

AVAILABLE FOR LEASE

The Falls at Sawgrass Village Office 3304
3304 Sawgrass Village Circle
Ponte Vedra Beach, Florida 32082



AGILITY
Commercial Real Estate

Concept Companies

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1449 SW 74th Dr., Suite 200, Gainesville, FL 32607

ConceptCompanies.net

Property Overview

3304 Sawgrass Village Circle, Ponte Vedra Beach, Florida 32082



PROPERTY OVERVIEW

Located in Ponte Vedra Beach, FL, between A1A State Road and Sawgrass Village Circle, this commercial office space offers 4,704 sq ft of newly renovated office space on a 1.37-acre site. Built in 1989 and refreshed in 2023, this office suite features modern amenities, ample natural light, and a practical mix of individual offices and meeting areas. With its proximity to a shopping plaza and various national retailers and food options, this building is ideally suited for businesses seeking a prime, well-connected location.

PROPERTY HIGHLIGHTS

- Excellent connectivity to A1A State Road, and Highway 202.
- 12-14-person conference room
- 10 single offices, 4 collaborative spaces, and a break room

OFFERING SUMMARY

Office suite size	4,704 SF
Lot size	1.37 Acres
Lease Rate	\$ 34/psf
Service Type	NNN
Year built/Renovated	1989/2023
Zoning	Office
Market	Jacksonville, FL MSA
Submarket	Sawgrass Village, Gainesville, FL

Highlights



LOCATION INFORMATION

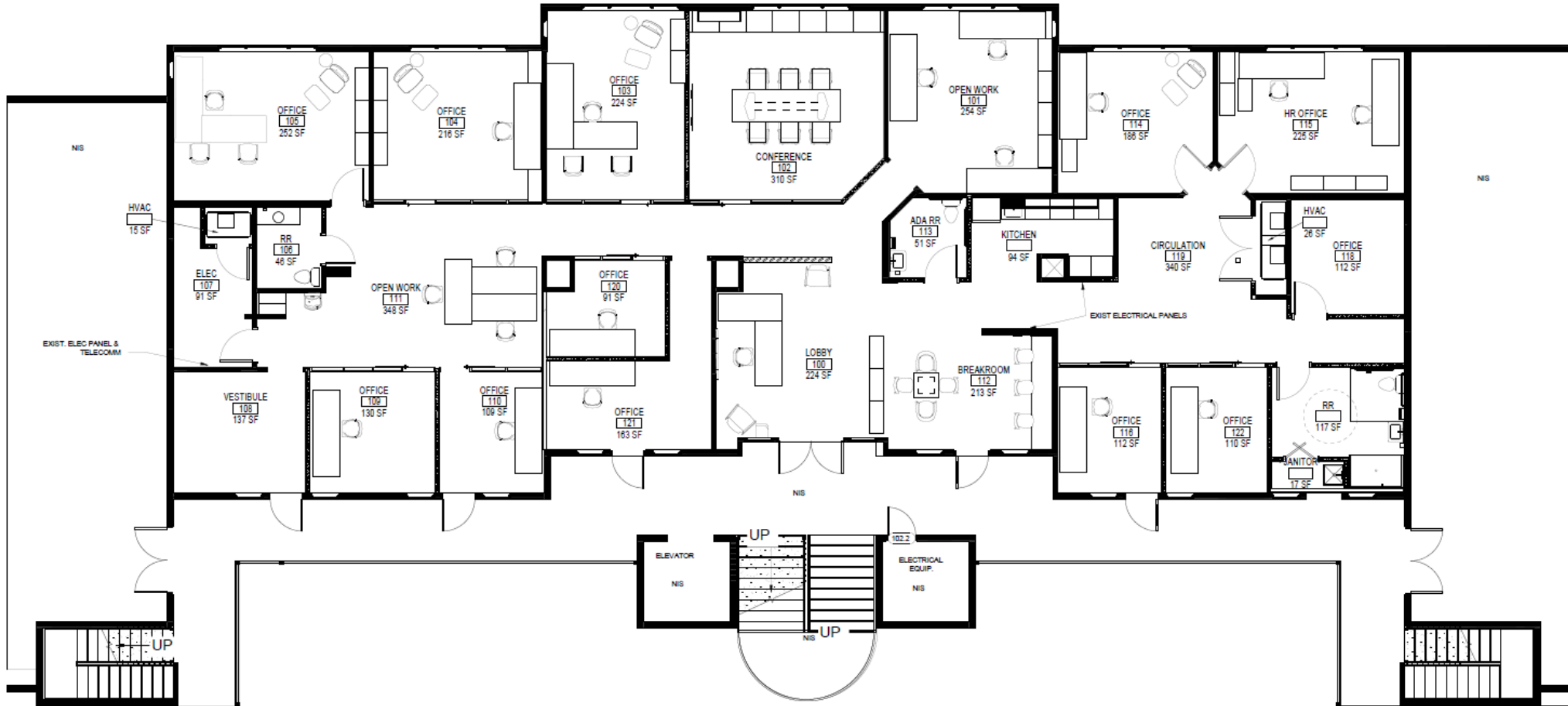
Building name	The Falls at Sawgrass Village Office Condominiums
Location of Suite	3 rd Floor
Street address	3304 Sawgrass Village Circle,
City, State, Zip	Ponte Vedra Beach, Florida 32082
County	St. Johns
Market	Jacksonville MSA
Sub-market	Sawgrass Village
Cross-streets	Sawgrass Village Cir & Florida State Road A1A



BUILDING INFORMATION

Building class	A
Tenancy	Single-Tenant
Number of floors	1
Gross area	4,704 SF
Free standing	Yes
Parking	Shared Parking Lot
Power	Beaches Energy Service

Floorplan

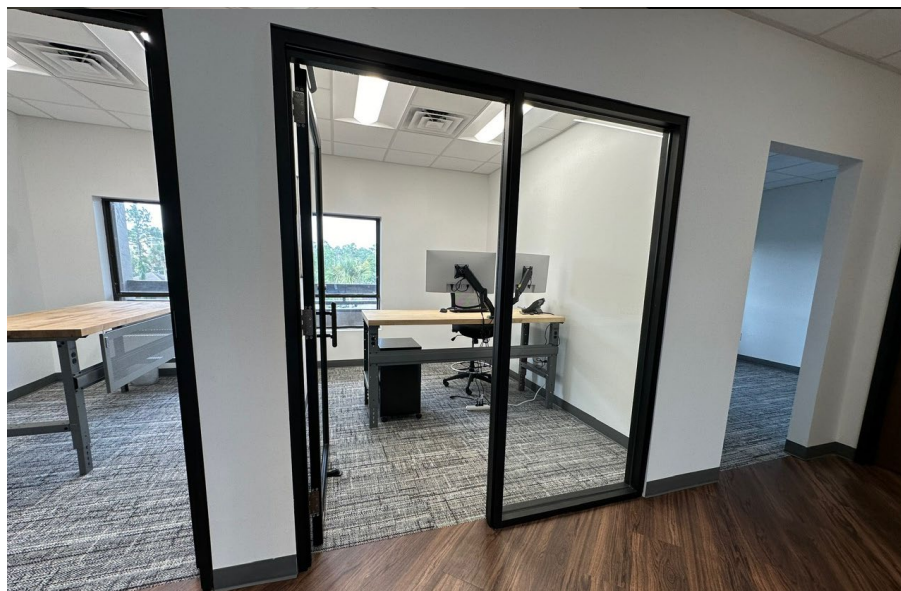


1 FLOOR PLAN - AS BUILT
3/16" = 1'-0"

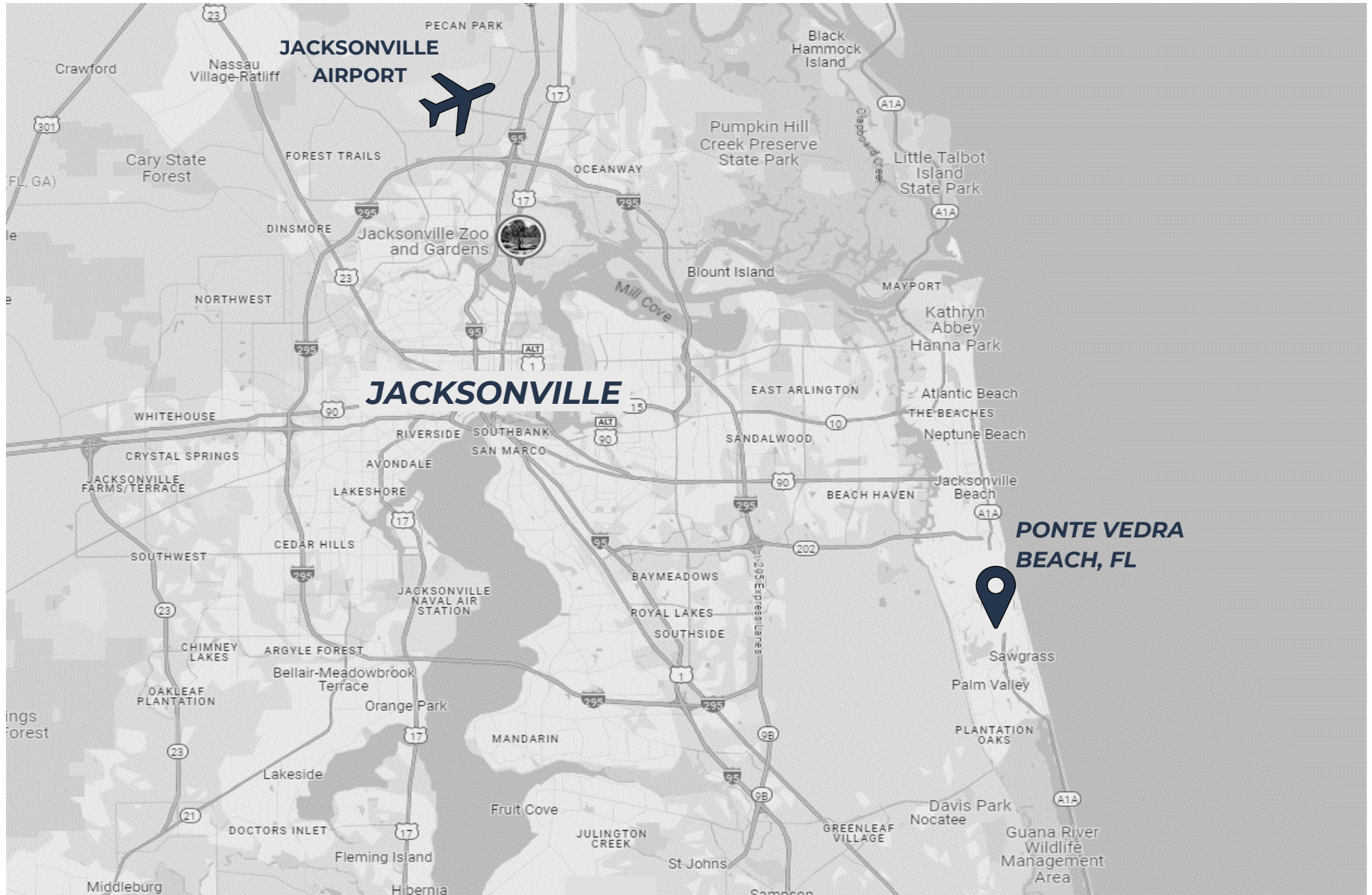
Photos



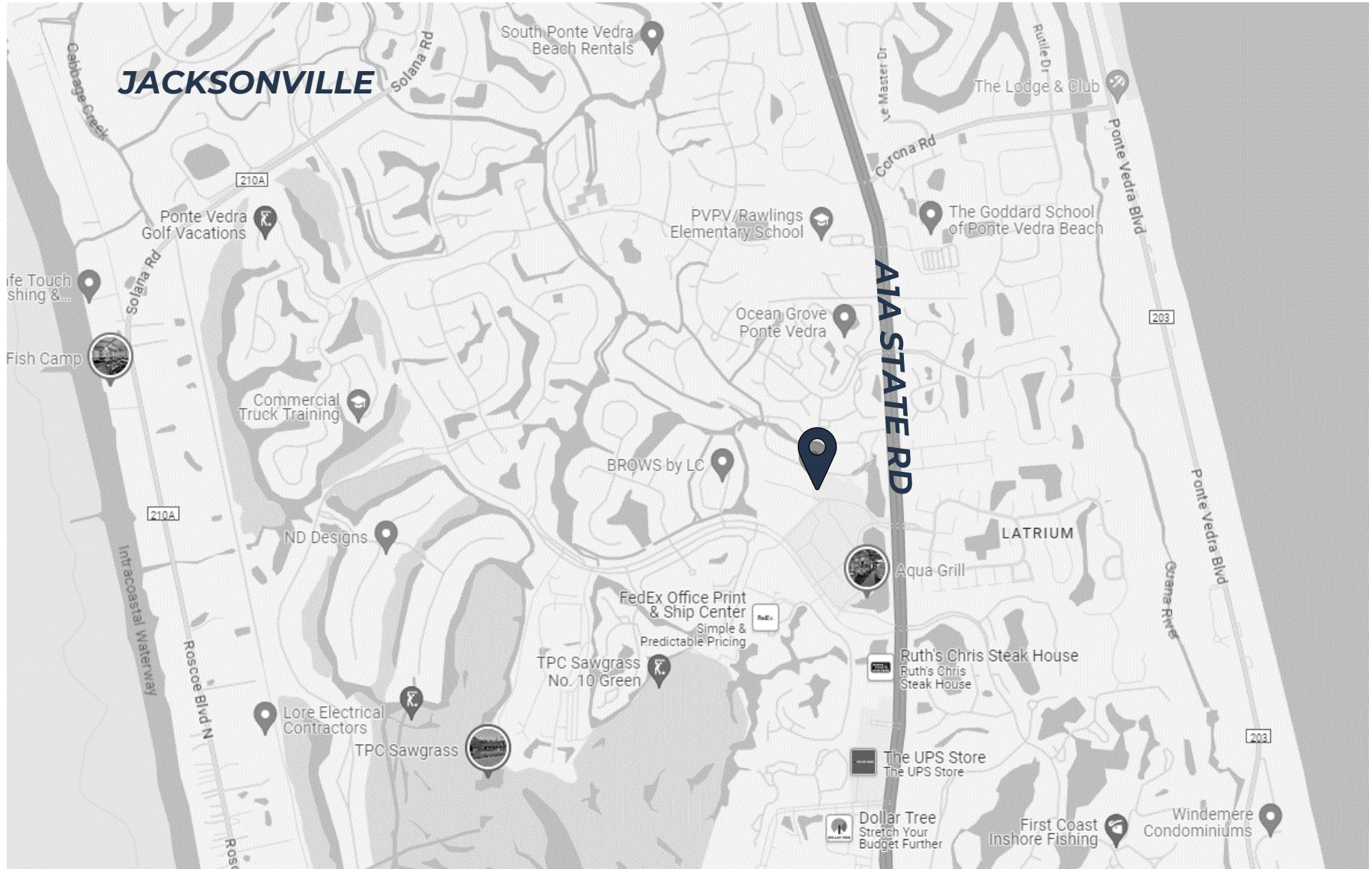
Photos



Regional Map



Location Map



Aerial Map



Ponta Vedra, FL Demographics



POPULATION

10 MILES

2023 Population	239,212
2028 Projection	269,159
Annual Growth	2.5%
Median Age	40.8

HOUSEHOLDS & INCOME

2023 Households	100,081
2028 Projection	112,183
Average Income	\$127,068
Median Income	\$96,820

EMPLOYMENT

Businesses	13,904
Employees	107,707



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