



- **Available Space: Suite 250: +/-2,124 RSF**
- **Lease Rate: \$24.00/RSF NNN**
- CAM/Taxes/Insurance: \$11.25/RSF
- Zoning: PUD/CG (Office, Professional)
- High-visibility location with building and monument signage available
- Second-floor space with elevator and grand stairway access
- Community lobby with seating and hospitality station
- Building is directly adjacent to the new PGA Tour Headquarters, at the intersection of CR210 (Palm Valley Rd.) & SR A1A, in the heart of Ponte Vedra. Just minutes from Sawgrass Village and the Ponte Vedra Pointe shopping centers with great restaurants and shopping.
- Co-tenants include: Pinnacle Bank and St. Johns Medical
- 46 on-site parking spaces in surrounding surface lot.
- Traffic Count: 61,088 AADT / Population: 21,945 (3 mile)



**STRATEGIC SITES**  
Clifford Commercial

For Additional  
Information Contact:

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jcc@strategicsites.com

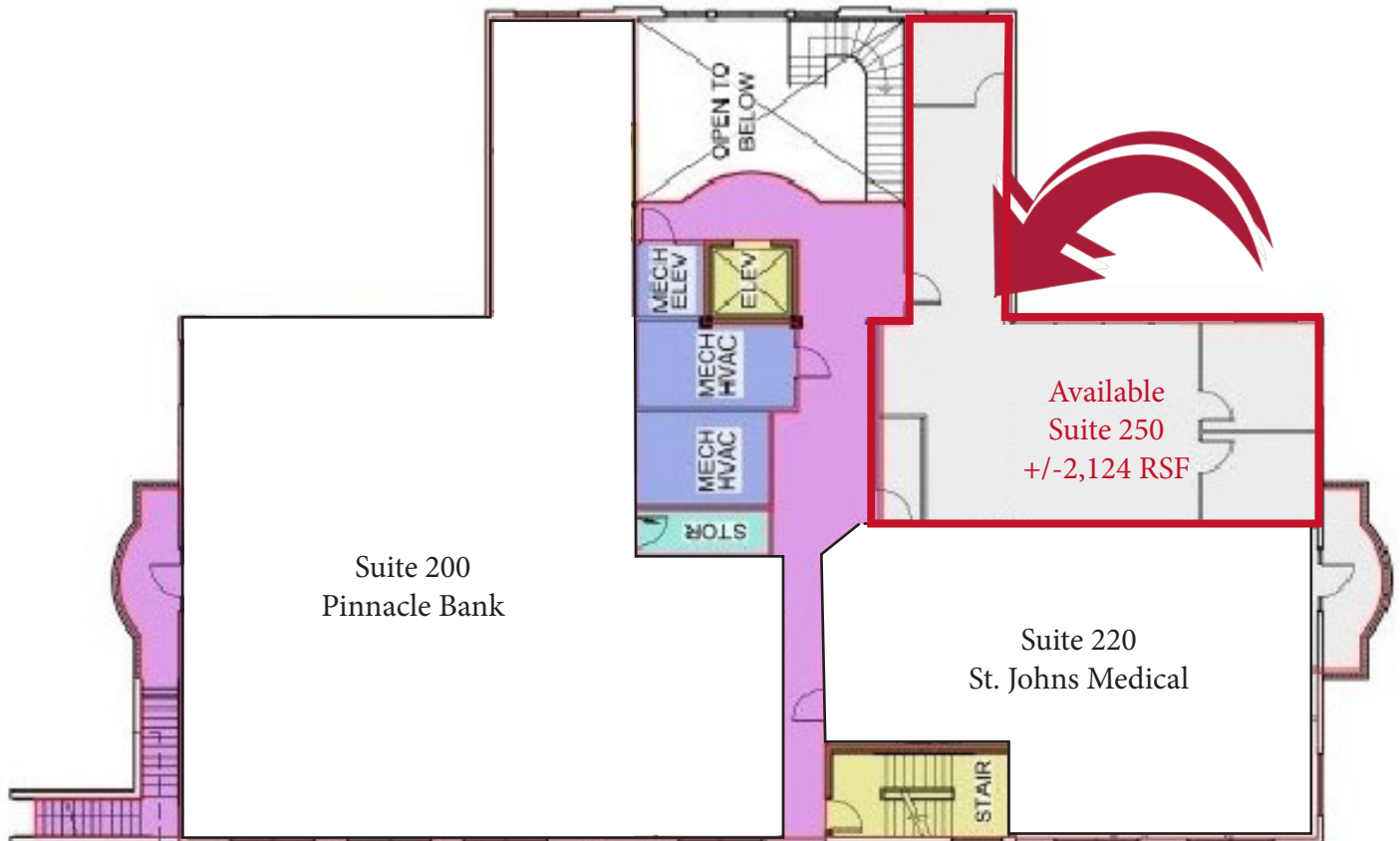
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**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Aerial & Floor Plan Suite 250 +/- 2,124 RSF



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