



- **Lease Rate: \$28.00 RSF Full-Service**

- **Available Space:**

- Suite #155: +/-1,965 RSF (Available January 1, 2027)
- Suite #201: +/- 1,247 RSF

- Zoning: CO - Commercial Office
- Building constructed in 2008
- Grand lobby entrance with travertine flooring, high-end finishes and 10' ceilings
- Shared use of conference and common training/board rooms available.
- Ample parking suitable for Medical Use
- Located across from Mayo Clinic, off of William Davis Pkwy in well-established Professional Office Park
- Convenient access to J.T. Butler Blvd, St. Johns Town Center, Southside, Beaches and Downtown

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,312	58,162	149,403
Average HH Income	\$183,511	\$177,365	\$167,551
Daytime Total Employees	1,684	18,291	79,265



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

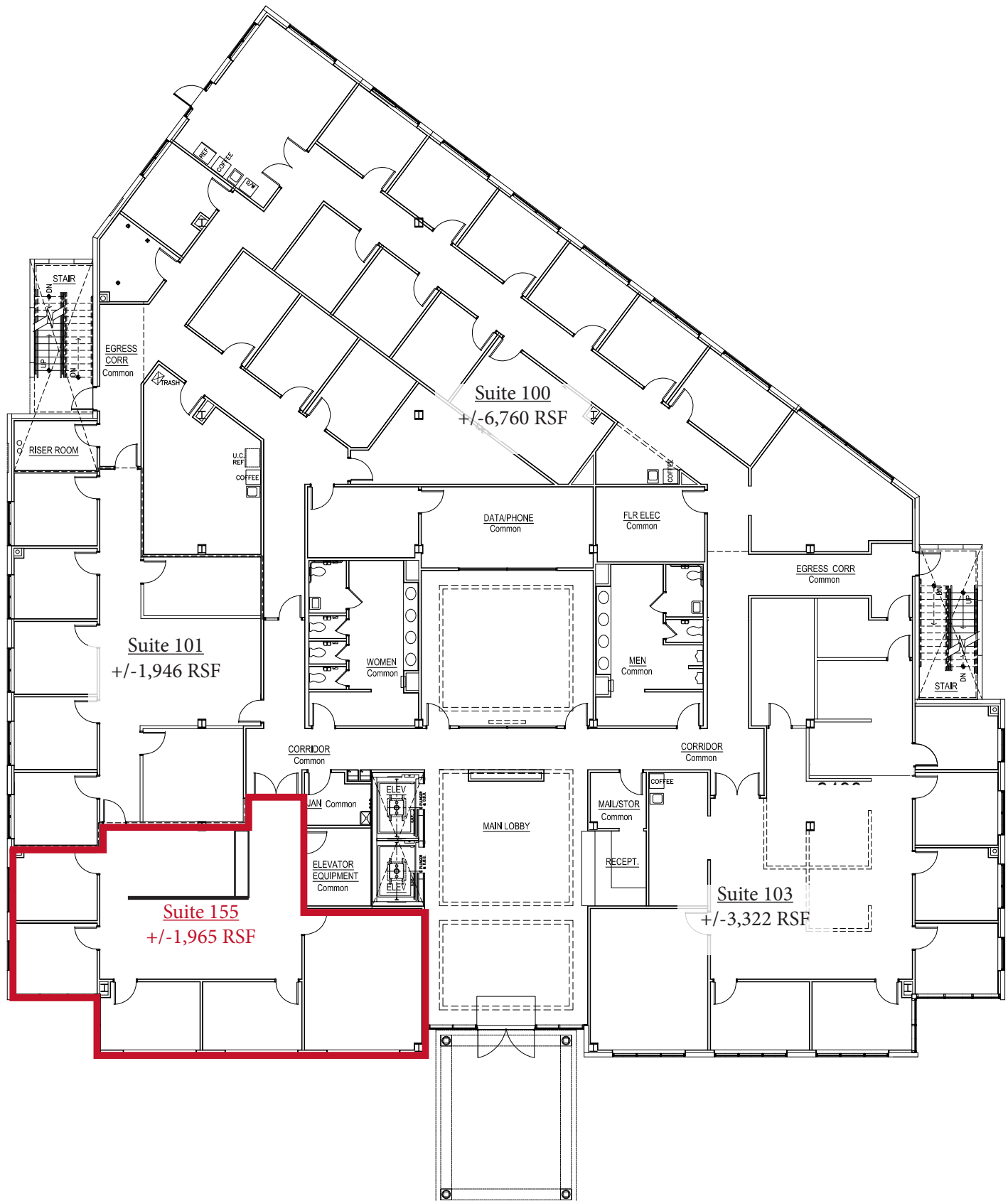
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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

Floor Plan First Floor

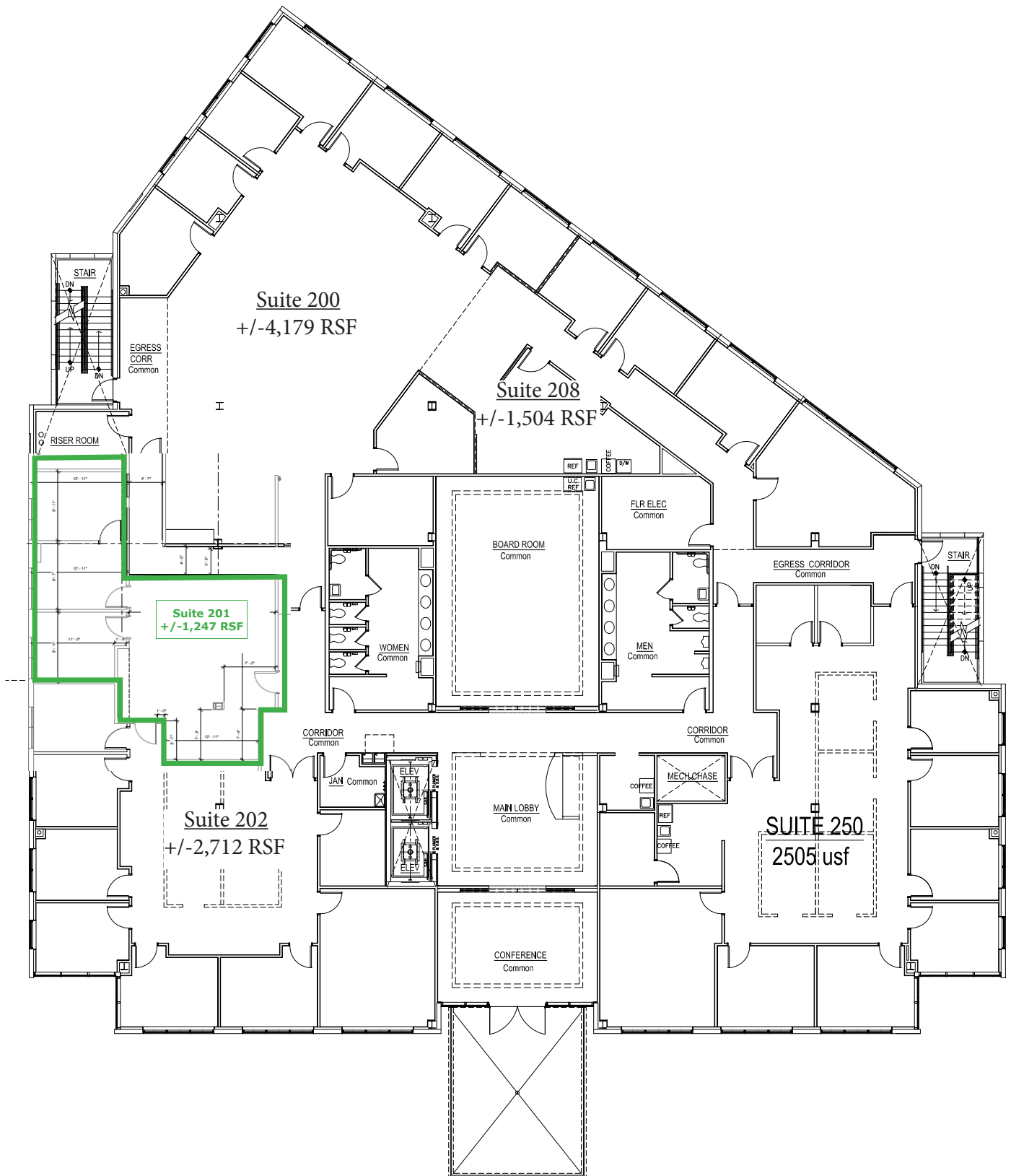


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

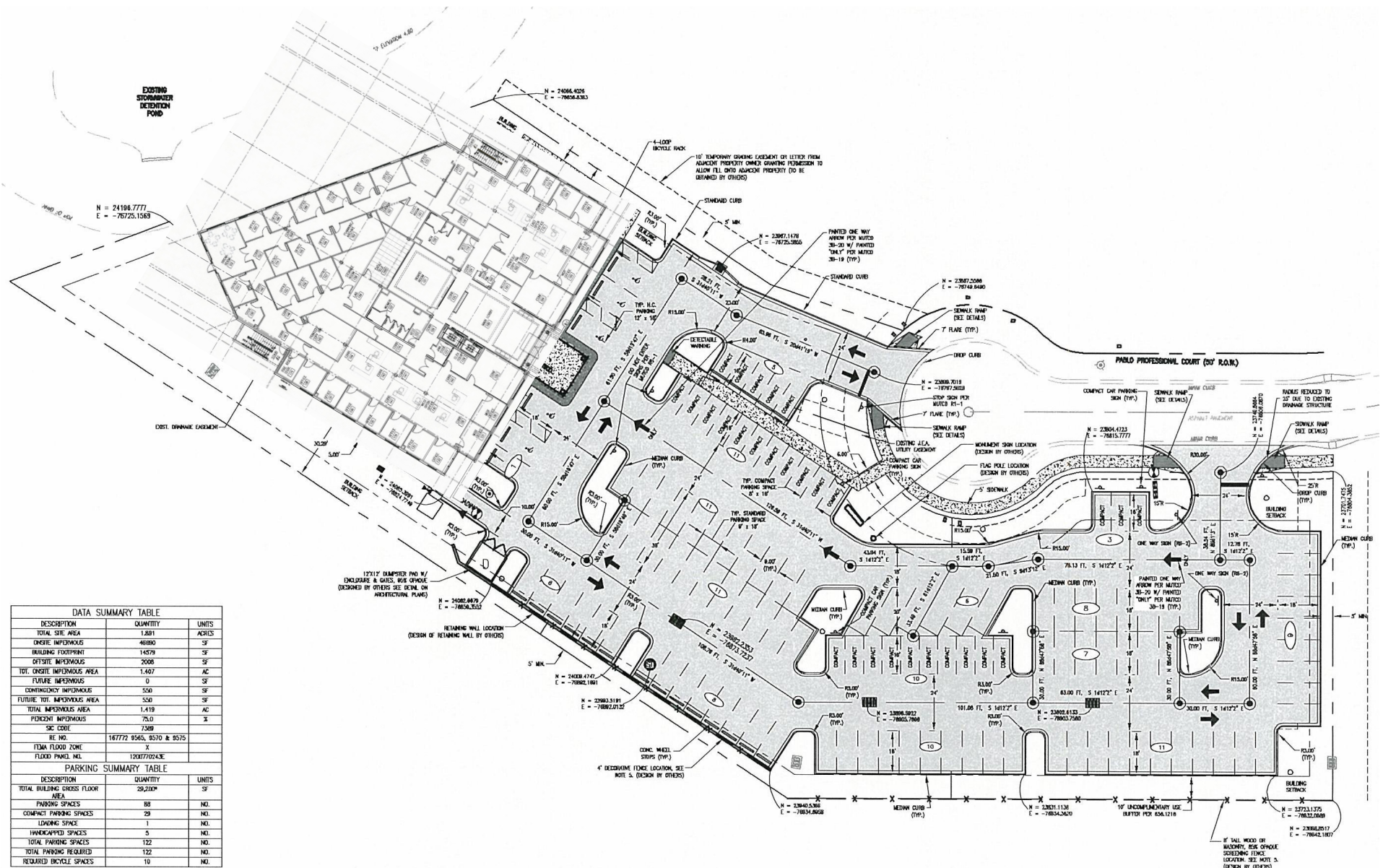
Client First through Service, Knowledge and Integrity

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

Floor Plan Second Floor



Site Plan



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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