

Micklers Landing

1106 A1A North, Ponte Vedra Beach, FL 32082



- **Office Availability:**

- Suite #201A* +/-3,300 SF

- Suite #201B* +/-2,851 SF

- *Spaces can be combined for full floor tenant

- Lease Rate: \$22.00/SF NNN

- CAM: estimated \$7.00/SF

- Available immediately

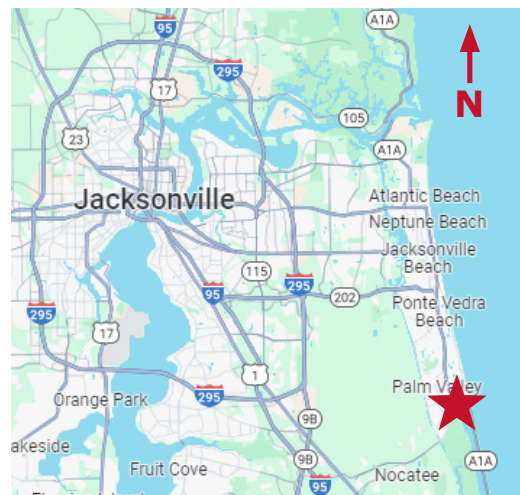
- Zoning: PUD (Professional Office and Retail Uses)

- Located at the main intersection for traffic headed to/from Nocatee

- Ample parking available in surrounding surface lot

- Conveniently located on A1A with easy access to Nocatee and Ponte Vedra

- ★ Possible outparcel opportunity available
 - Call for information



**For Additional
Information Contact:**

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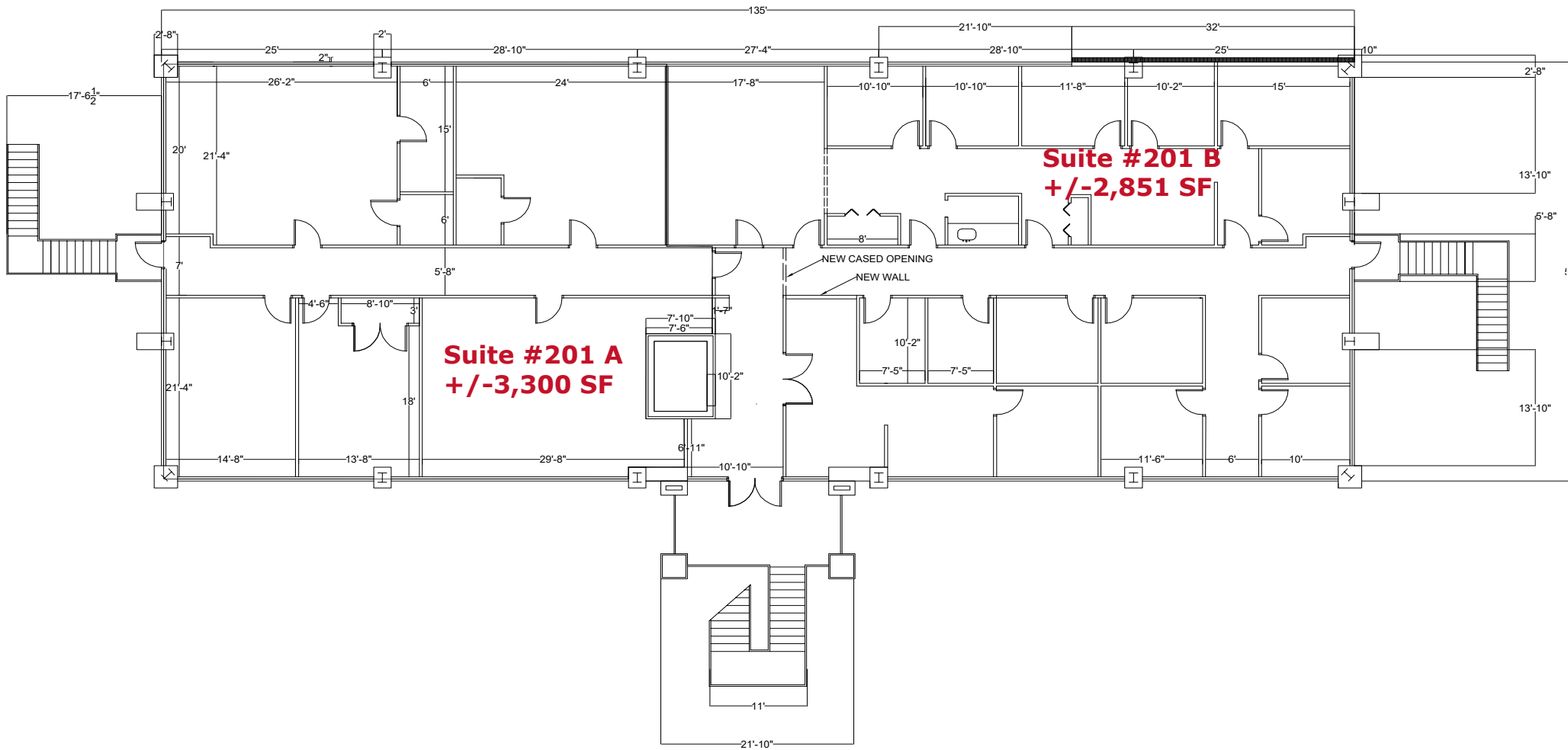
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Floor Plan 201 A & B

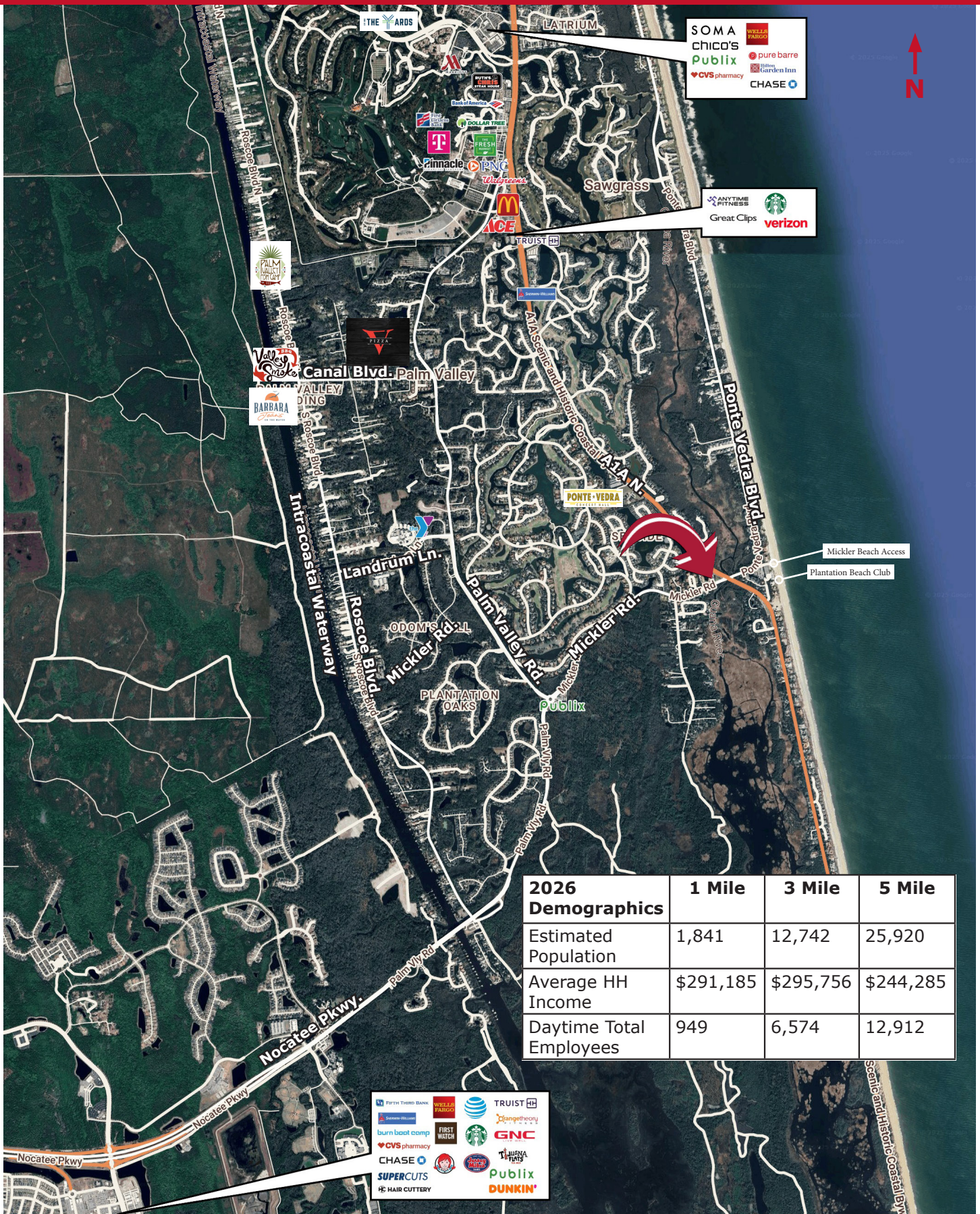


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Aerial



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