



PONTE VEDRA MEDICAL OFFICE | FOR LEASE

130 Professional Drive
Ponte Vedra Beach, FL 32082

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



PROPERTY OVERVIEW

Welcome to 130 Professional Drive, your move-in ready medical office located in the heart of Ponte Vedra, FL. This meticulously designed space offers a seamless blend of functionality and aesthetics, ideal for practitioners seeking a professional environment.

This space could cater to a variety of medical specialties. With its prime location, convenient access to major thoroughfares, and proximity to the interstate, 130 Professional Drive ensures both ease of access for patients and a conducive work environment for healthcare professionals.

PROPERTY HIGHLIGHTS

- Move in ready medical space
- Multiple exam rooms + X-Ray
- Conveniently located
- Multiple entrances
- Ample parking
- Beautifully landscaped

LEASING SUMMARY

Address:	130 Professional Drive, Ponte Vedra Beach
Size:	800 - 4,127 SF
Zoning:	PSD
Property type:	Office
Property sub-type:	Medical Office
Parking:	+/- 20 dedicated parking spaces
Year built:	1997

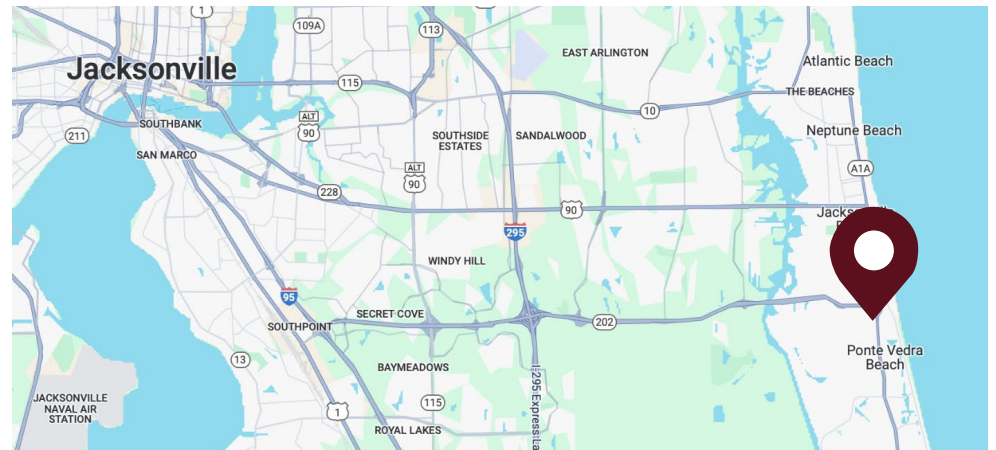
LEASE DETAILS

Suite	Size	Lease Price
130A	3,327 SF	\$31/SF + \$4.16/SF NNN
130B	800 SF	\$31/SF + \$4.16/SF NNN
130A-130B	4,127 SF	\$31/SF + \$4.16/SF NNN



DEMOGRAPHICS

	3 MILES	5 MILES
Population	34,407	75,771
Households	16,066	34,839
Median Age	46.6	44.6
Median Household Income	\$103,504	\$100,704
Average Household Income	\$157,406	\$146,301



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INTERIOR PHOTOS - 130A, 3,327 SF



WAITING AREA/LOBBY



XRAY ROOM



EXAM ROOM



ADMINISTRATIVE



EXAM ROOM



HALLWAY

INTERIOR PHOTOS - 130B, 800 SF

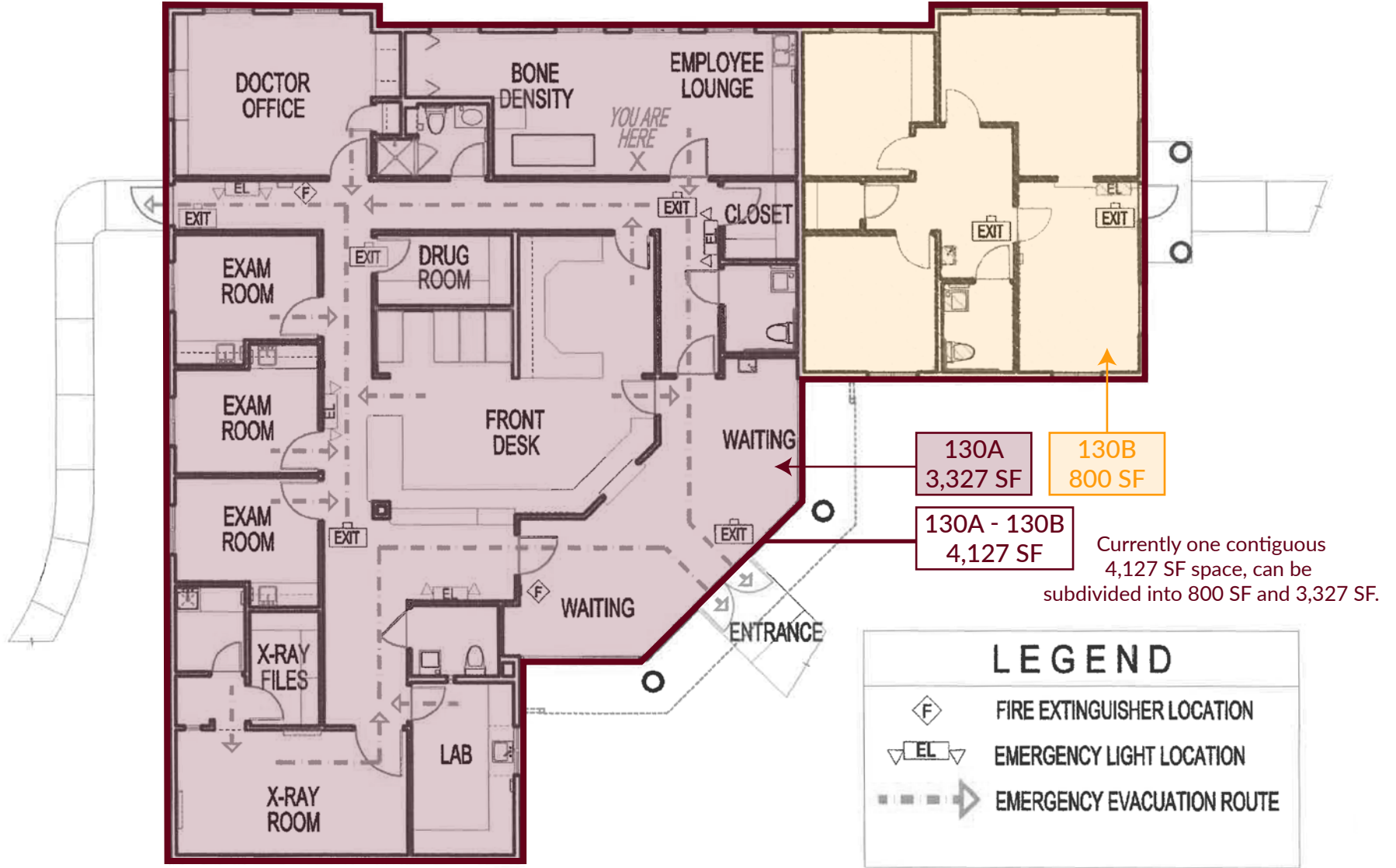


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FLOOR PLAN - 800 SF - 4,127 SF



PROPERTY AERIAL



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