

OFFICE/RETAIL
FOR LEASE

NORTH BEACH CENTER

725 Atlantic Blvd., Atlantic Beach, FL 32233



- **Space Available:**

- Suite 4 +/-1,680 SF Office/Retail** (Available 30 days from Lease Execution)

- Floor plan includes two glass offices, 12X18 SF conference room, waiting area, open area with 7 large desks, breakroom with refrigerator, server/storage room
 - Furniture can stay or go
 - Lease Rate: \$32.00/SF

- Suite 15 +/-4,936 SF Creative uses, Entertainment, Retail, Etc.**

- Available 60 days from Lease Execution
 - Floor plan includes large open areas, two offices, two restrooms, 3 exterior roll-up doors, 1 interior roll-up door, wired for sound system, gas lines, large built in bar with sinks, dishwasher, and refrigerator, 10 metal bar stools, tankless water heater, additional storage above offices
 - Lease Rate: \$12.00/SF

- **CAM: \$7.92/SF**

- Shopping center (+/-58,153 SF) has great access, visibility and ample parking
- Tenants include: Cantina Louie, The Fish Company, Organic Nails, and Atlantic East Animal Clinic
- Located in the heart of Atlantic and Neptune Beach's commercial corridor with excellent foot traffic. Just off Third Street/A1A



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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OR

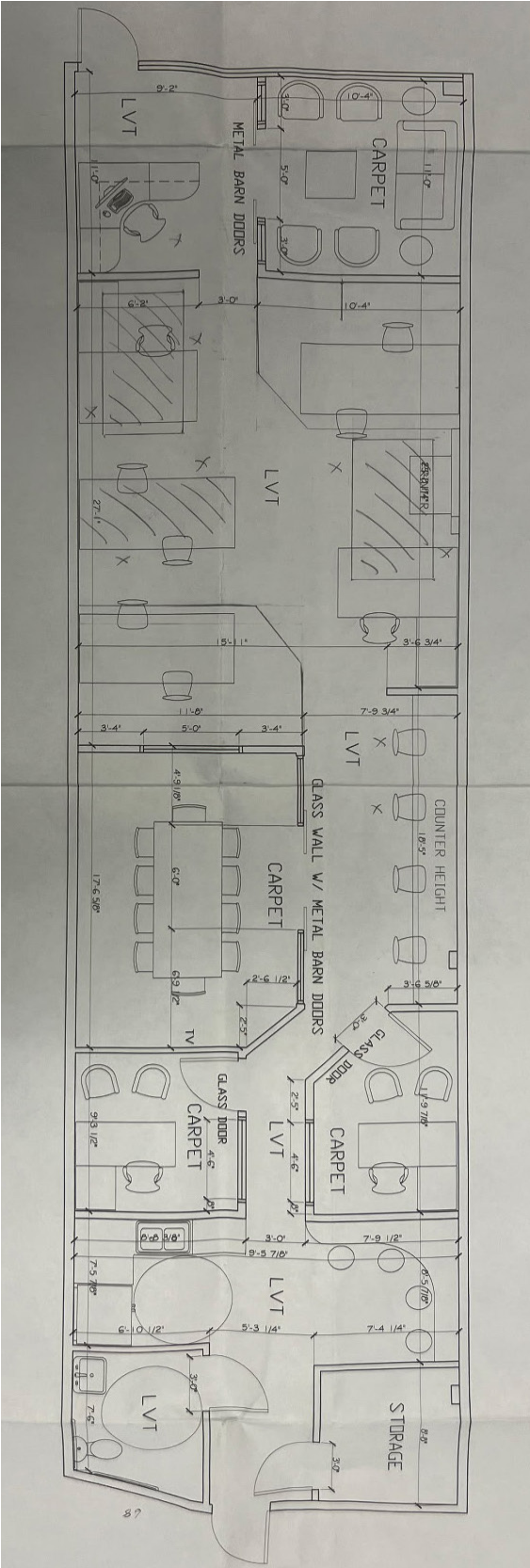
Kate Clifford
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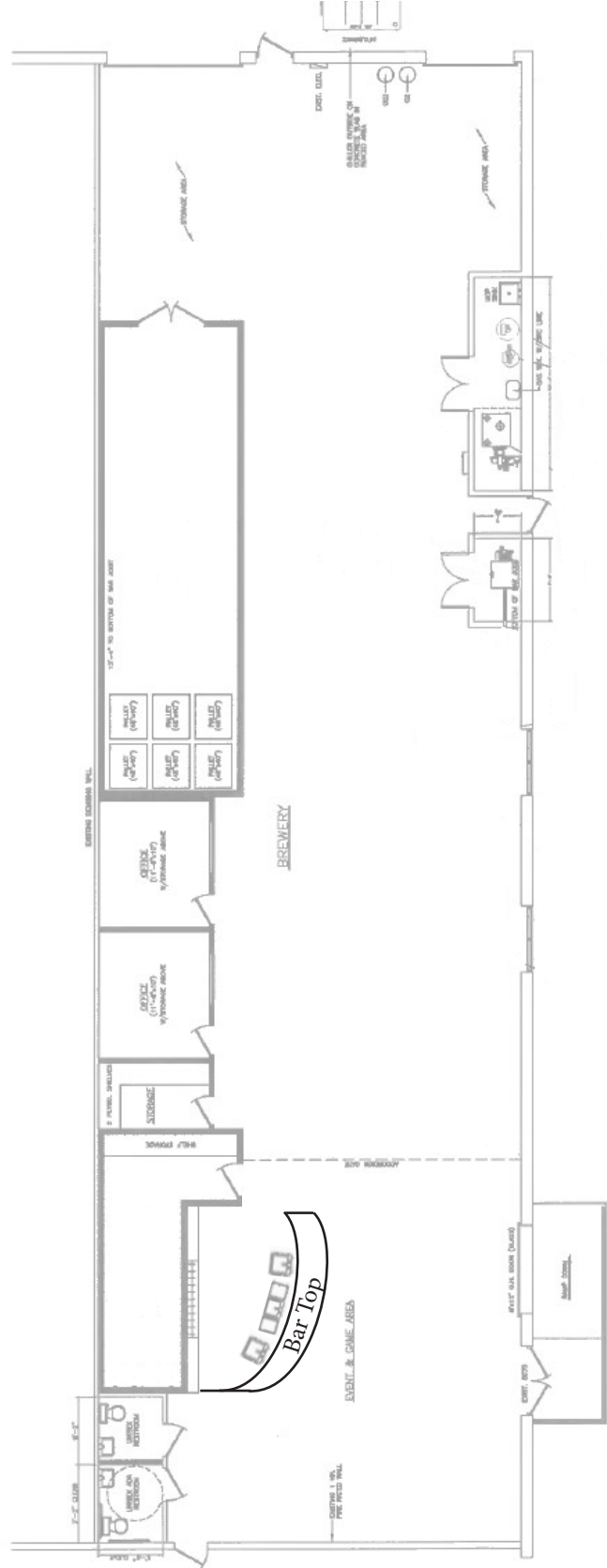
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Floor Plans



Suite #4 +/-1,680 SF



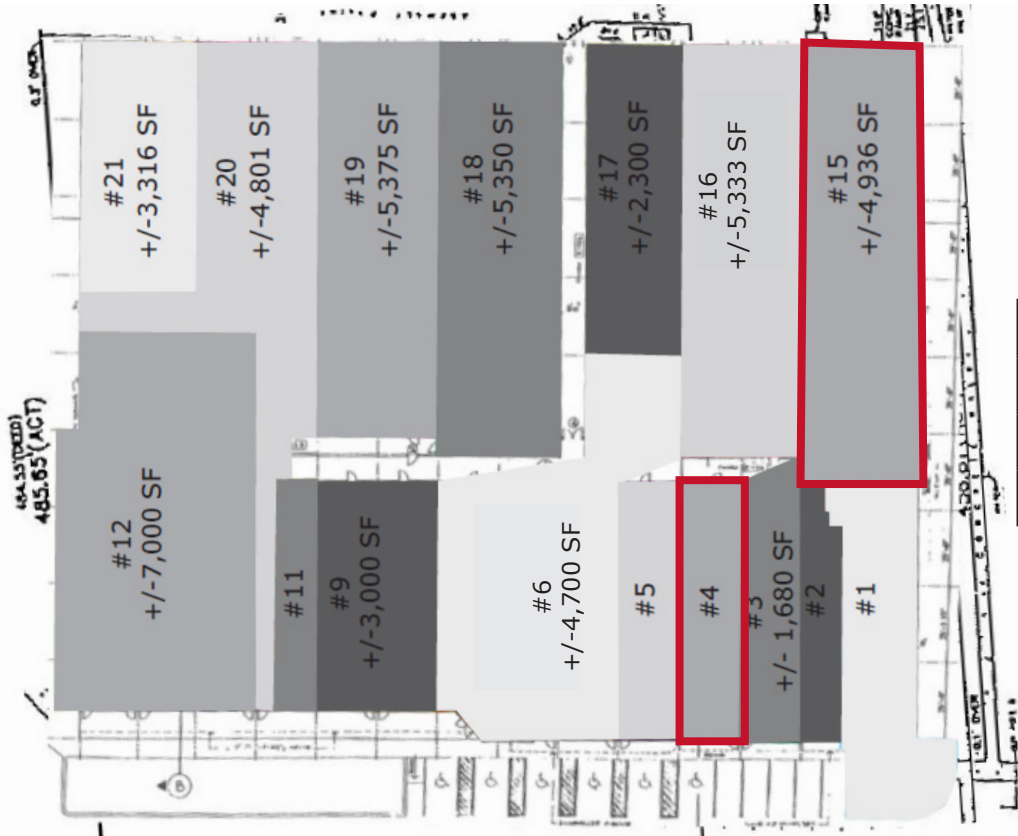
Suite #15 +/-4,936 SF

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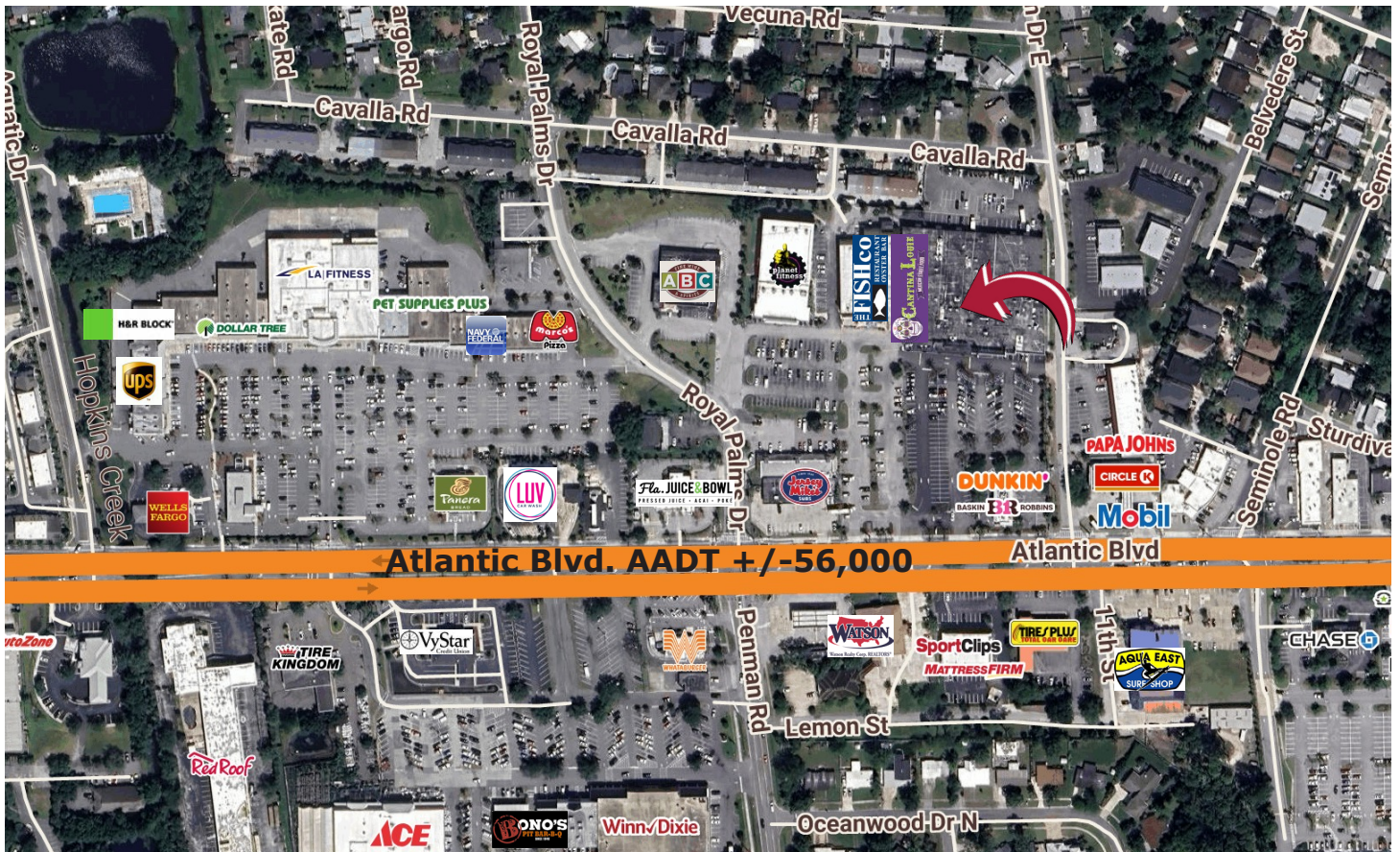
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Site Plan & Aerial



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,994	55,411	124,533
Average HH Income	\$166,704	\$152,815	\$153,062
Total Employees	6,543	21,334	41,846



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