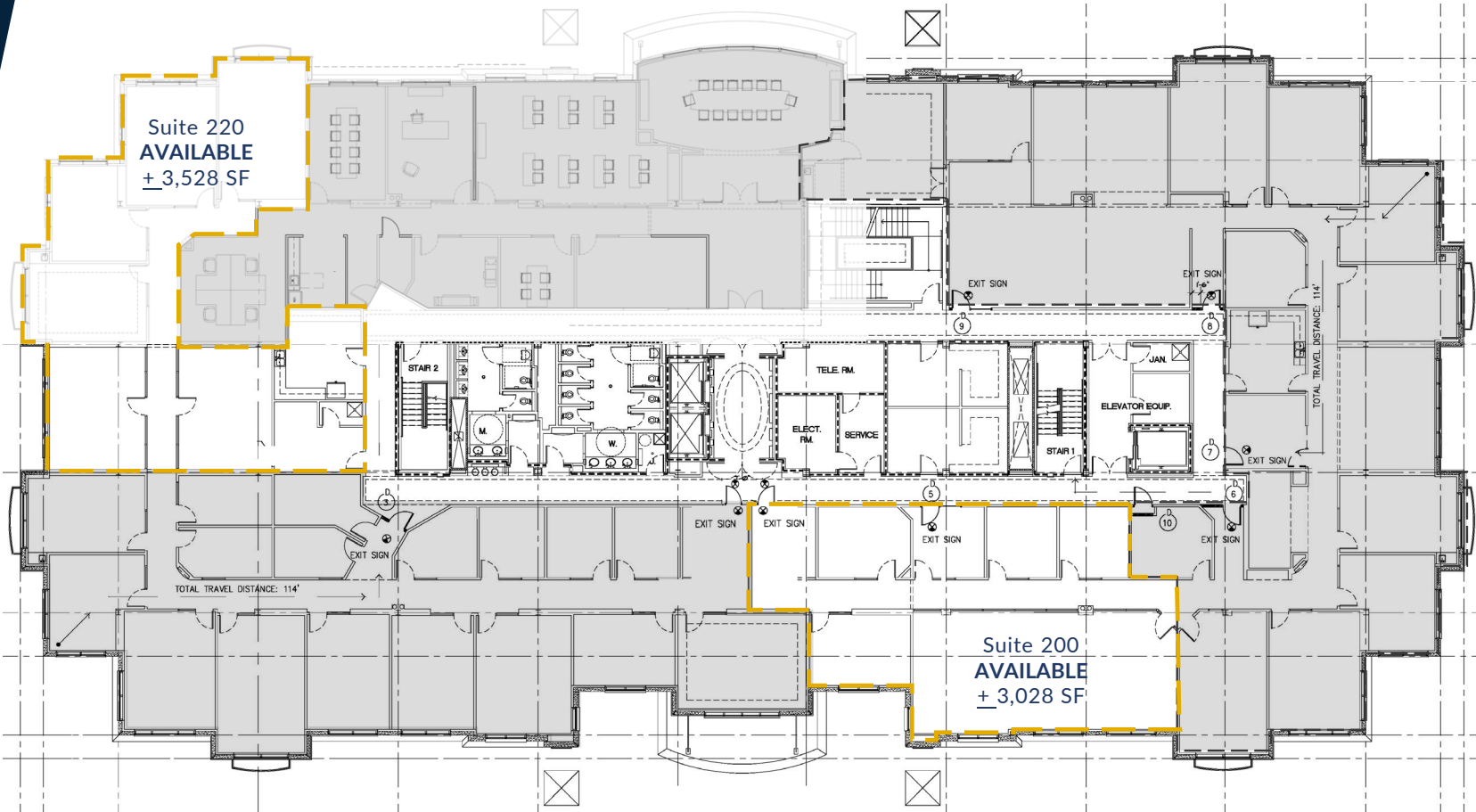
Suite 175
AVAILABLE
± 3,824 SF

FIRST FLOOR

FOR LEASE

FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



Suite 220
AVAILABLE
± 3,528 SF

Suite 200
AVAILABLE
± 3,028 SF

SECOND FLOOR



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