

THE PONDRY



 **JLL** SEE A BRIGHTER WAY

For lease

The Pondry
1776 American Heritage Life Drive

The Pondry

The Pondry, located at 1776 American Heritage Life Drive, is a prominent eight-story office building located in Jacksonville, FL. This modern, professionally-managed office building offers prime commercial space in one of the city's most desirable submarkets.

The Pondry's strategic location provides excellent accessibility via major thoroughfares and is surrounded by a variety of retail, dining, and service options.

The Pondry's blend of functionality and aesthetic appeal makes it an attractive choice for companies seeking a distinguished address in a dynamic, growth-oriented area of the city.

- 1,911 s.f. to 58,831 s.f. available
- Two full-floor opportunities providing up to ±42,452 RSF contiguous
- Rare, large-block, quality office space available in the Beaches area
- Institutional ownership, Tenant Improvement Allowances are available
- Adjacent to the Mayo Clinic
- Quick access to Butler Blvd., I-295 and I-95
- Convenient to Downtown, beaches amenities and the St. Johns Town Center

Best of both worlds

The Pondry's proximity to Jacksonville's beaches and downtown area allows residents to enjoy the best of both worlds – city amenities and coastal relaxation – all within a short drive.

Building amenities



Outdoor space
and walking trail



Fitness center



Tenant
Conference Center



Cafeteria /
Cafe space



Building photos

Outdoor seating



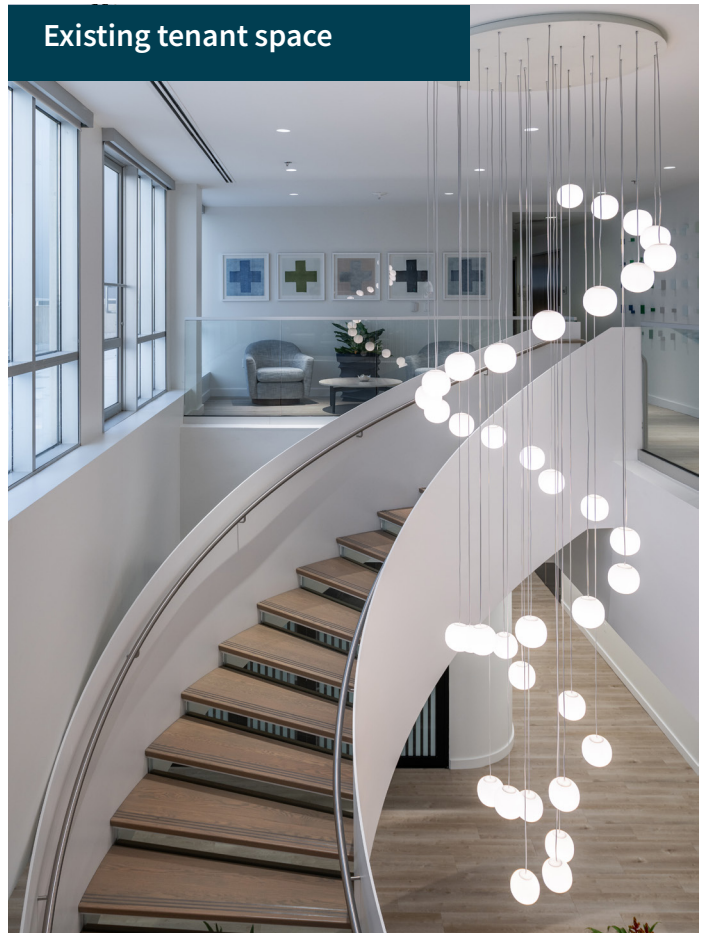
Cafe space



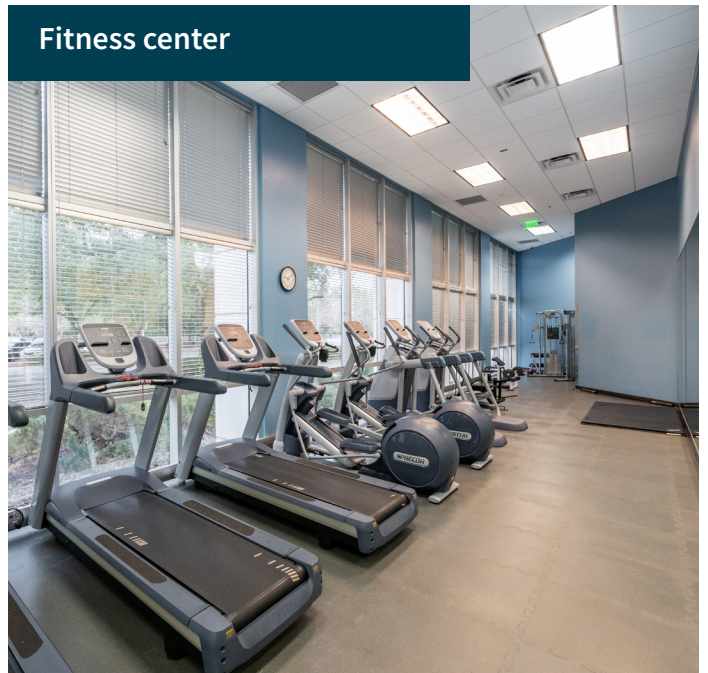
Tenant conference center



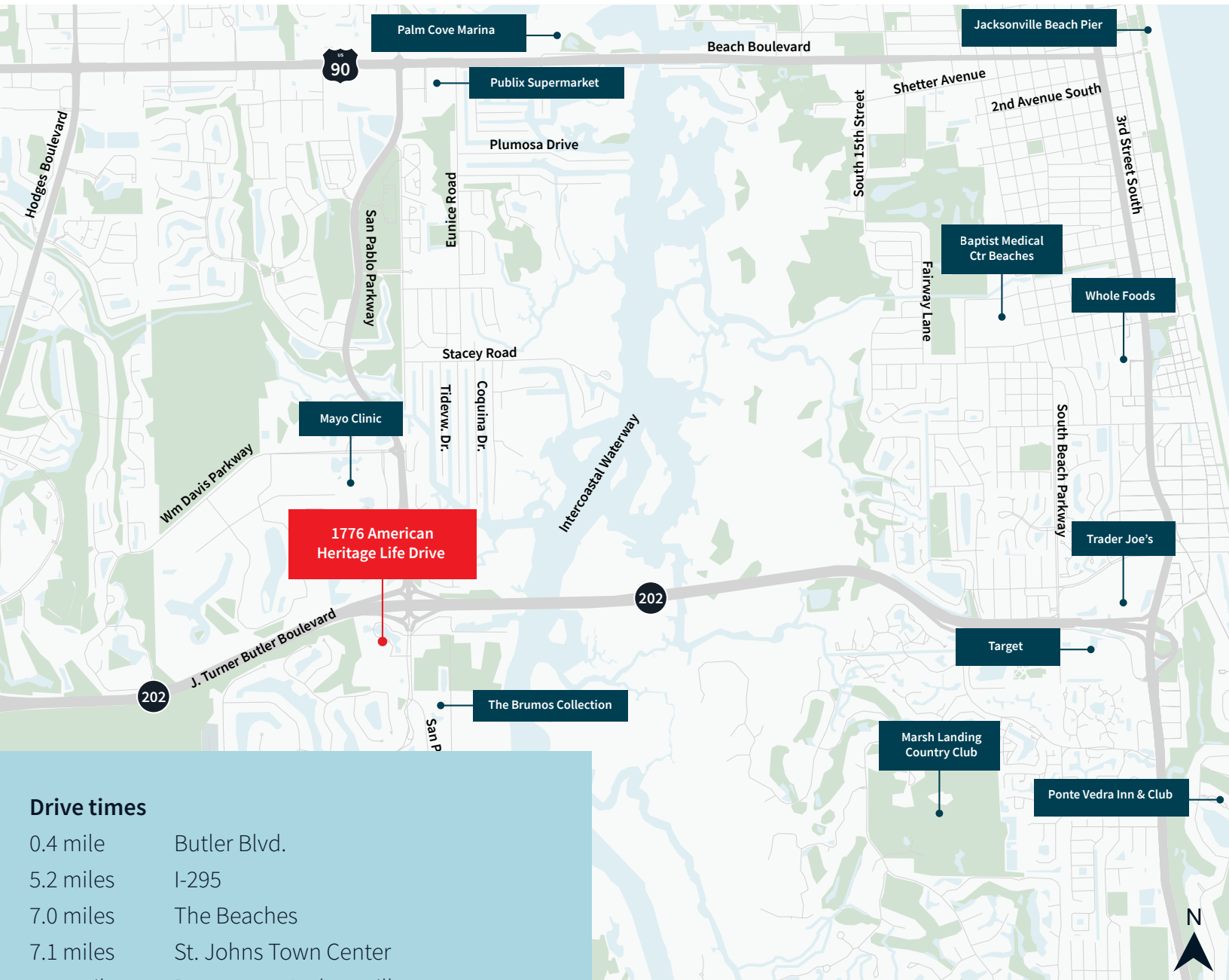
Existing tenant space



Fitness center



Area amenities



Drive times

0.4 mile	Butler Blvd.
5.2 miles	I-295
7.0 miles	The Beaches
7.1 miles	St. Johns Town Center
17.1 miles	Downtown Jacksonville

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