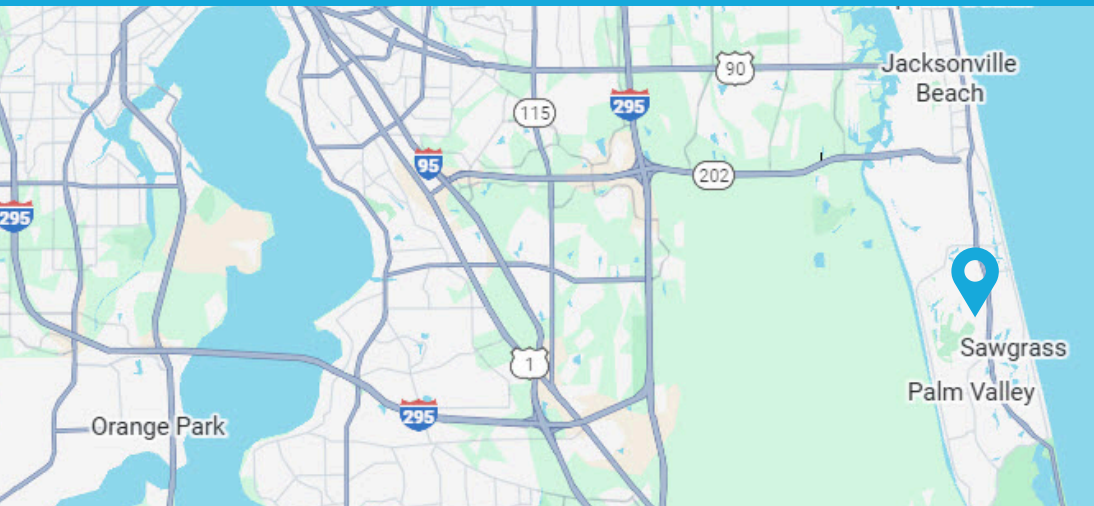


31

BIRNAM OAK DRIVE
PONTE VEDRA BEACH, FL 32082



PROFESSIONAL/MEDICAL OFFICE SPACE | TWO SUITES



PROPERTY HIGHLIGHTS

- First-generation professional/medical office space
- Customizable floor plan
- Full-service lease: \$41/SF
- Private elevator + dedicated entrance
- Ample on-site parking
- Prominent A1A frontage
- Ideal for medical, dental, wellness, or professional office users
- Convenient location near residential communities and amenities

CONTACT

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Richard@Propertytheater.com
Property Theater, LLC



PROPERTY THEATER, LLC
8833 Perimeter Park Blvd #603
Jacksonville, FL 32216

SUITE 1

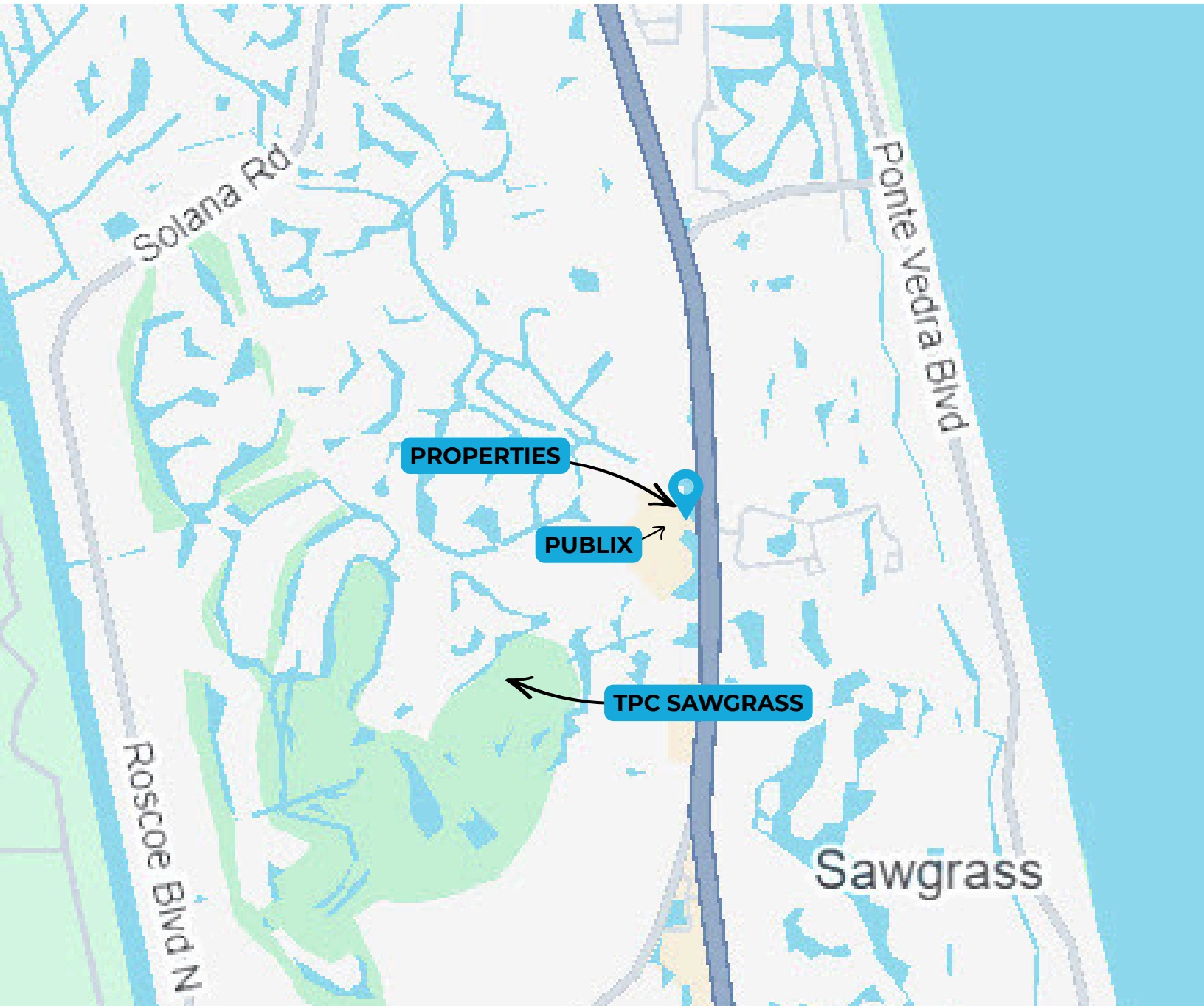
2,233 SF



SUITE 2

2,013 SF





Demographics	1 MILE	3 MILE	5 MILE
Population	8,506	26,278	48,528
Households	4,026	11,565	21,321
Annual Average Household Income	\$142,994	\$159,903	\$162,510
Total Businesses	777	1,793	3,455

