

Overlook IV

135 Professional Drive #101, Ponte Vedra, FL 32082



- **Unit #101 +/-2,310 SF**
- **Lease Rate: \$38.00/SF plus Electric and Janitorial**
- Available with 30 days notice
- Zoning: PUD (Office, Professional, Medical)
- Floor plan includes five offices, boardroom, break area, two restrooms, nice finishes and multiple entrances
- Building signage available
- Located off of A1A in Northern Ponte Vedra, less than 1/2 mile from JT Butler Blvd. and South Beach Parkway Plaza (Target, Publix, Books-A-Million & Ace)



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,321	34,262	78,203
Average HH Income	\$173,629	\$200,194	\$175,375
Daytime Total Employees	5,309	21,187	37,776



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

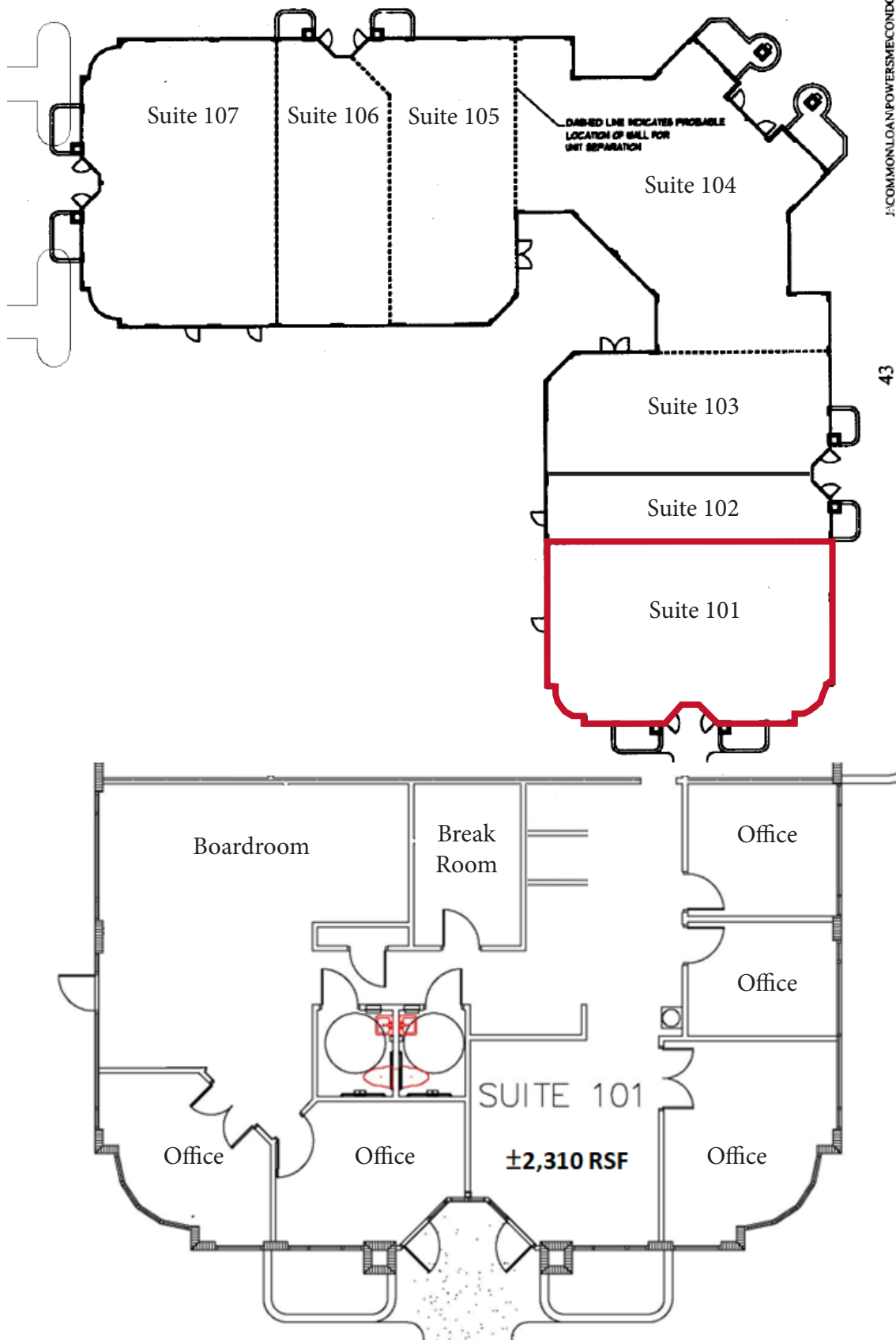
Kate Clifford
kate@strategicsites.com

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

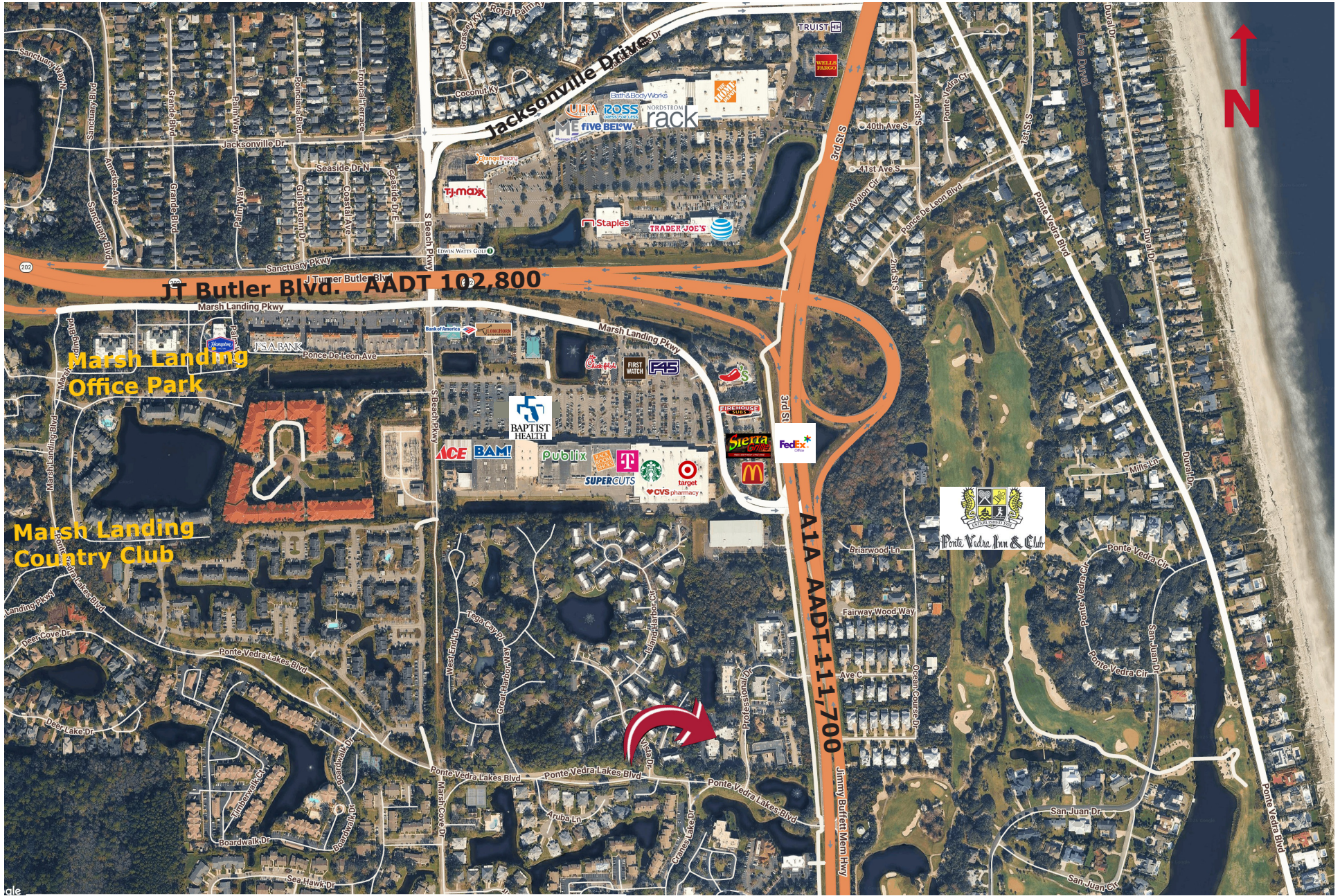
Client First through Service, Knowledge and Integrity

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 & Site Plan +/- 2,310 SF



Aerial



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