



- **Lease Rate:** \$33.00/SF Modified Gross
- **Space Available:**
 - Building 3: Units 15-16 +/-1,924 SF
-available March 1, 2025
 - Building 4: Units 17-21 +/-6,532 SF
-available July 1, 2025
-willing to demise (+/-1,900 - 2,700 SF)

2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,533	25,161	45,078
Average HH Income	\$157,115	\$192,949	\$195,895
Daytime Total Employees	6,464	15,585	25,112

- Former PGA Headquarter buildings, well-located within Sawgrass Village; walking distance to restaurants, shopping and hotels
- Ample parking on the surrounding surface lot
- Multiple entrances for ease of access
- Floor plan can be modified subject to need, credit and length of term

For Additional Information Contact:

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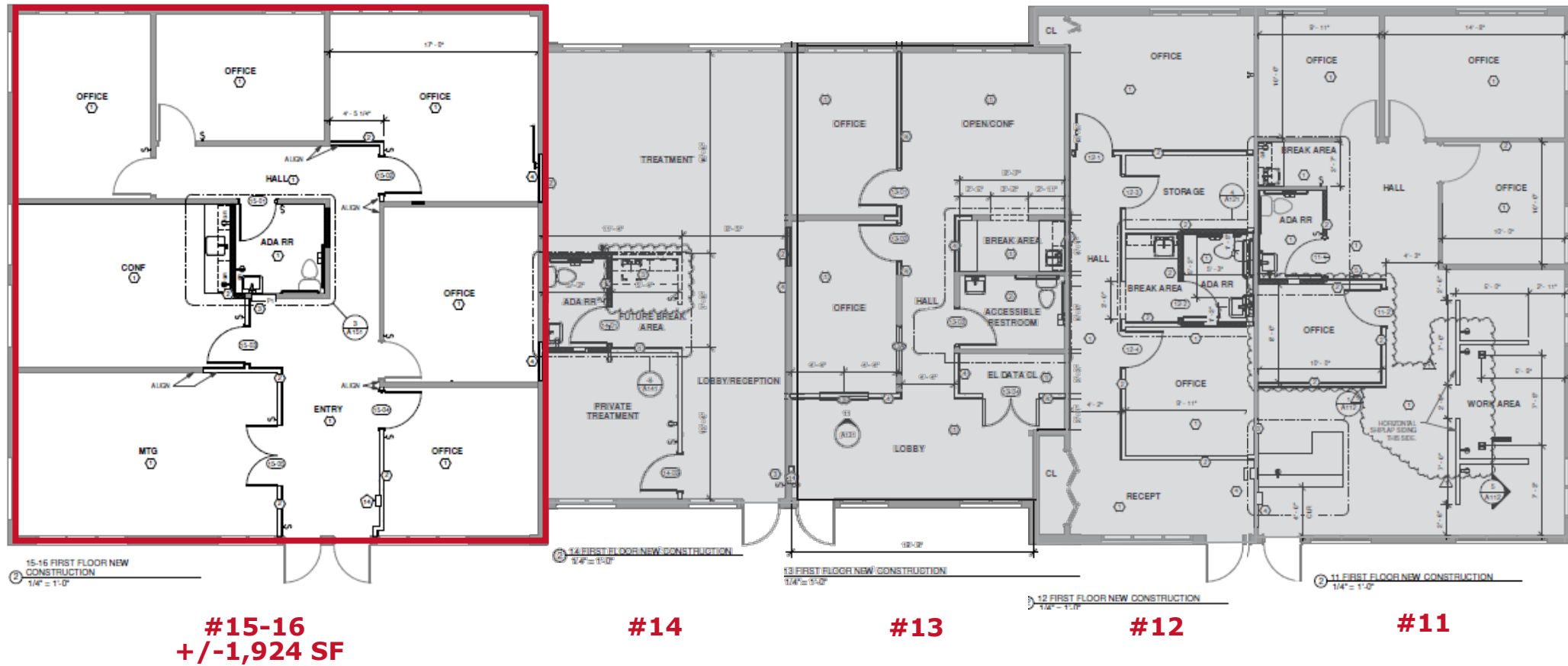
Katie Kirchner
katiek@strategicsites.com

JC Clifford
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Floor Plan

Building 3: Units 15-16 +/-1,924 SF



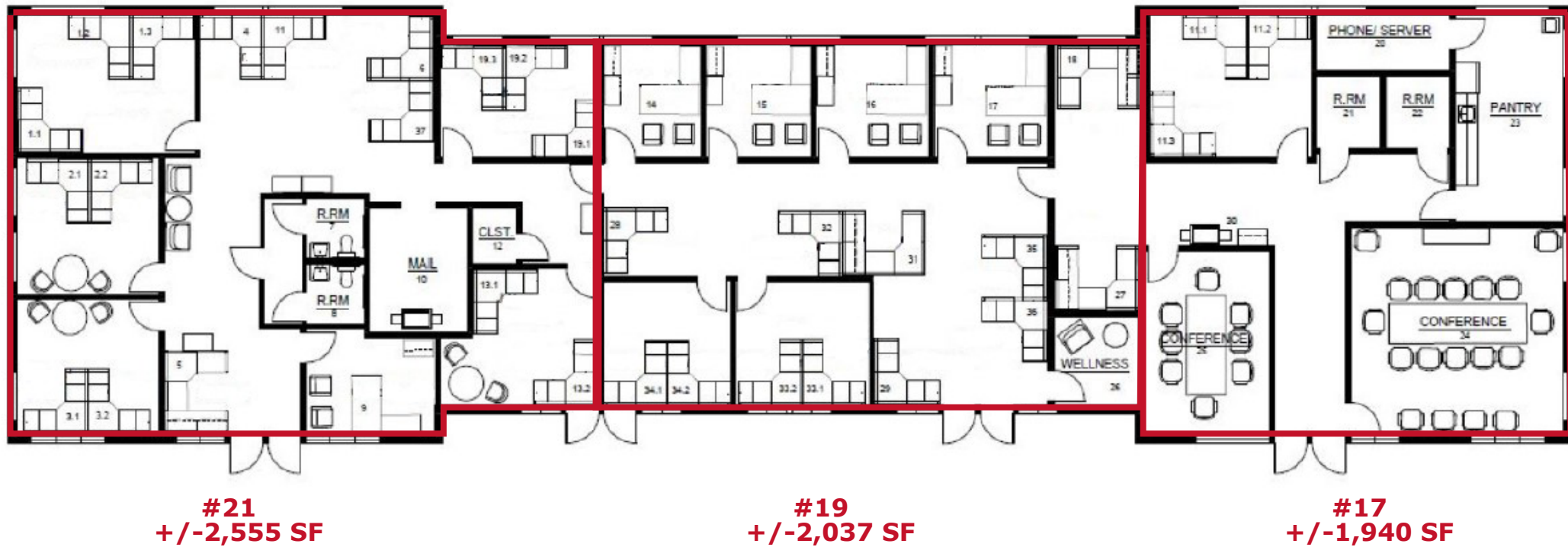
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Floor Plan

Building 4: +/-6,532 SF

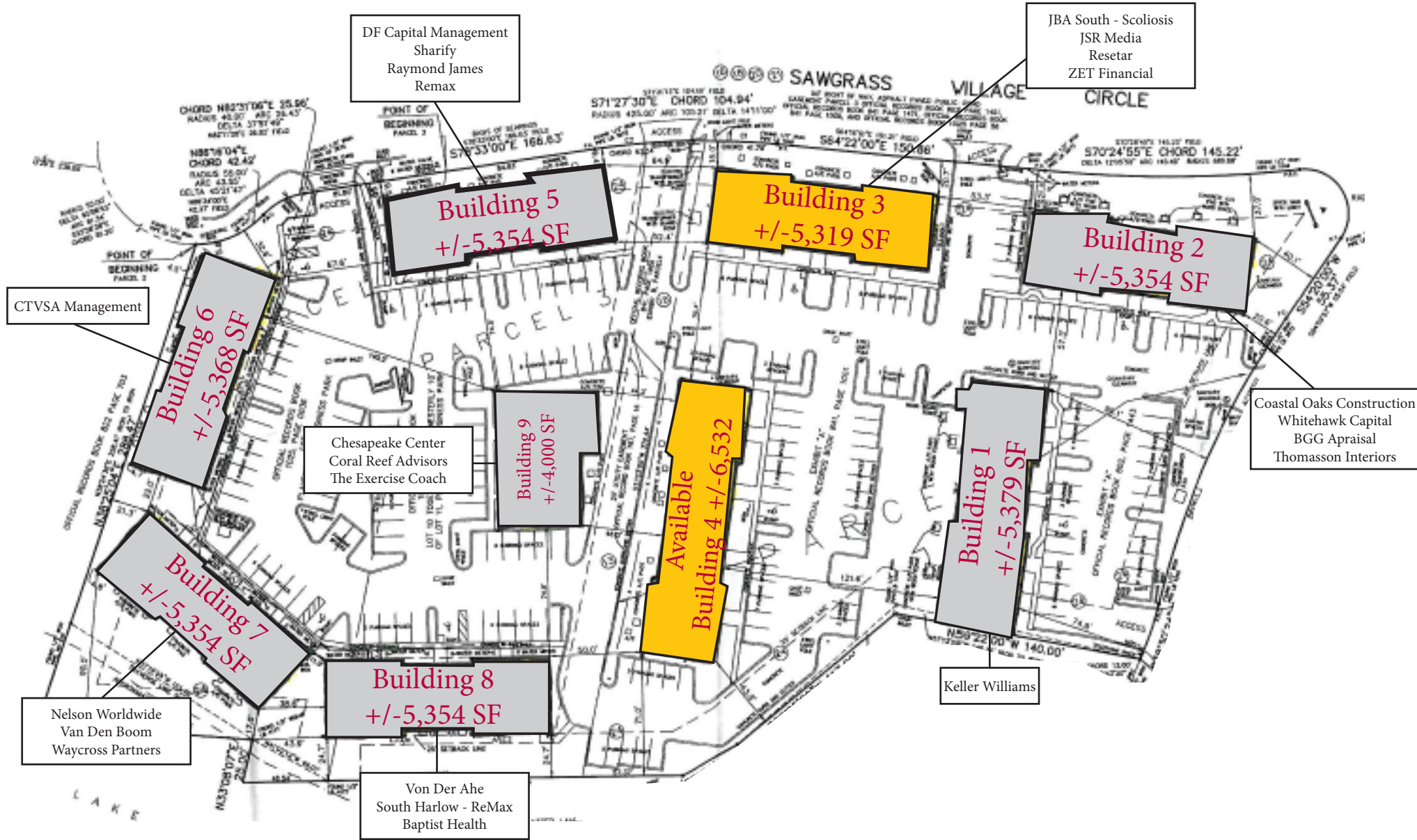


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Site Plan



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Aerial



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