



- **Lease Rate: \$28.00 RSF Full-Service**
- **Available Space:**
 - Suite #155: +/-1,965 RSF (Available January 1, 2027)

- Zoning: CO - Commercial Office
- Building constructed in 2008
- Grand lobby entrance with travertine flooring, high-end finishes and 10' ceilings
- Shared use of conference and common training/board rooms available.
- Ample parking suitable for Medical Use
- Located across from Mayo Clinic, off of William Davis Pkwy in well-established Professional Office Park
- Convenient access to J.T. Butler Blvd, St. Johns Town Center, Southside, Beaches and Downtown

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,312	58,162	149,403
Average HH Income	\$183,511	\$177,365	\$167,551
Daytime Total Employees	1,684	18,291	79,265



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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OR

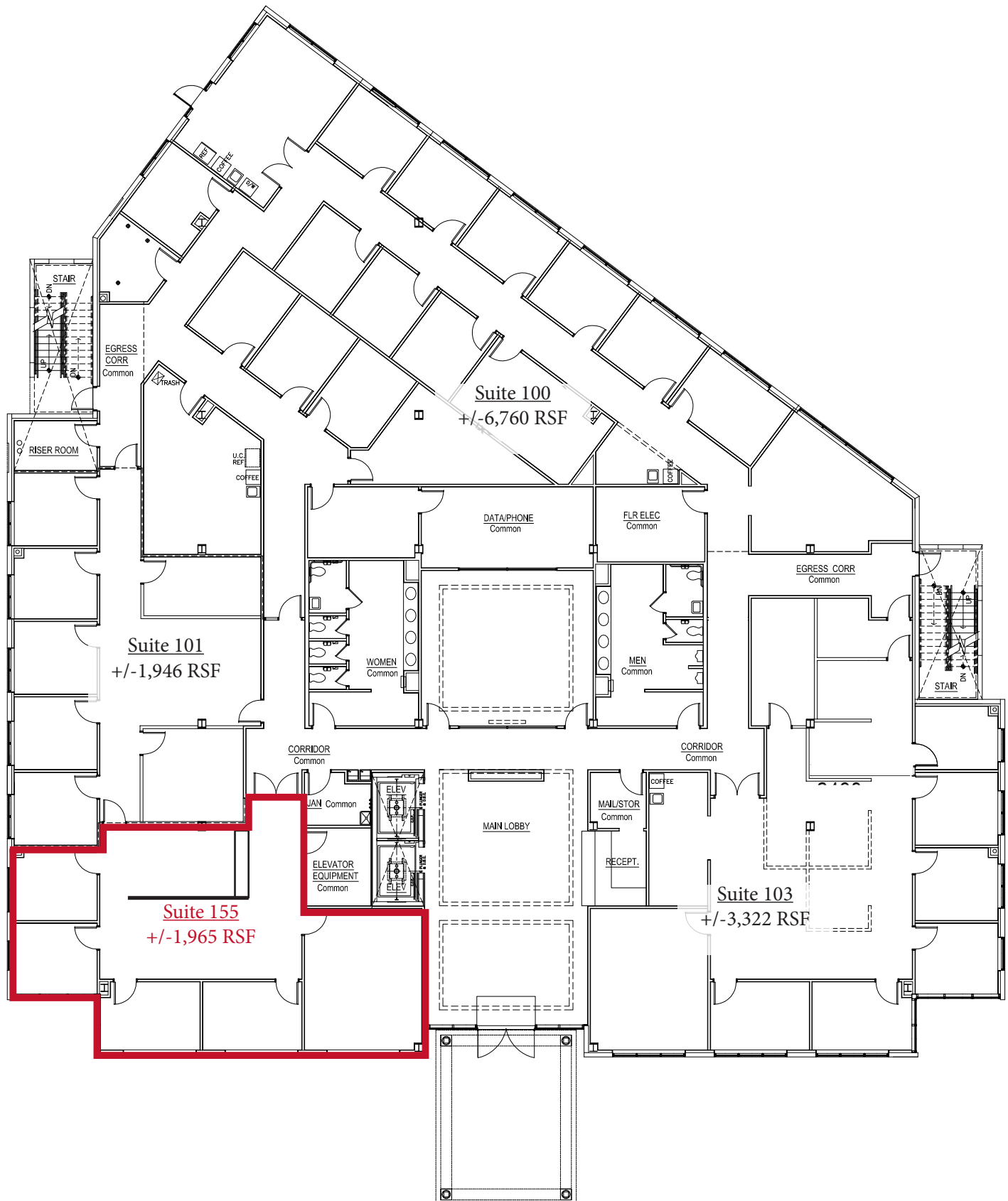
Kate Clifford
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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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 First Floor

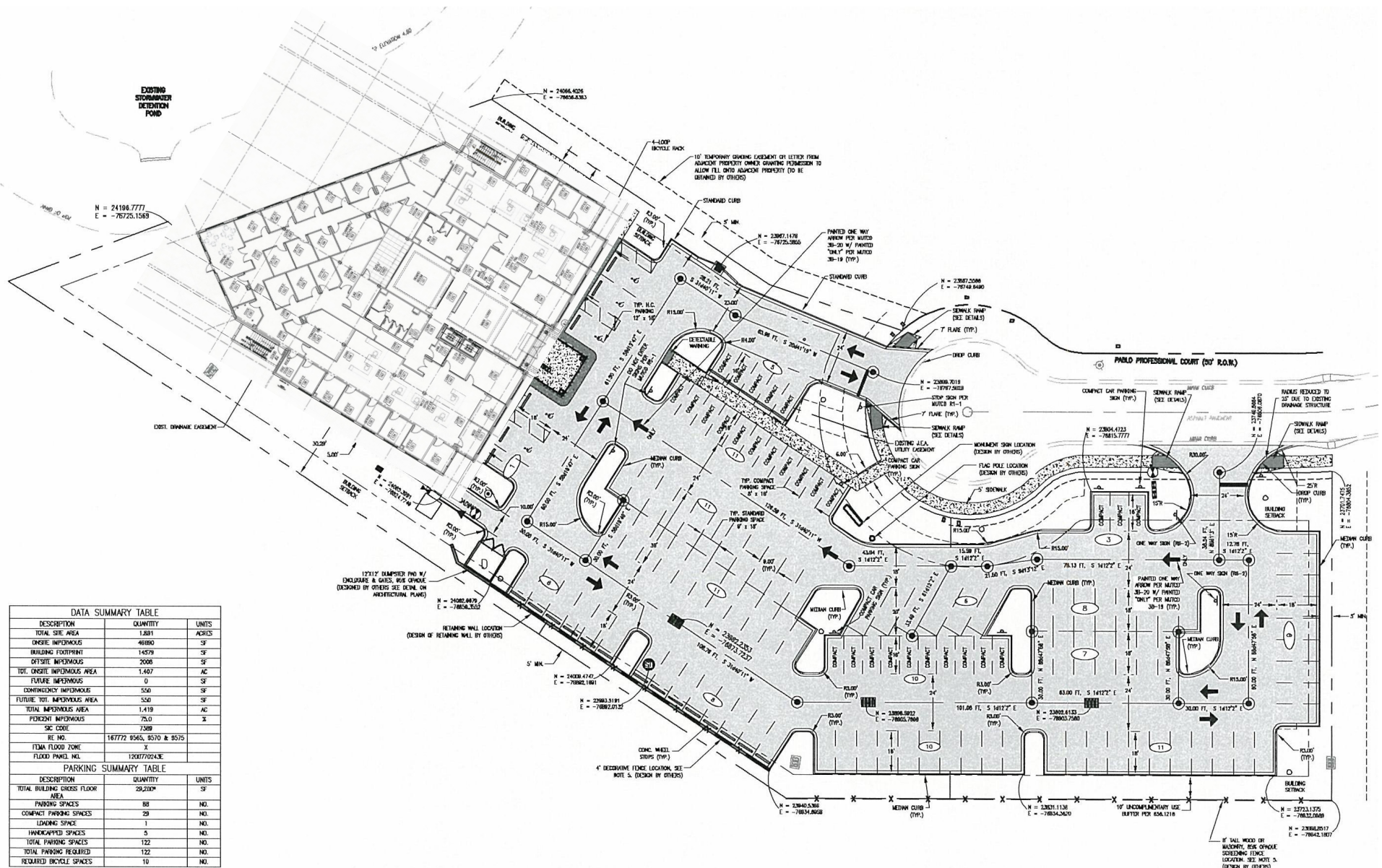


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Site Plan



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