



**• Space Available:**

Building 7: Unit 36 +/-1,960 SF  
 Building 9: Unit 47 +/-1,345 SF

- Lease Rate: \$33.00/SF Modified Gross
- Village Professional Center is a nine building office park in Sawgrass Village. The Village is home to Publix, Aqua Grill, Andiamo, Nona Blue and many other prestigious retailers. The Sawgrass Marriot, TPC Sawgrass, Hilton Garden Inn and Vickers Landing are just steps away.
- Ample parking on the surrounding surface lot
- Multiple entrances for ease of access
- Floor plan can be modified subject to need, credit and length of term

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,375	24,633	44,205
Average HH Income	\$161,740	\$226,333	\$218,338
Daytime Total Employees	4,844	13,035	22,480

**For Additional Information Contact:**

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 kate@strategicsites.com

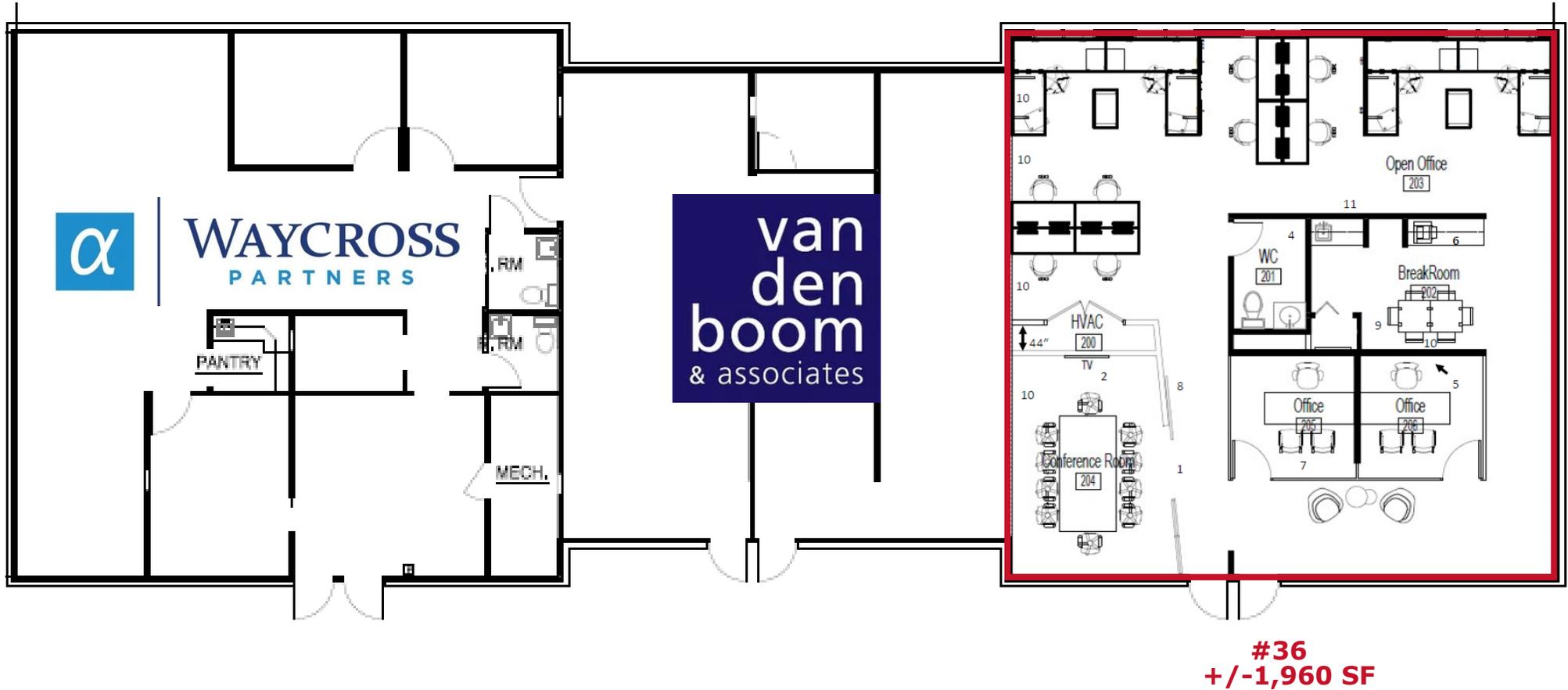
**Katie Kirchner**  
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**JC Clifford**  
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# Floor Plan

## Building 7: Unit 36 +/-1,960 SF



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

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# Floor Plan

## Building 9: Unit 47 +/-1,345 SF



**#47**  
**+/-1,345 SF**

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# Site Plan



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# Aerial



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