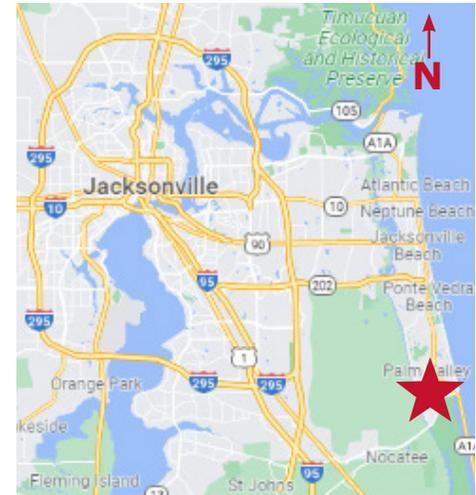


Overlook V

1102 A1A North, Ponte Vedra Beach, FL 32082



- **Available: Suite #107 +/-1,853SF**
- Lease Rate: \$35.00/SF Modified Gross (Current Operating Expenses: \$7.50/SF)
- Available: September 1, 2026
- Zoning: PUD - Allows for Professional or Medical Office
- Floor plan includes: reception, conference, break area, restrooms, work area, 7 offices and open collaborative area
- First floor corner office with extensive windows, upgraded finishes and Network ready. Beautifully maintained and fully furnished; ready to occupy
- The complex offers ample parking and will support medical use
- Located in South Ponte Vedra along A1A just North of Micklers Road. It lies at the crossroads between Ponte Vedra and Nocatee.



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

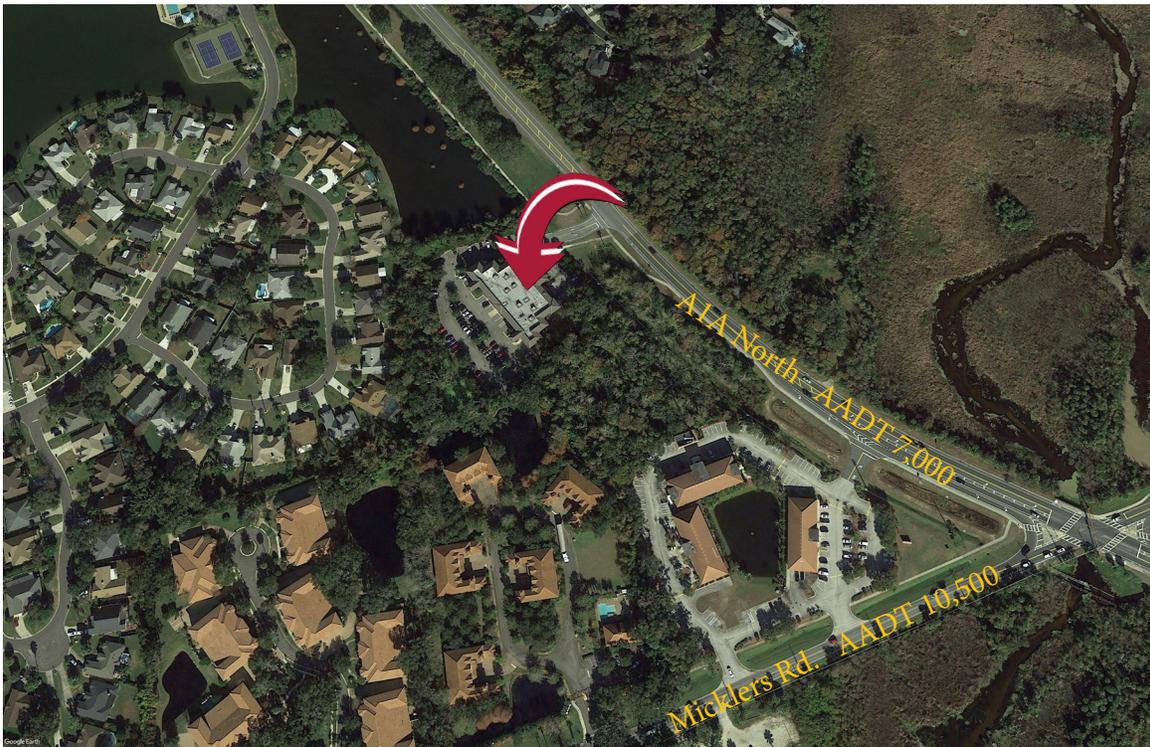
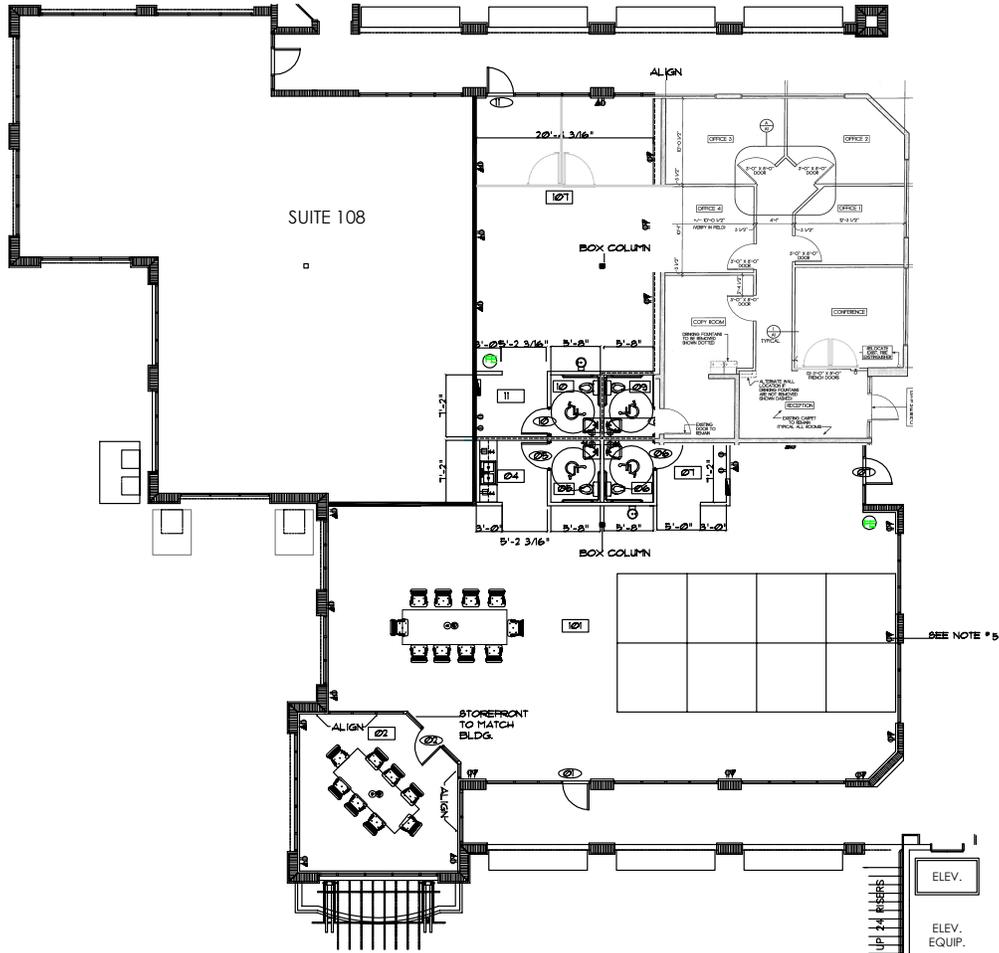
Kate Clifford
kate@strategicsites.com

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

Client First through Service, Knowledge and Integrity

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 +/- 1,853 SF



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