



- **Purchase Price: \$3,925,000 / Lease Rate: \$25.00/RSF NNN / OPEX \$11.00/RSF**
- Total Building Square Footage: +/-8,268 RSF
- Site: +/-47,490 SF / 1.09 Acres
- Zoning: PUD - Allows for Professional Office, Medical
- Occupancy Available: January 1, 2026
 - Suite #101: +/-3,145 RSF
 - Suite #102: +/-5,123 RSF
- Parking - On-site 29 spaces
- Beautiful free-standing office building located in Marsh Landing Business Park just off J.T. Butler Blvd. and the north entrance to Marsh Landing. Location easily accessible to Ponte Vedra and other Beaches communities.
- Property features and upgrades include: landscaped entry courtyard, wood floors, extensive base and crown moldings throughout, wood tray ceilings in reception and conference areas, custom cabinetry, interior glass, large break areas/ eat-in kitchen with dishwasher, oven.

**For Additional
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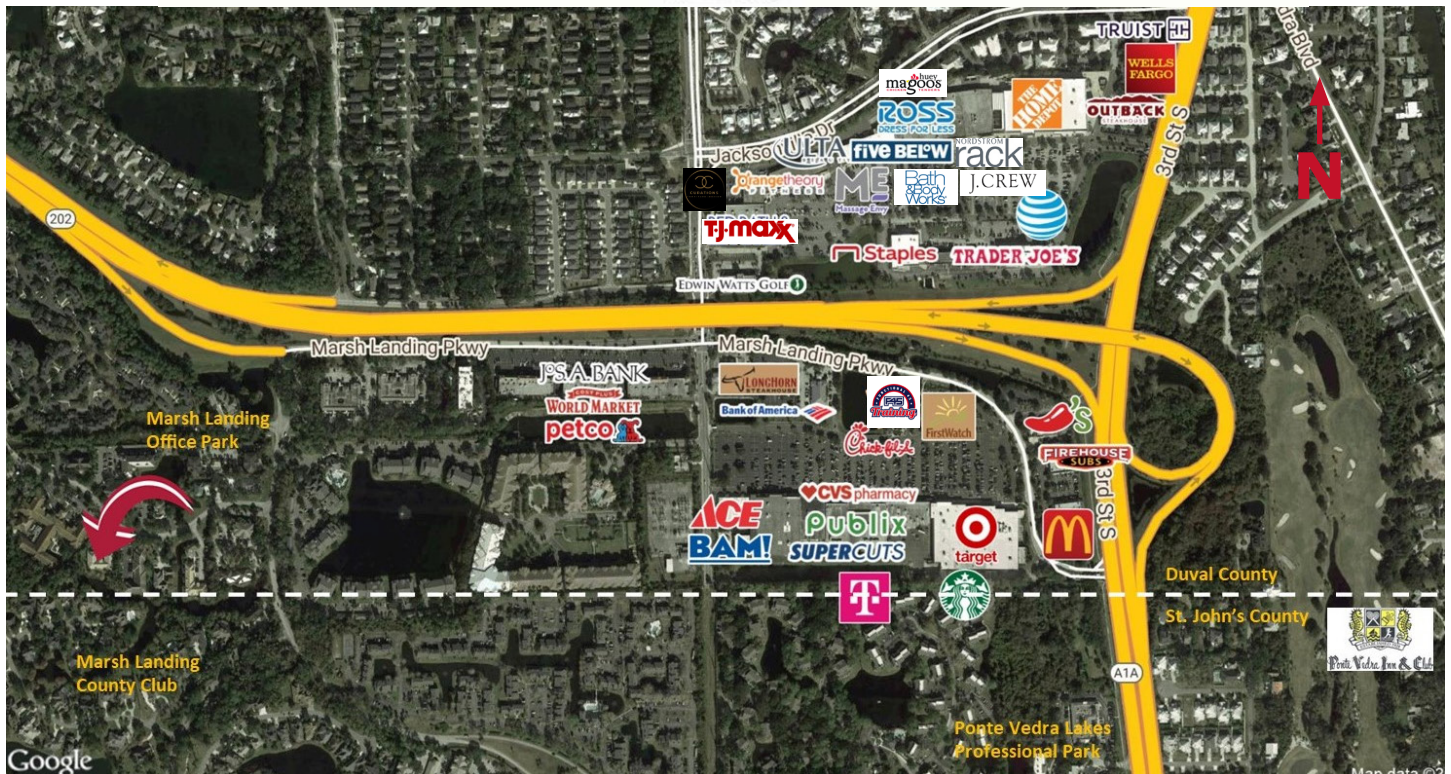
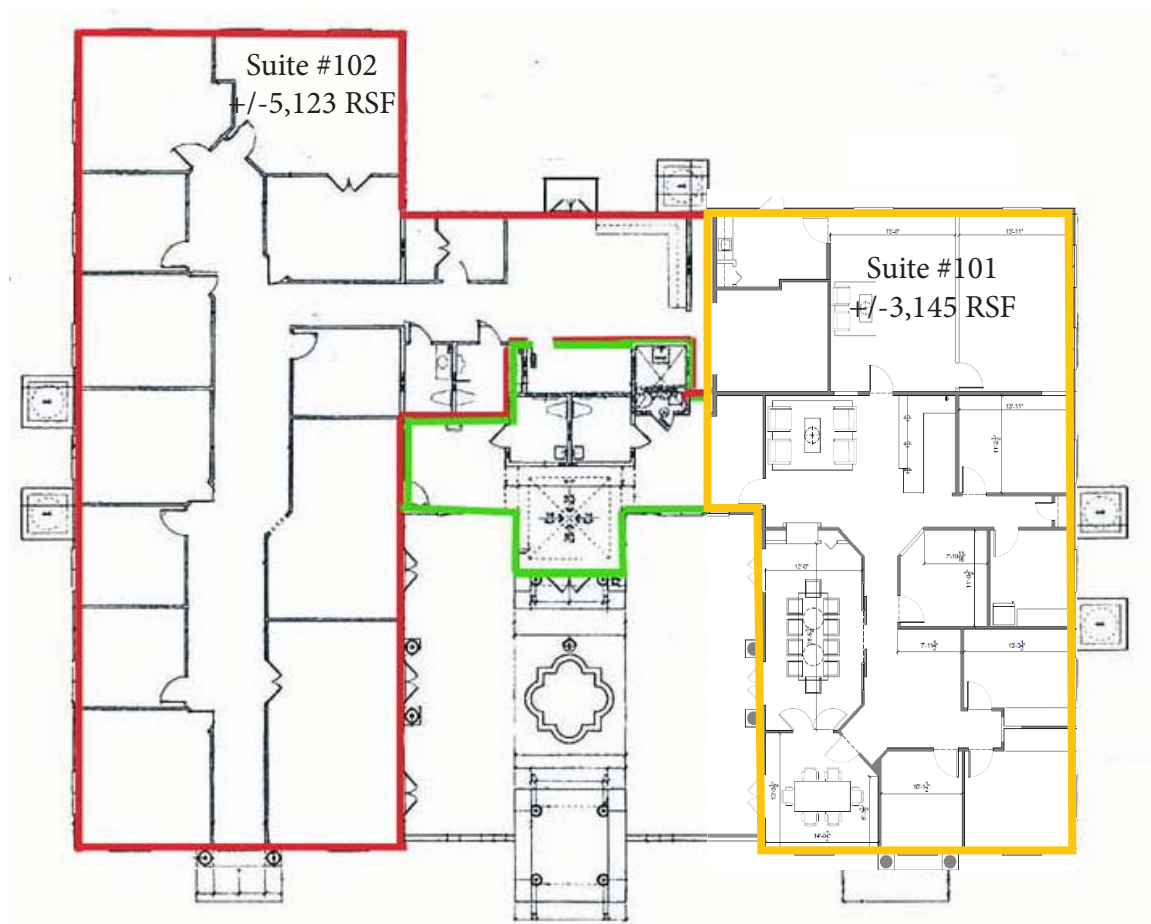
STRATEGIC SITES
Clifford Commercial

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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 & Aerial +/-8,268 SF



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