



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

- **Available Spaces:** Spaces may be combined totaling +/-8,914 RSF

Suite #200: +/-7,363 RSF

Suite #202 B: +/- 1,551 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

2023 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	6,987	56,052	151,763
Average HH Income	\$132,045	\$142,028	\$137,202
Daytime Total Employees	1,481	17,146	66,561



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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OR

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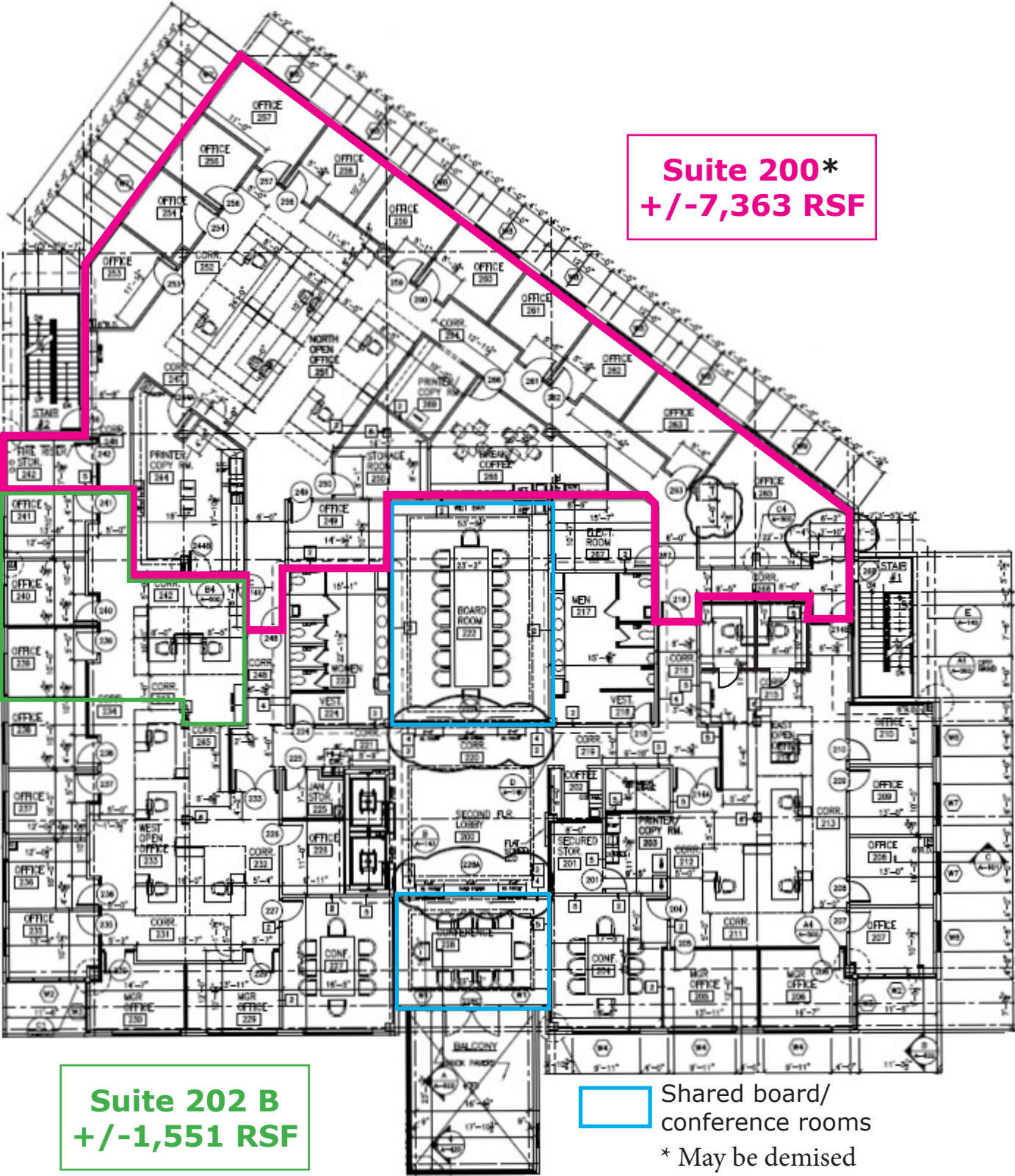
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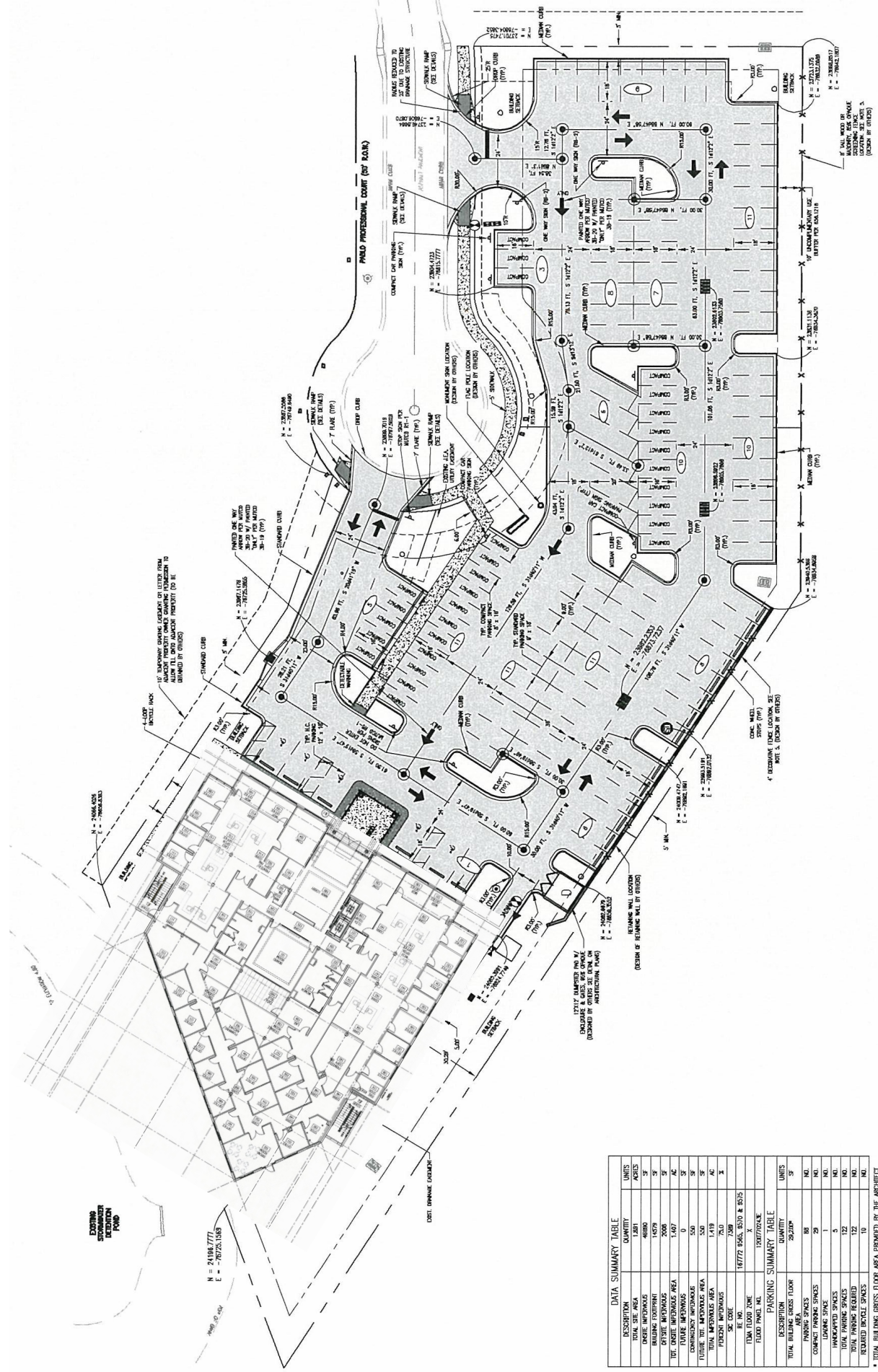
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Floor Plan

Second Floor: +/- 8,914 RSF



Site Plan



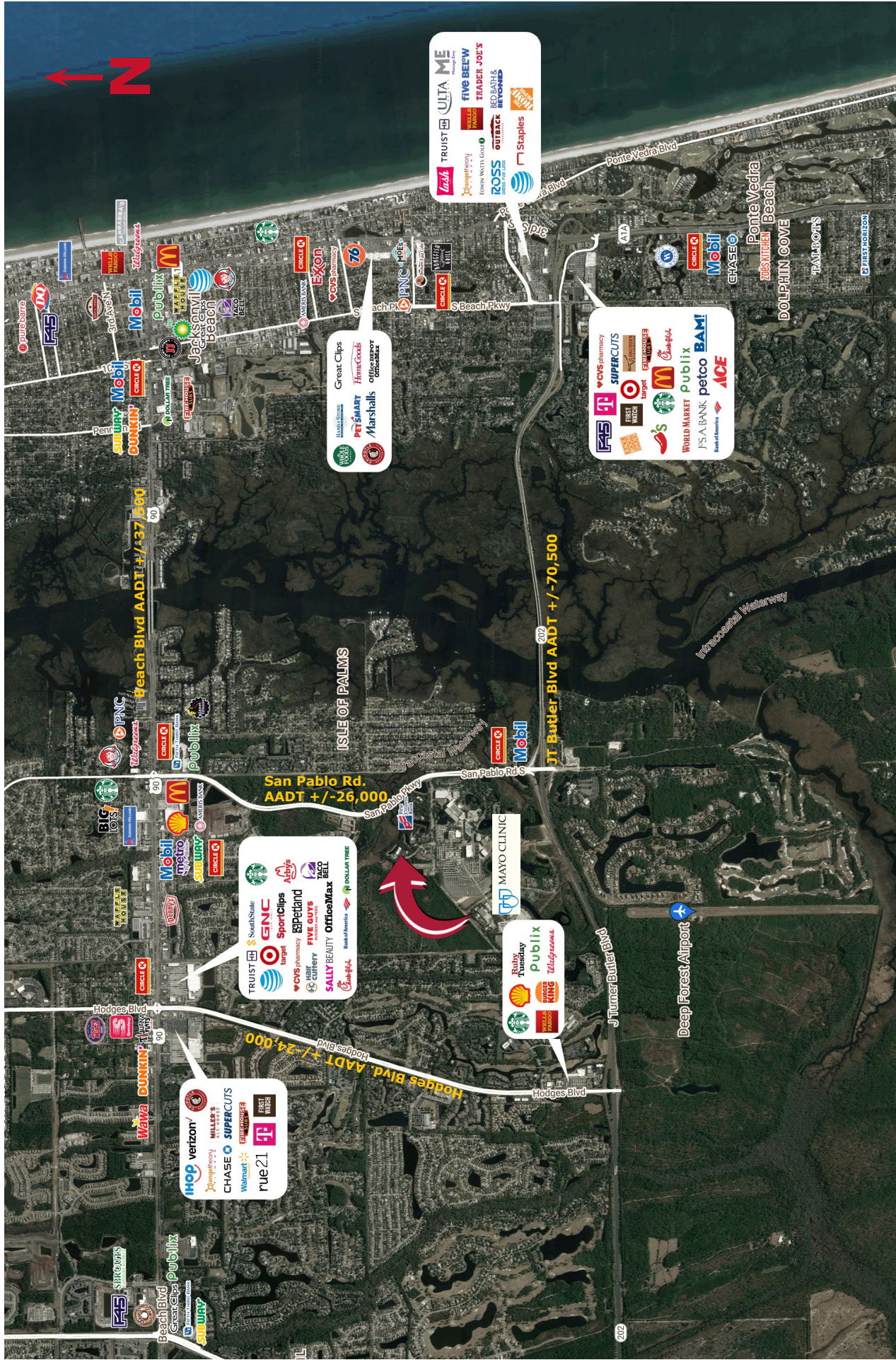
DATA SUMMARY TABLE	
DESCRIPTION	QUANTITY
TOTAL SITE AREA	1.811 ACRES
ENGINE IMPERVIOUS	46980 SF
BUILDING FOOTPRINT	14579 SF
EXISTING IMPERVIOUS	2008 SF
TOTAL IMPERVIOUS AREA	61567 SF
PERCENT IMPERVIOUS	34.0%
EMERGENCY IMPERVIOUS	550 SF
FUTURE TOT. IMPERVIOUS AREA	540 SF
TOTAL IMPERVIOUS AREA	1,419 AC.
PERCENT IMPERVIOUS	78.3%
TOTAL IMPERVIOUS	190 AC.
PERCENT IMPERVIOUS	10.5%
PERCENT IMPERVIOUS	16773 SQ.FT. @ 5070 & 8275
PERCENT IMPERVIOUS	X
TOTAL FLOOD ZONE	0.000 AC.
TOTAL FLOOD ZONE	0.000 AC.
TOTAL FLOOD ZONE	0.000 AC.
PARKING SUMMARY TABLE	
DESCRIPTION	QUANTITY
TOTAL BUILDING FLOOR AREA	52000 SF
PARKING SPACES	68
COMPACT PARKING SPACES	29
STANDARD PARKING SPACES	39
REQUIRED PARKING SPACES	122
EXCESS PARKING SPACES	54
REQUIRED BIKE SPACES	12
EXCESS BIKE SPACES	10

* TOTAL BUILDING GROSS FLOOR AREA PROVIDED BY THE ARCHITECT

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Aerial



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