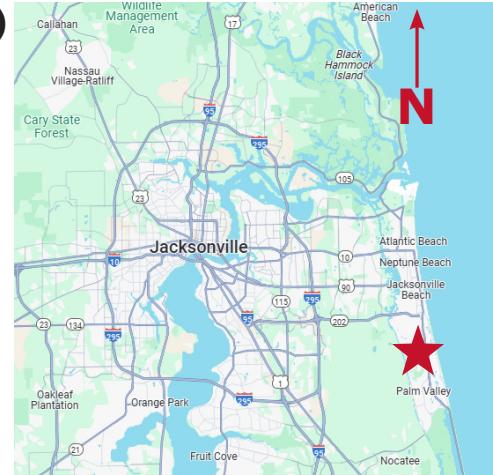




- **Lease Rate: \$36.00/SF (plus utilities & janitorial)**
- **Building: +/-3,516 SF**
- Available within 90 days' notice
- Rare opportunity to lease a free-standing building
- Floor plan includes: large reception, 12-13 offices, conference room, kitchen, 3 restrooms and back patio
- Ample parking in shared surface lot
- Well-located in Sawgrass Village; convenient to restaurants, shopping, and hotels



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,723	24,631	43,611
Average HH Income	\$176,496	\$226,333	\$219,273
Daytime Total Employees	4,996	13,259	22,471



For Additional  
Information Contact:

JC Clifford  
jcc@strategicsites.com

OR

Kate Clifford  
kate@strategicsites.com

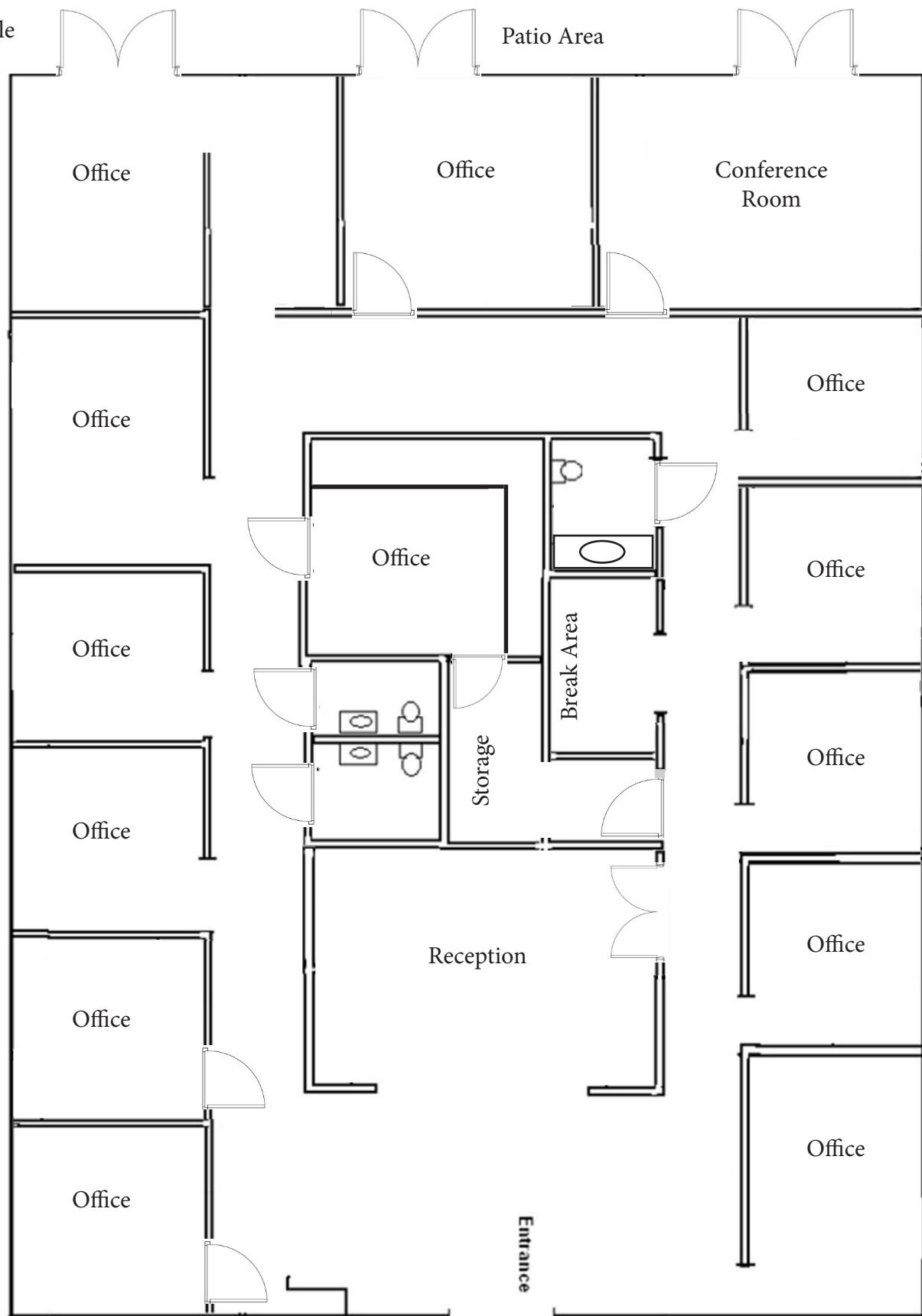
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Floor Plan +/-3,516 SF

\*Not to Scale



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## Aerial



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