

PONTE VEDRA BEACH OFFICE FOR LEASE

166 A1A North, Ponte Vedra Beach, FL 32082



• Available Space:

- Suite 200 +/-750-3,000 RSF (Max Contiguous)
\$30.00/RSF NNN (CAM estimated \$11.08/RSF)
- Zoning: PUD (Professional Office Uses)
- Lobby elevator and two exterior stairwells
- Located in the heart of Ponte Vedra Beach with excellent visibility along A1A, 1/2 mile south of J.T. Butler Blvd. and South Beach Parkway Shopping Center (Publix, Target, Ace, & Books-A-Million)
- SR A1A ADDT +/-104,900

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,604	31,403	70,944
Average HH Income	\$195,023	\$208,212	\$196,823
Daytime Total Employees	5,206	20,706	40,336



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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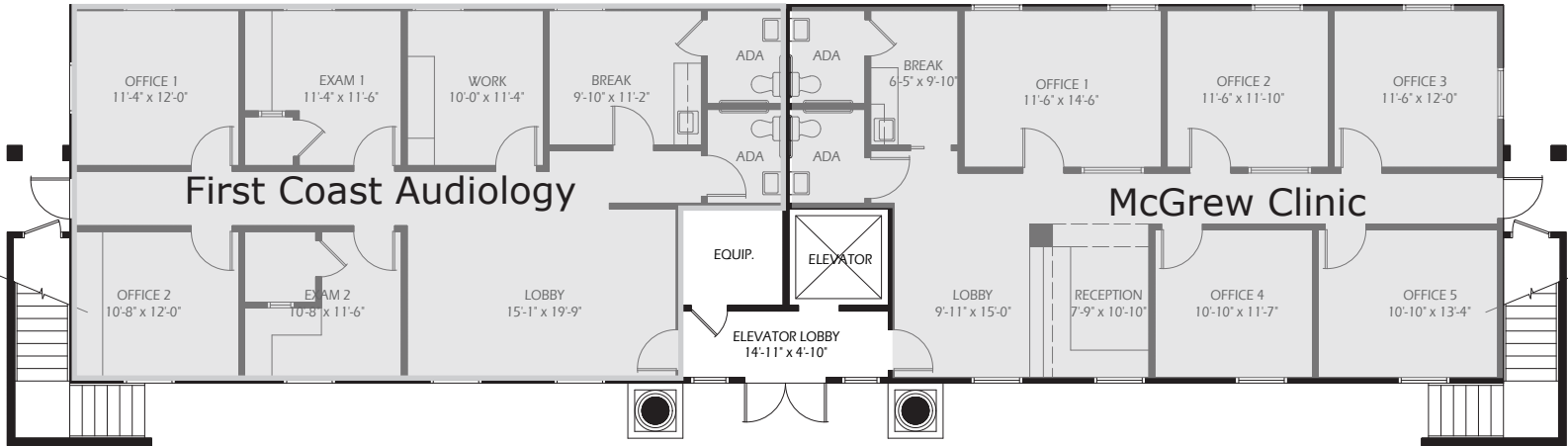
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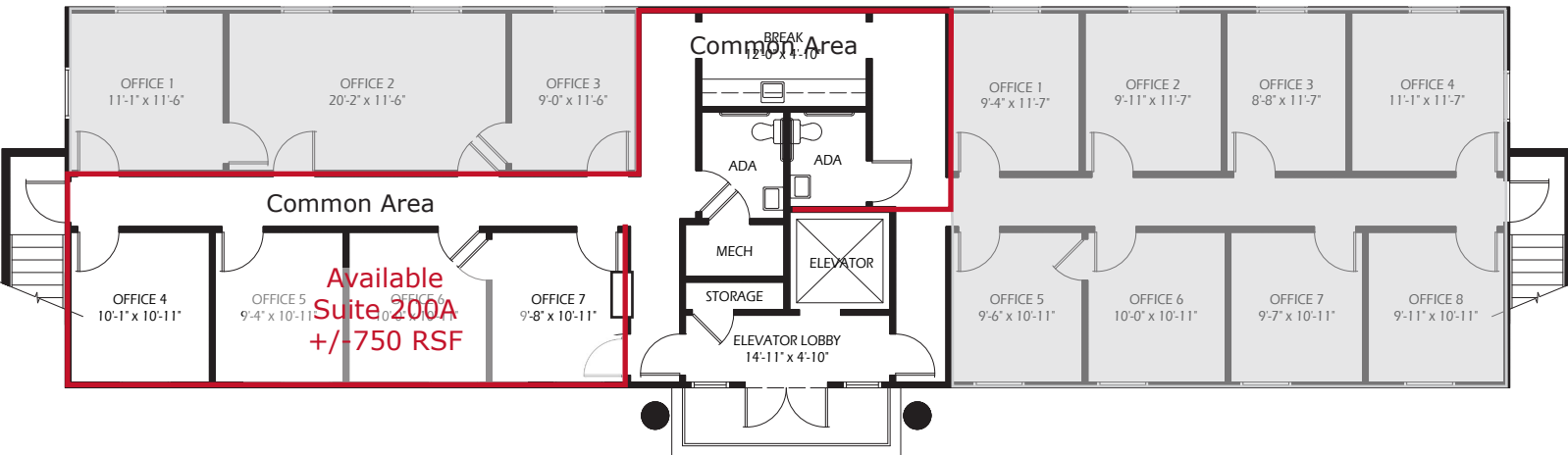
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Floor Plans

First Floor

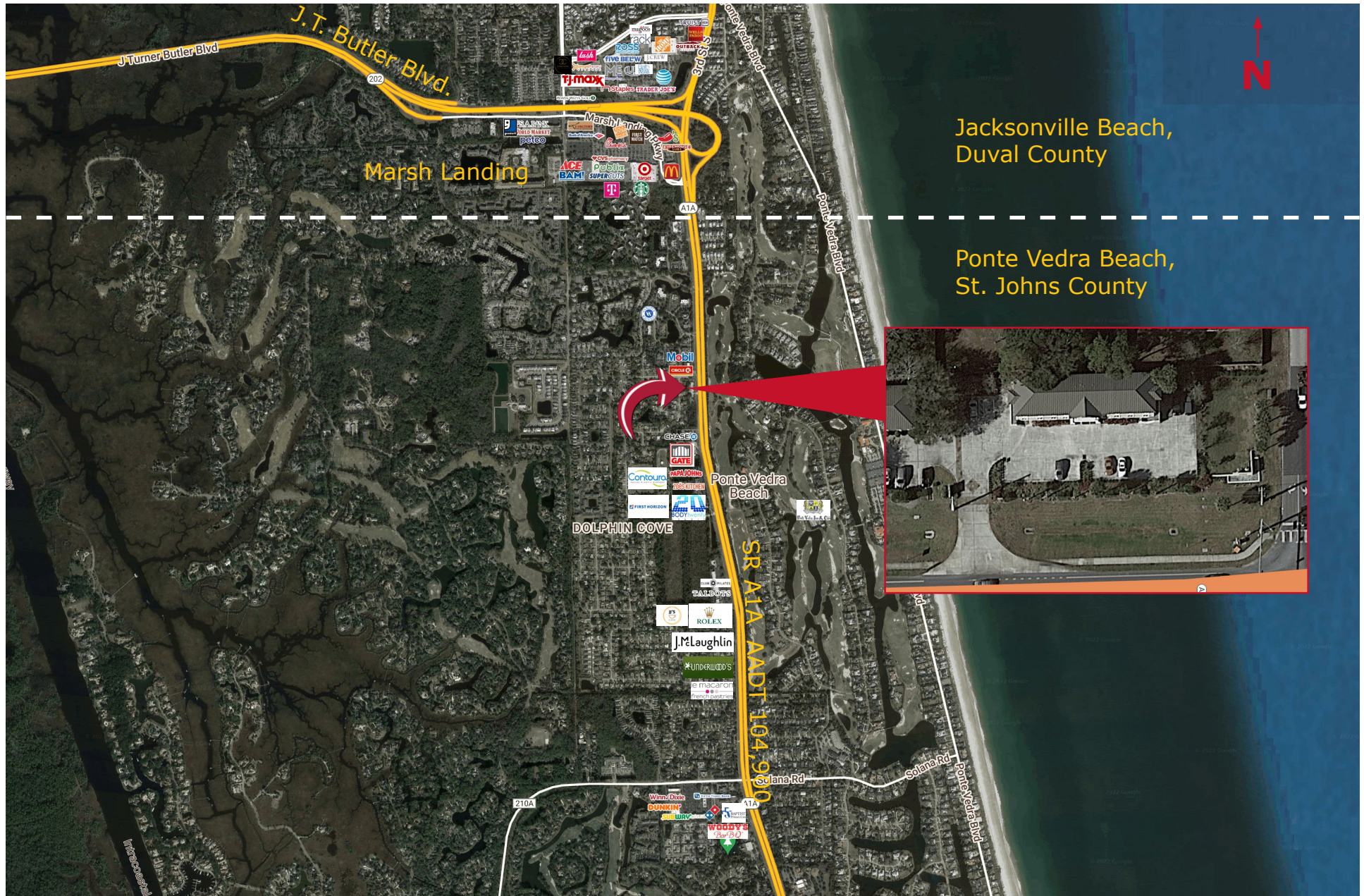


Second Floor



*Full Floor (+/-3,000 RSF) potentially available

Aerial



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