

FOR LEASE

# FORT WADE ROAD OFFICE PARK

## BUILDING II

203 FORT WADE ROAD  
Ponte Vedra, FL 32081



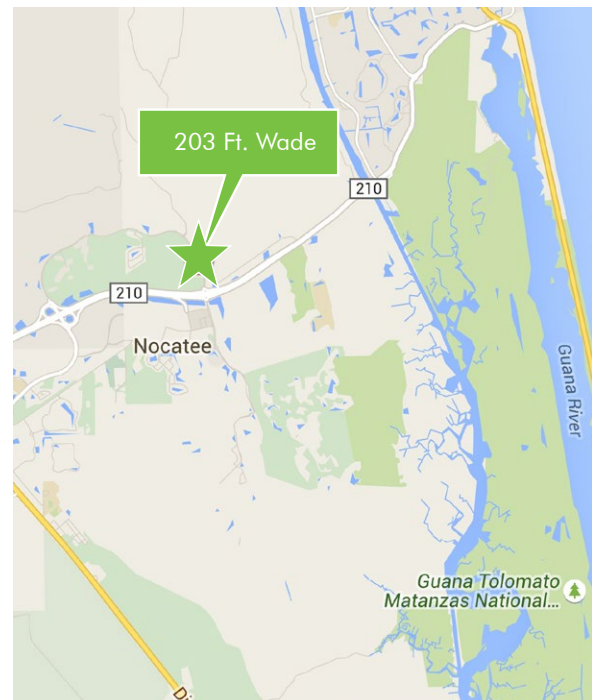
### BUILDING FEATURES

- + Total Building Size: 58,401 SF
- + Total Floor Size: 19,782 SF
- + Three-Story Class "A" Office Building
- + On-Site Security
- + Floor to Ceiling Windows



### AREA FEATURES

- + Located in the 3rd Best Selling Community in America - Nocatee, a 14,000 acre development west of Ponte Vedra Beach
- +  $\pm 5.5$  Miles from SR A1A and  $\pm 3.9$  Miles from US Hwy 1
- + Excellent accessibility to St. Johns County's highly educated workforce and its  $\pm 226,000$  residents



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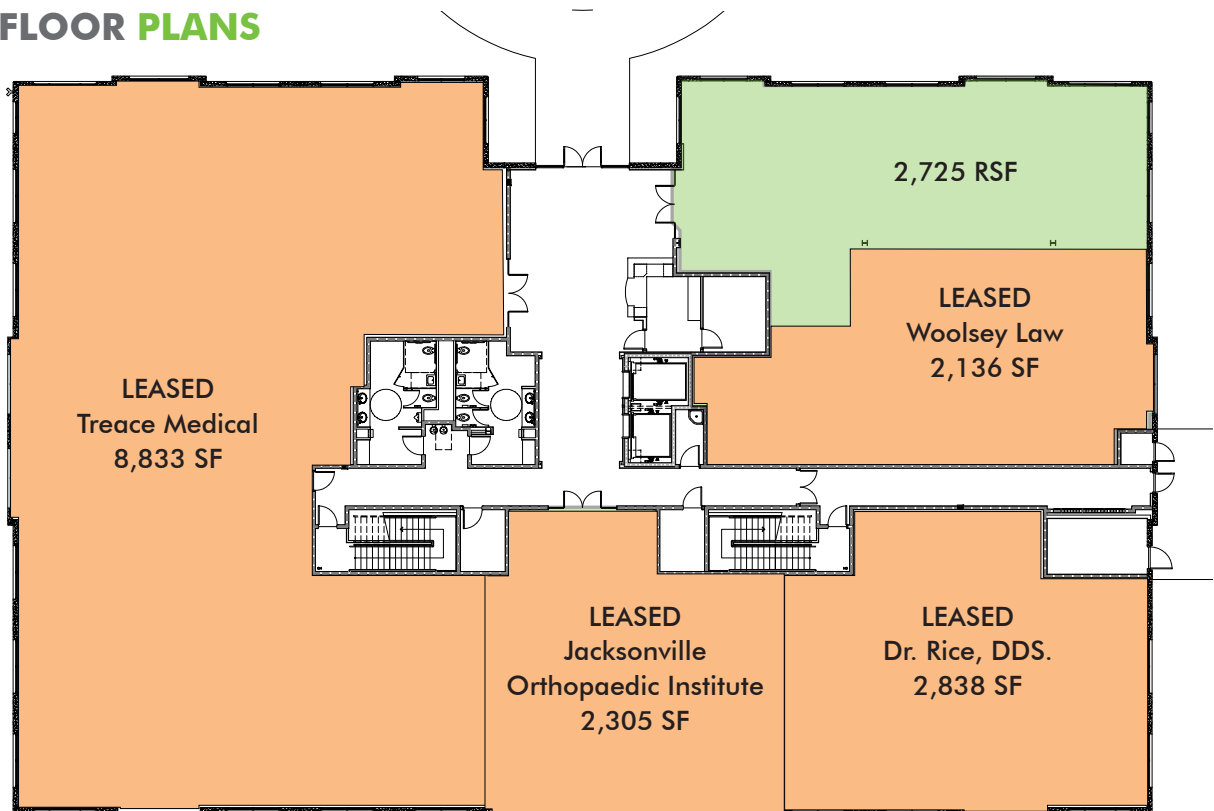


## AERIAL VIEW



## FLOOR PLANS

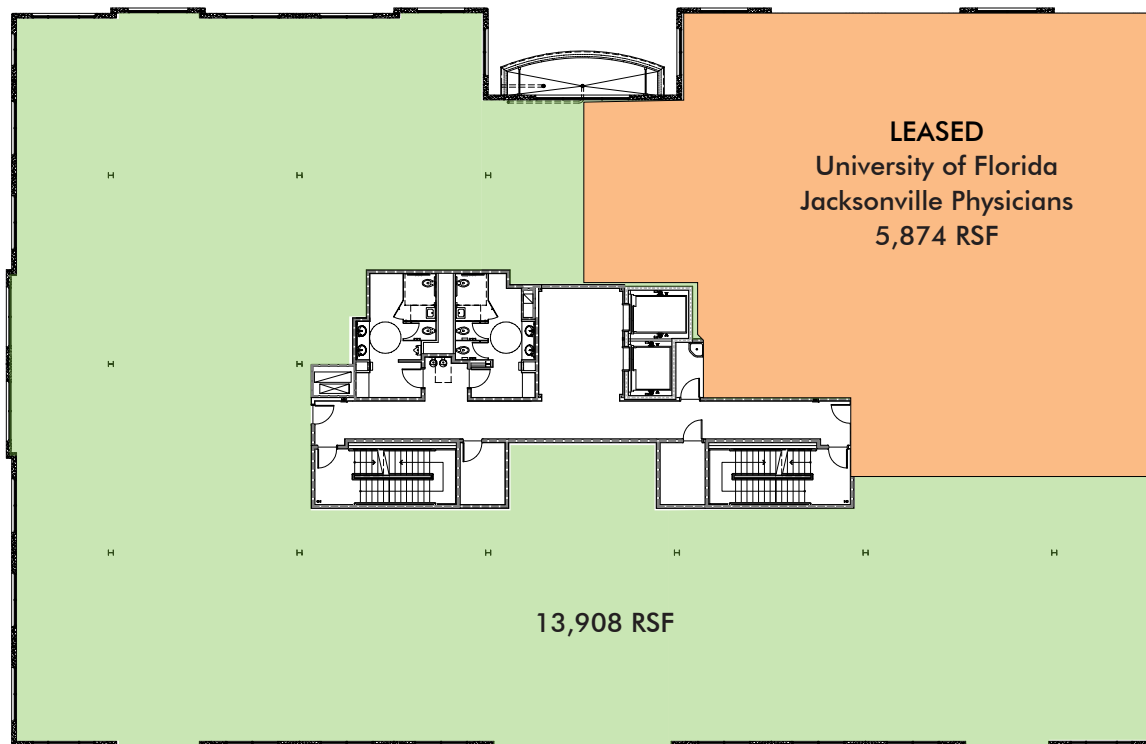
### 1ST FLOOR



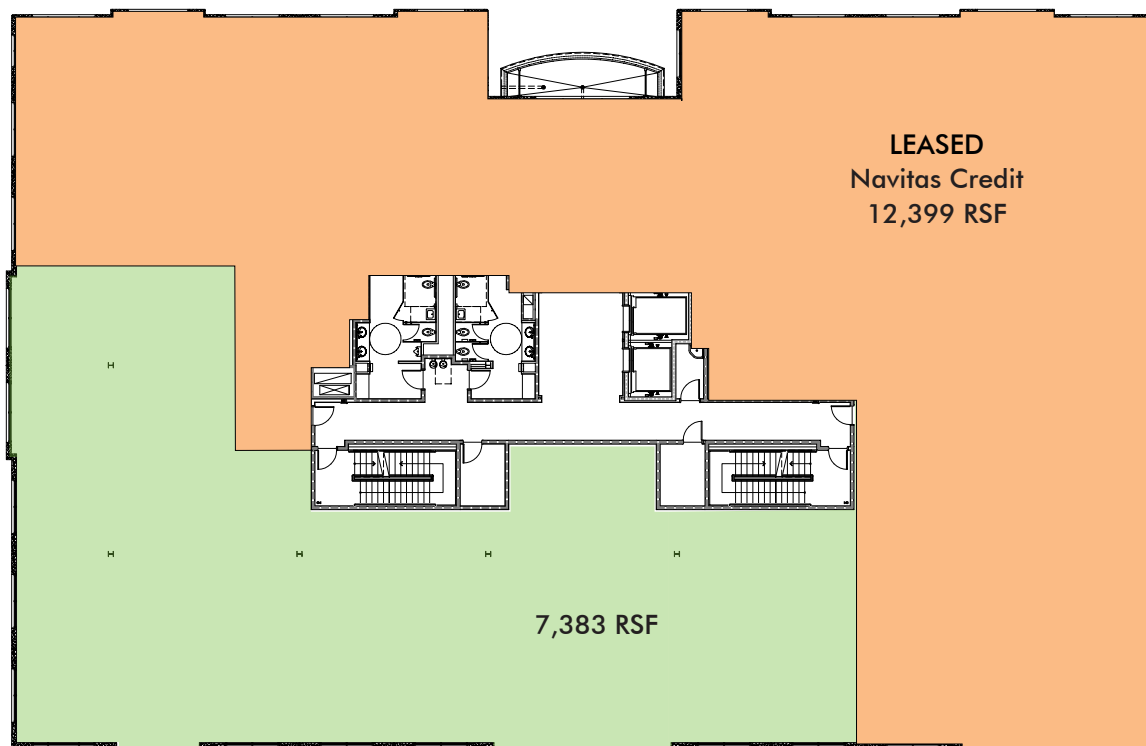


**FLOOR PLANS**

**2ND FLOOR**



**3RD FLOOR**



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FORT WADE ROAD  
Ponte Vedra, FL 32081



- + Custom, well appointed building with high-end finishes
- + Located on the Level 3 SONET ring, fiber to each floor of the Building
- + Security guard station located on first floor
- + Extensive parking available
- + Enhanced daylighting environment
- + On-Site Building Engineer
- + Highly efficient floor plates



## CONTACT US

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