



201 ATP Tour Boulevard

FOR SALE

±24,093 SF office building in Ponte Vedra Beach



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

EXECUTIVE SUMMARY

Extraordinary opportunity to acquire a distinctive 24,093 square foot, two-story commercial building in the prestigious Ponte Vedra Beach market. Located at 201 ATP Boulevard, this property represents one of only a few buildings currently available for sale in the highly coveted Beaches submarket.

Exceptionally positioned adjacent to PGA TOUR Global Headquarters, TPC Sawgrass and the renowned Bolles School, this location offers unparalleled prestige and convenience. Enjoy exceptional accessibility to the area's world-class beaches, upscale dining, boutique shopping, and luxury lifestyle amenities that make Ponte Vedra Beach one of Northeast Florida's most desirable destinations.

This rare offering presents an ideal investment in one of Northeast Florida's most supply-constrained and sought-after commercial submarkets.



±24,093 SF

TWO STORY OFFICE BUILDING



1993

YEAR BUILT



DIRECT ACCESS

TO A1A & BEACHES AMENITIES



±1.77 ACRES

ZONED PUD



201
ATP Tour Boulevard

PROPERTY HIGHLIGHTS

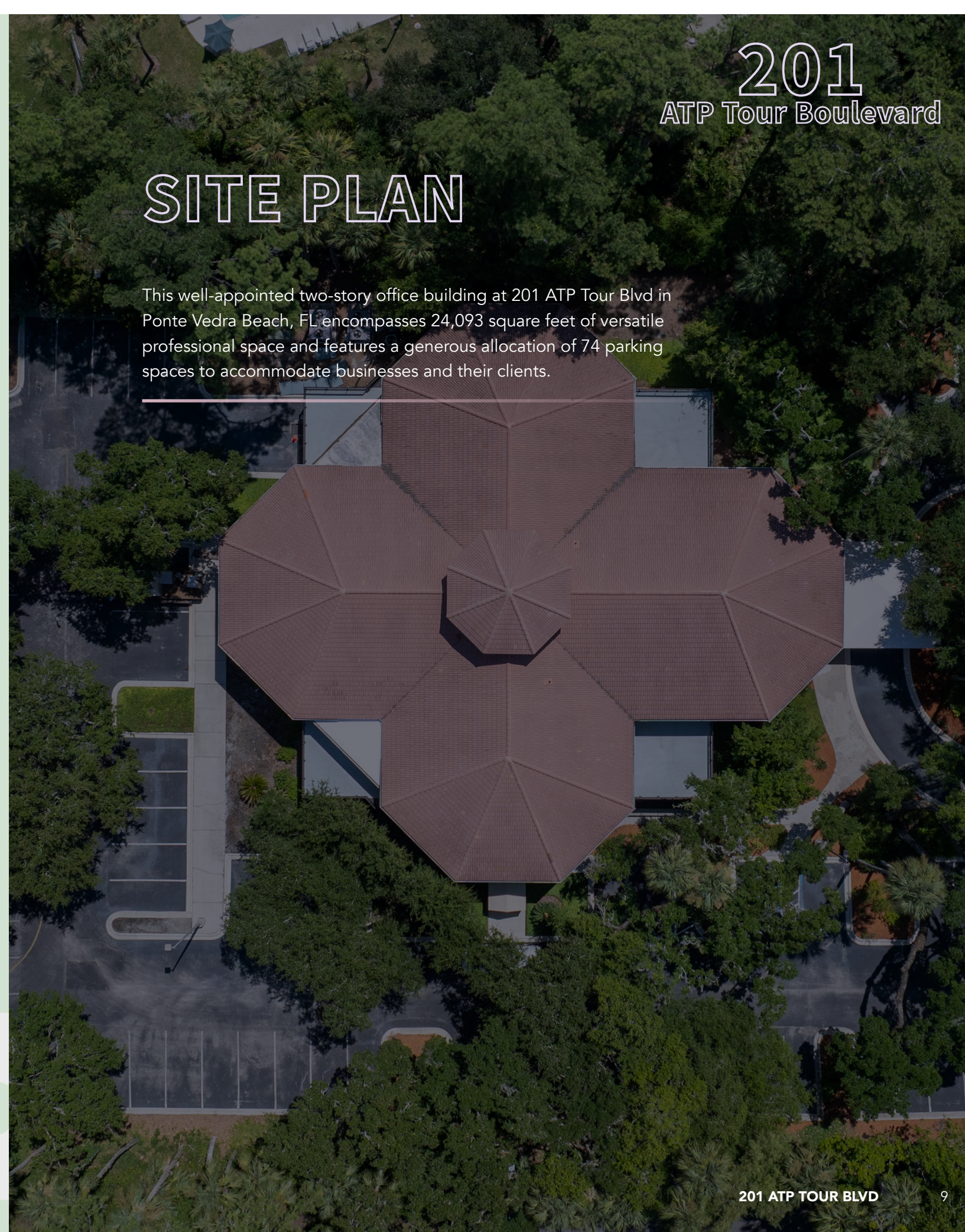
ADDRESS:	201 ATP Tour Blvd. Ponte Vedra Beach, FL
PARCEL ID NUMBERS:	0621300050
SIZE:	24,093 s.f. conditioned, 26,375 gross s.f.
ACREAGE:	1.77 ac.
YEAR BUILT:	1993
PARKING:	74 spaces
ROOF:	New clay tile roof in 2010, new gutters in 2022
STRUCTURE:	Steel beams and columns
EXTERIOR WALLS:	Stucco
ELEVATOR:	1 - 2,000 LB capacity
PATIOS:	Four separate 2 nd floor exterior patios refurbished in 2022

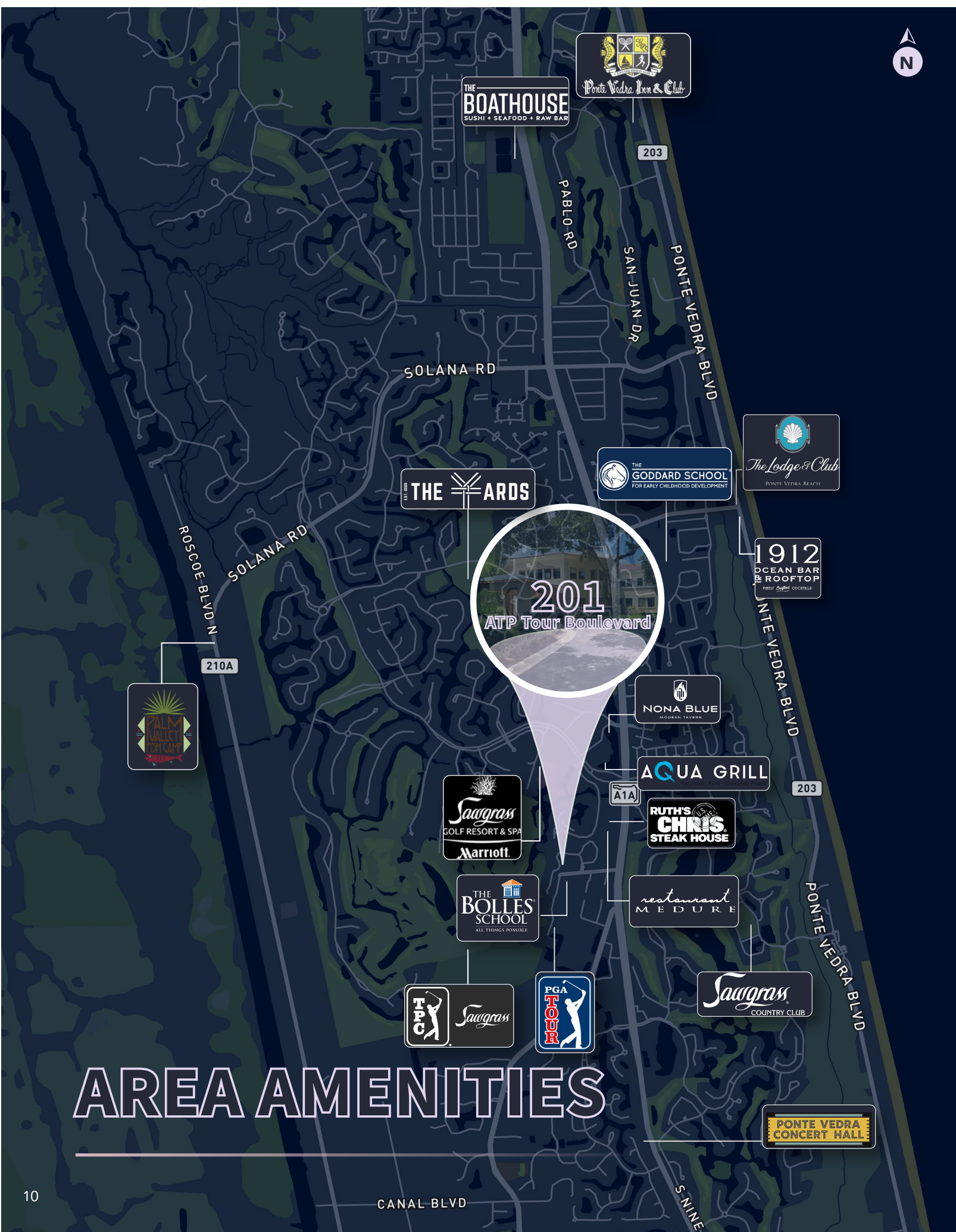
1st Floor - 12,630 s.f.



SITE PLAN

This well-appointed two-story office building at 201 ATP Tour Blvd in Ponte Vedra Beach, FL encompasses 24,093 square feet of versatile professional space and features a generous allocation of 74 parking spaces to accommodate businesses and their clients.











AREA AMENITIES

201
ATP Tour Boulevard

PONTE VEDRA BEACH

Nestled along Florida's stunning northeastern coastline, Ponte Vedra Beach epitomizes coastal luxury with its pristine white-sand beaches, world-class golf courses including TPC Sawgrass, and upscale residential enclaves. The area features exclusive clubs, gourmet dining establishments, and boutique shopping experiences, complemented by top-rated schools.

Located just outside of Jacksonville proper and a short drive from historic St. Augustine, Ponte Vedra Beach offers the perfect balance of tranquil coastal living with convenient access to urban amenities. Its distinctive charm, premier recreation opportunities, and strong sense of community make it one of Florida's most coveted addresses.

	32,411 POPULATION		35,327 DAYTIME POPULATION
	14,931 TOTAL HOUSEHOLDS		\$738,870 AVERAGE HOME VALUE
	2,029 TOTAL BUSINESSES		\$164,479 AVG. HH INCOME

*Within 3 miles of the subject property



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