

OFFICE SUITE  
FOR LEASE

## The Metropolitan

320 First Street N. #704, Jacksonville Beach, FL 32250



- **Lease Rate: \$42/SF Modified Gross (Plus Electric & Janitorial)**
- Unit 704: +/-1,343 RSF
- 2023 Association Fees: Approximately \$5.50/SF - Included in lease rate for year 1
- Unit has been subdivided from a larger office space
- Floor plan includes a private entrance with 4 offices, conference room, reception, storage, and a workstation - perfect for a small business
- Located on the Northside of the building with ocean views
- Class A, mixed-use building, constructed in 2006
- On-site security, common area restrooms, dual elevators and garbage chute
- On site parking garage and city parking is available just to the north of the building
- The site is just ½ block south of the Jacksonville Beach Pier and one block West of the Atlantic Ocean. Surrounded by various restaurants, shops and hotels in the heart of Jacksonville Beach Town Center.



**STRATEGIC SITES**  
**Clifford Commercial**

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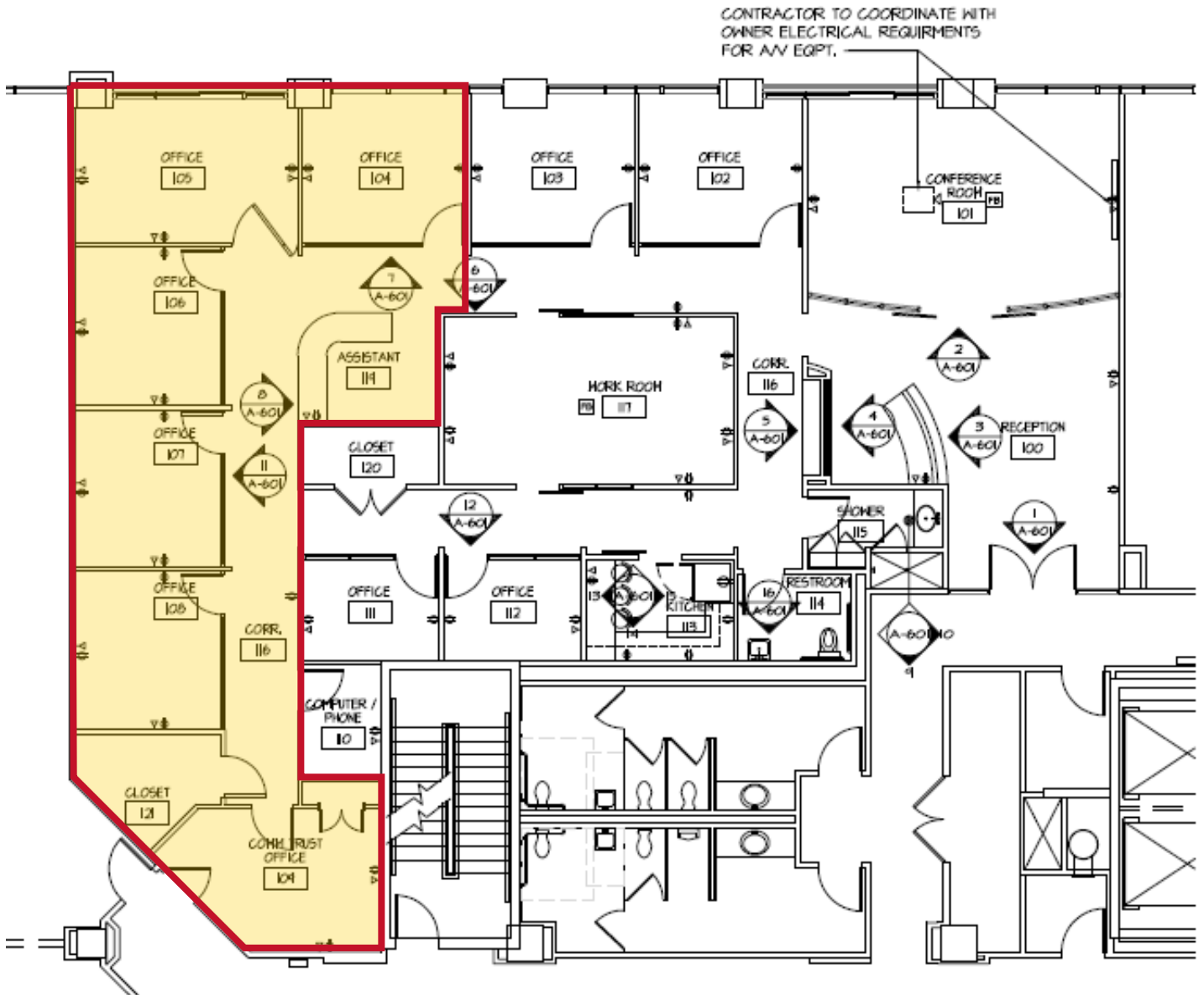
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**Client First through Service, Knowledge and Integrity**

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# Floor Plan +/- 1,343 SF



1 FLOOR PLAN  
1/8"=1'-0"