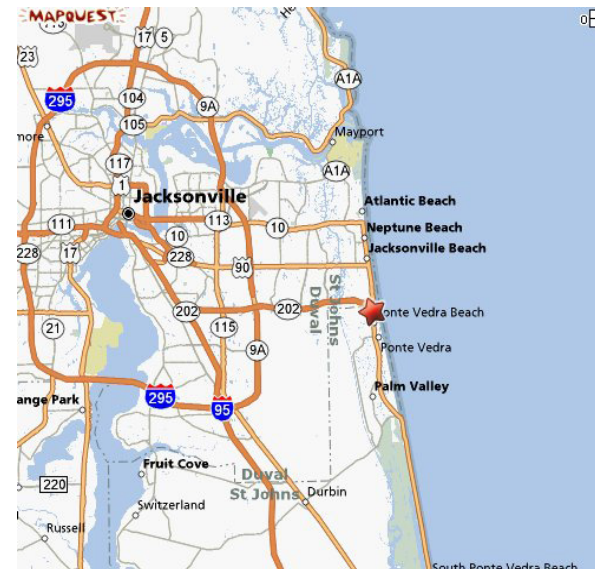


Overlook III

115 Professional Drive, Ponte Vedra Beach, FL 32082



- **Lease Rate: \$28.50/SF NNN (plus electric and janitorial)**
- CAM, Taxes and Insurance: \$9.00/SF (CAM includes HVAC maintenance)
- Available Spaces:
 - Suite 106: +/-2,067 SF
 - Suite 107: +/-1,007 SF(Suites may be combined +/-3,074SF)
- Occupancy February 1, 2025
- Zoning: PUD - Professional Office
- Landlord willing to re-configure for quality tenant
- Water/sewer are included in CAM
- Building signage available
- Located within the prominent Ponte Vedra Lakes Professional Park in north Ponte Vedra Beach, just south of JT Butler Blvd. on A1A



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

Kate Clifford
kate@strategicsites.com

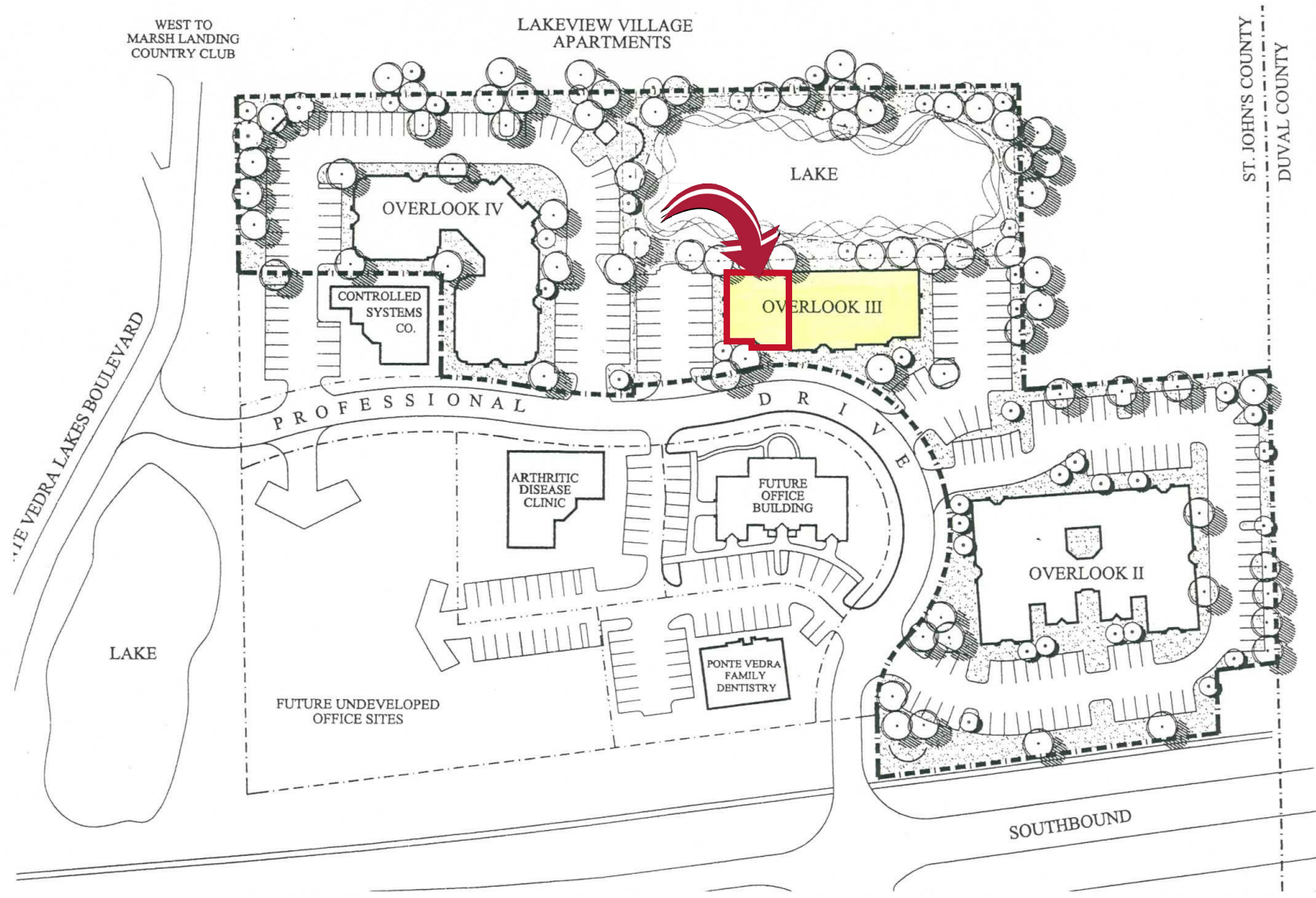
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THE OVERLOOK OFFICE CAMPUS

AT PONTE VEDRA PROFESSIONAL PARK

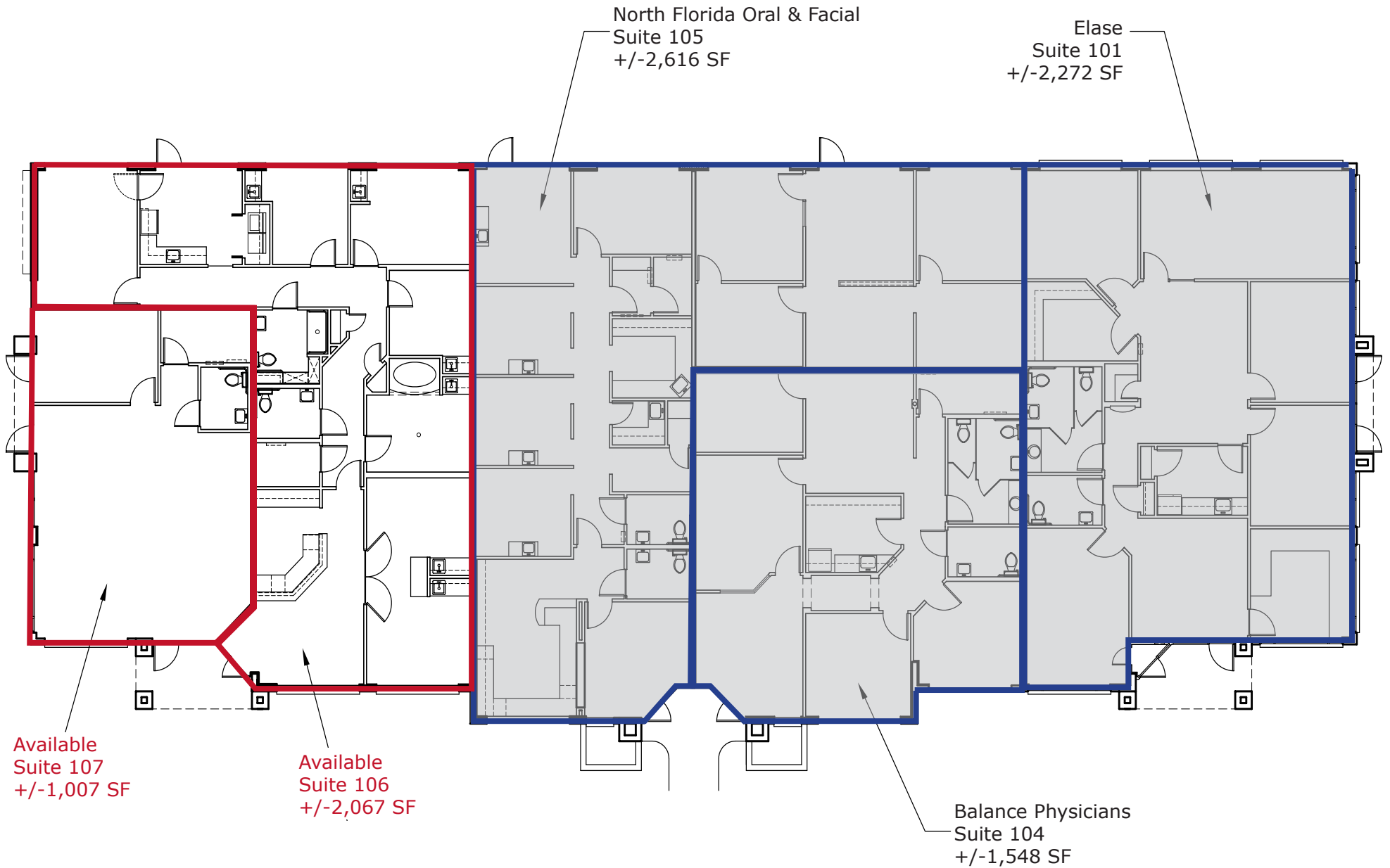


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Floor Plan



* Suites 106-107 can be combined for a total of +/-3,074 SF

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