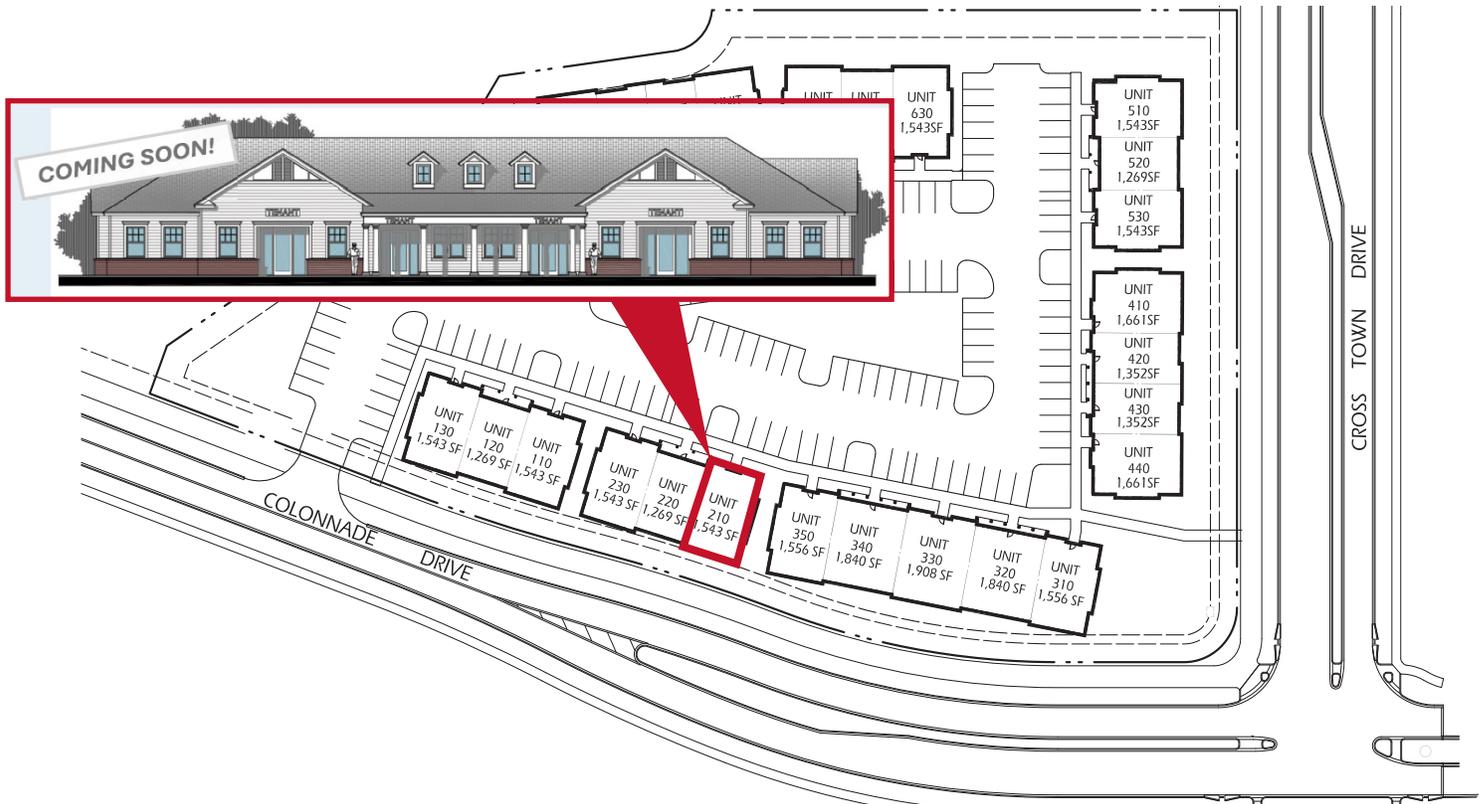


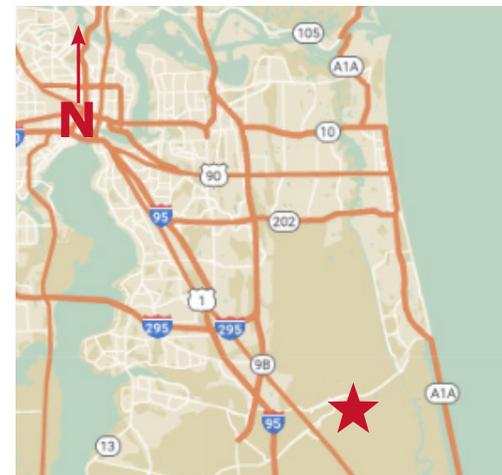
Nocatee Office
For Lease

West End Professional Offices

70 Venture Valley Court, Ponte Vedra, FL 32081



- **Available: Suite #210 +/-1,543 SF**
- Lease Rate: \$33.00/SF NNN
- Estimated CAM: \$6.50/SF
- New construction, to be delivered in shell condition, estimated delivery is mid October 2025
- Tenant Improvement Allowance: \$55/SF
- Zoning: PUD (allows for Professional/Medical Office Uses)
- Ample parking available on surface lot
- Building signage available
- Rare opportunity to lease in the heart of Nocatee
- Located adjacent to Nocatee Town Center, convenient to restaurants, shopping, and surrounded by residential communities



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,537	26,627	51,827
Average HH Income	\$201,299	\$206,271	\$197,959
Daytime Total Employees	1,099	4,038	7,640



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

Katie Kirchner
katiek@strategicsites.com

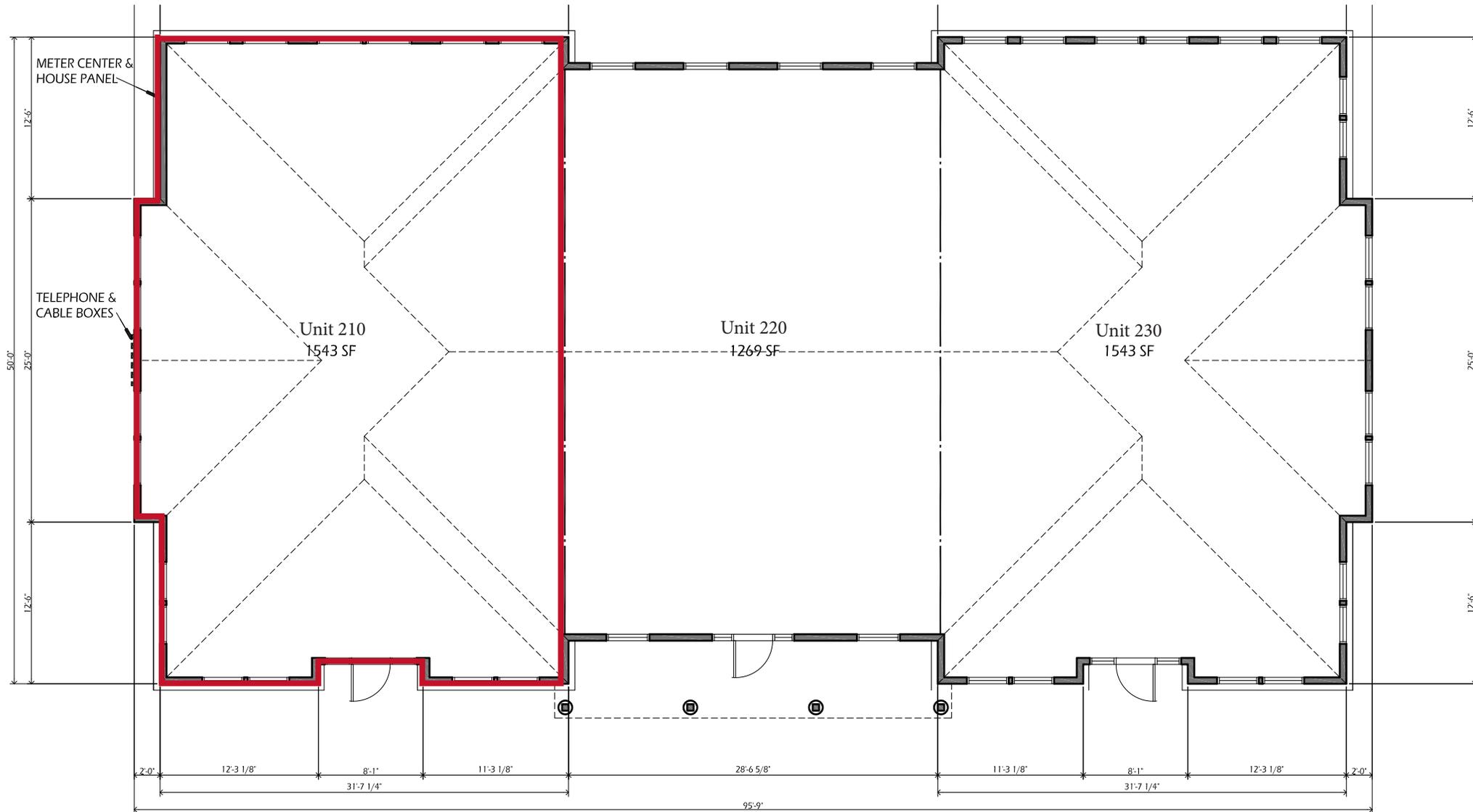
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

Suite #210: +/-1,543 SF



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Aerial



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