



FOR LEASE
**FT. WADE
OFFICE PARK**

90-203 FT. WADE ROAD
PONTE VEDRA BEACH, FLORIDA 32081

OFFICE / MEDICAL



FOR LEASE

FT. WADE OFFICE PARK

90-203 FT WADE ROAD • PONTE VEDRA, FL 32081

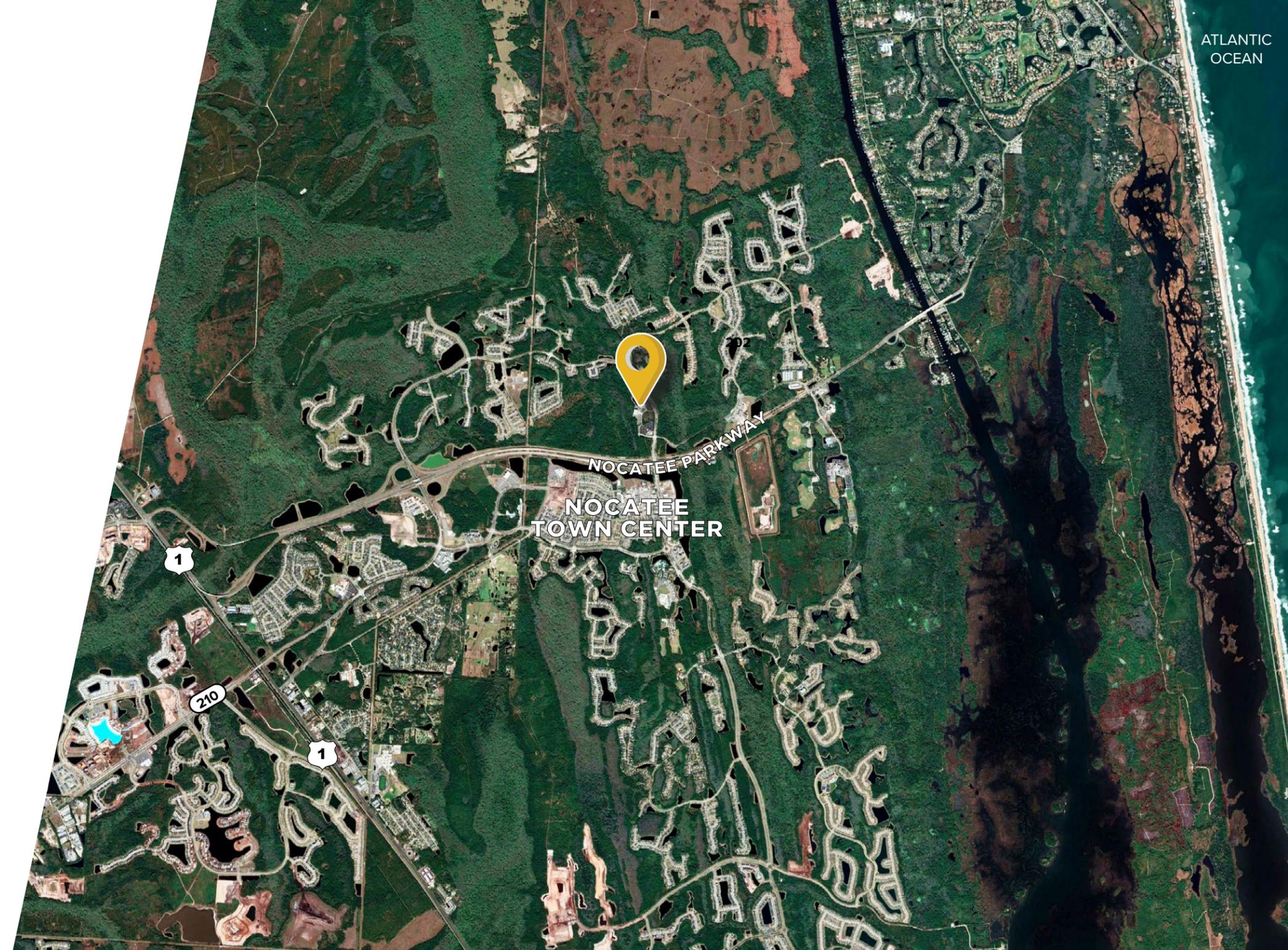


BUILDING AMENITIES

- Custom, well appointed buildings with high-end finishes
- Highly efficient floor plates
- Security guard on site during business hours
- Extensive parking available

PROPERTY HIGHLIGHTS

- St. Johns County incentives possible
- Located in one of the Best Selling Communities in America - Nocatee, a 14,000 acre development
- Excellent accessibility to St. Johns County's highly educated workforce and its ±226,000 residents



ATLANTIC
OCEAN



Publix[®]

HC HAIR CUTTERY **THE LOOP**

yobe frozen yogurt **RPC RAINBOW PEDIATRIC CENTER**

crosswater DENTAL CARE **The UPS Store**

T TROMPE L'OEIL SALON ESTABLISHED 1995 **the link™ space that inspires**

RE/MAX[®]

BARNHORST EYE & LASER CENTER **Lazzara orthodontics**

sjea st. johns eye associates **GNC LIVE WELL**

FORT WADE ROAD OFFICE PARK



VALLEY RIDGE BLVD.

UFHealth
UNIVERSITY OF FLORIDA HEALTH

VyStar
Credit Union

PALM VALLEY RD.

TJILONA FLATS
TEX-MEX FOR ALL

Starbucks COFFEE

Wendy's

Daily's **Shell**

TIMOTI'S seafood shak **WOLF GANG BAKERY & GROOMING** **BICYCLES ETC.**

Baptist Health **AT&T**

WATSON **CHASE** **Jersey Mike's SUBS**

AÑEJO MEXICAN BISTRO **BEN & JERRY'S**

RPC RAINBOW PEDIATRIC CENTER

GreenWise MARKET

SUPERCUTS

verizon

DUNKIN'

CVS **CLEAN JUICE**

PIEOLOGY PIZZERIA

SHACK burgers, shakes and more **FIRST WATCH THE DAYTIME CAFE**

FT. WADE OFFICE PARK

BUILDING FEATURES

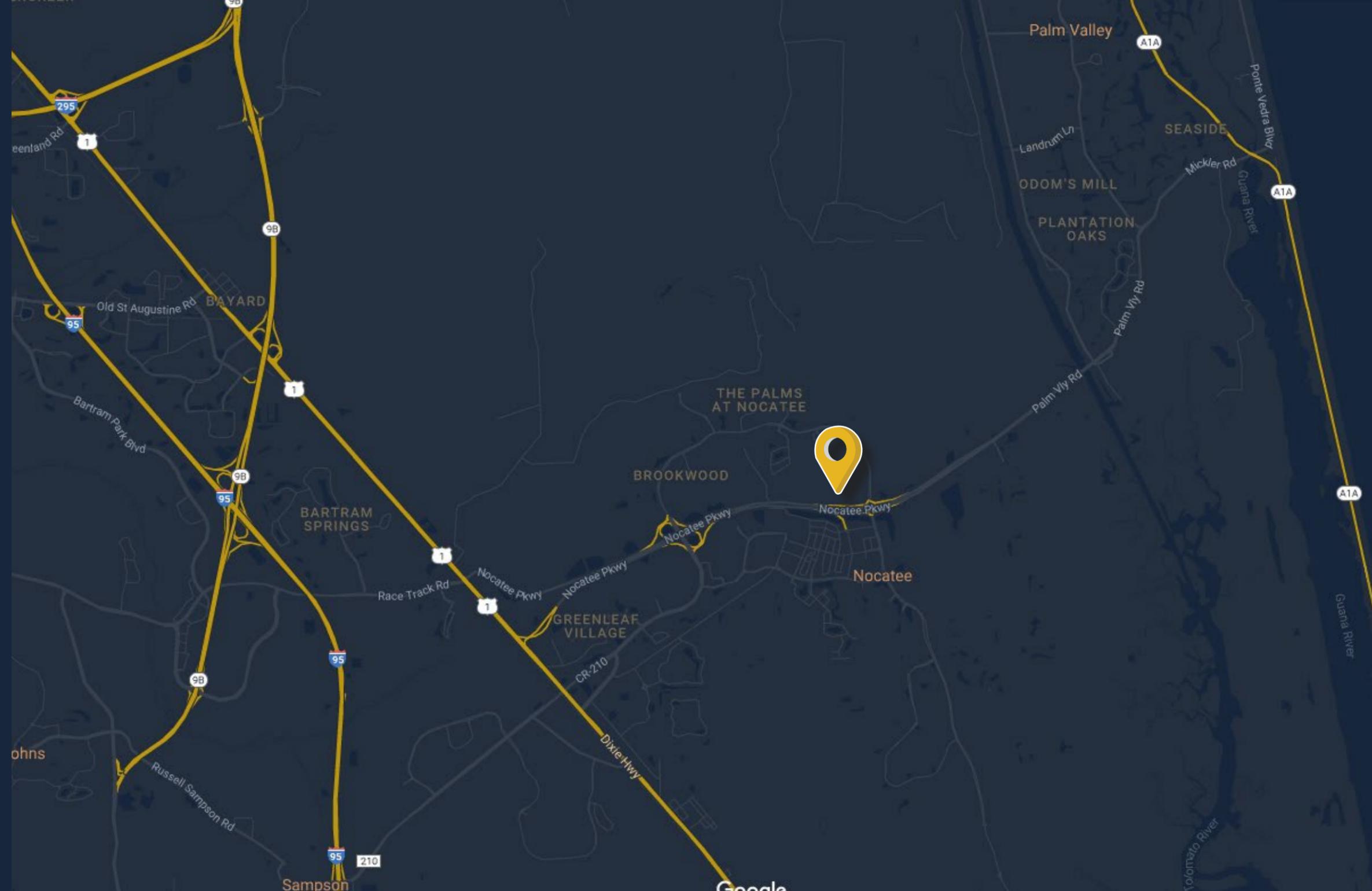
TOTAL SQ. FT. ±193,535 SF

TOTAL AVAILABLE +3,028 - 26,192 SF

LEASE RATE Negotiable

ZONING Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,295	26,924	52,499
HOUSEHOLDS	1,468	9,770	19,623
MEDIAN HH INCOME	\$152,053	\$139,305	\$127,766
AVERAGE HH INCOME	\$218,569	\$192,525	\$182,124





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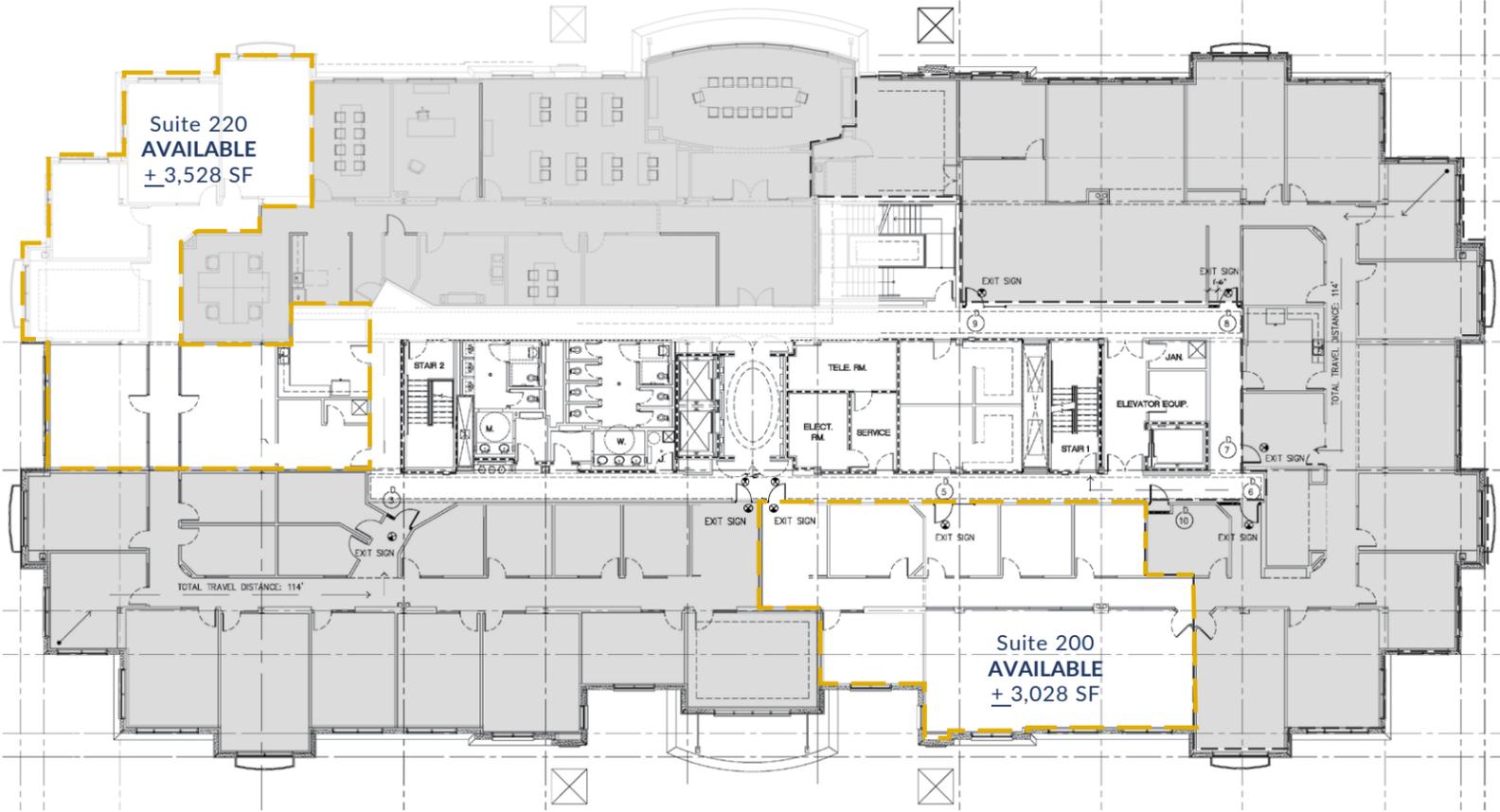
Suite 175
AVAILABLE
+ 3,824 SF



FIRST FLOOR

FOR LEASE
FORT WADE OFFICE PARK

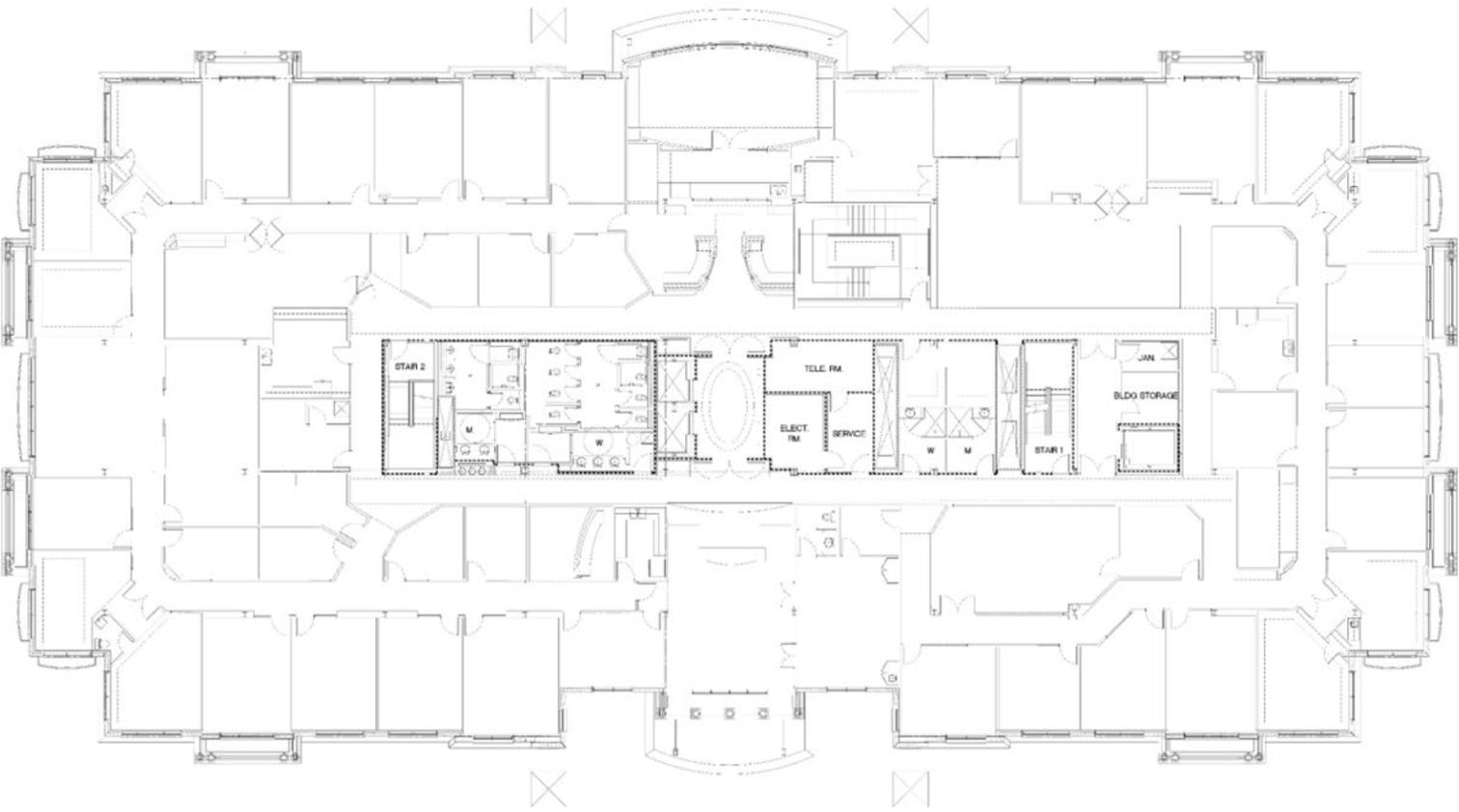
90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



SECOND FLOOR

FOR LEASE
FORT WADE OFFICE PARK

90 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



Suite 300
AVAILABLE
+ 26,192 SF

THIRD FLOOR

FOR LEASE

FORT WADE OFFICE PARK

203 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



Suite 150
AVAILABLE
+ 4,741 SF

FIRST FLOOR

FOR LEASE

FORT WADE OFFICE PARK

203 FORT WADE ROAD • PONTE VEDRA BEACH, FLORIDA 32081



Suite 260
AVAILABLE
+ 5,453 SF

SECOND FLOOR



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