

Westover Office Park

3521 U.S. Highway 17, Suite B
Fleming Island, Florida 32003



1,250 SF AVAILABLE 7/1/24

- Turnkey Office Space
- 30' wide x 41.7' deep
- 1x 200 amp Electrical Service
- 1x 5-ton A/C Unit
- 4 Offices
- Reception Area w/ Counter
- Break Room
- Waiting Room
- Conference Room
- 1 ADA Restroom
- Large Monument Panel (22.5"x 96")
- Building Sign Space 4'x4'



904.269.1377



PROPERTY INFORMATION

- Total 51,250 SF
- Conveniently located at the southeast corner of U.S. Highway 17 & Westover Road (two traffic lights south of Doctors Lake Bridge & Orange Park)
- No CDD or DRI fees
- On-site owner, manager, & leasing office
- Excellent visibility & access

AREA INFORMATION

- Just north of Eagle Harbor & Pace Island, affluent residential communities
- 60,000 vehicles per day on U.S. Highway 17
- 2023 median household income \$120,000 & population 30,600 (Fleming Island, FL)
- Highly rated Clay County schools

LEASING CONTACTS

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