

FOR LEASE *UP TO 130,000 SF AVAILABLE*



WELLS LAKE PLAZA

ORANGE PARK, FL 32073



CLASS-A WATERFRONT BUILDING

PROPERTY FEATURES

- Two entire buildings available connected by conduit
- Opportunity for building & Wells Road signage
- Corporate office park setting with phenomenal lake views
- Large floor plates at 25,000 SF & 26,667 SF
- On Wells Road, equidistant between Blanding Blvd and US-17
- 500 KW backup generators in both buildings
- Planned renovations which include lobby, corridors and restrooms



FOR MORE INFORMATION, PLEASE CONTACT:

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FOUNDRY
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WELLS PLAZA I - BUILDING FEATURES

ADDRESS	335 Plaza Circle
BUILDING SIZE	80,000 SF
AVAILABLE	80,000 SF
FLOORS	3
LEASE RATE	\$23.25/ PSF Full Service
TIMING	Summer 2021
PARKING	5/1,000
YEAR BUILT	2001

**WELLS PLAZA II - BUILDING FEATURES**

ADDRESS	505 Plaza Circle
BUILDING SIZE	50,000 SF
AVAILABLE	50,000 SF
FLOORS	2
LEASE RATE	\$23.25/ PSF Full Service
TIMING	Summer 2021
PARKING	4.60/1,000
YEAR BUILT	2002



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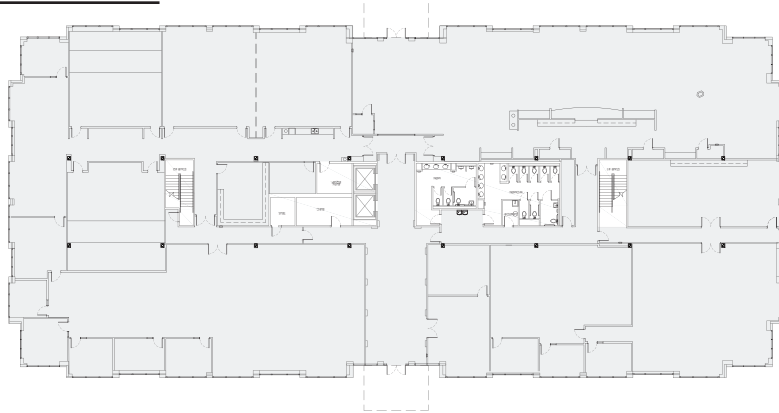
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WELLS PLAZA I FLOOR PLANS

FIRST FLOOR

26,667 RSF AVAILABLE



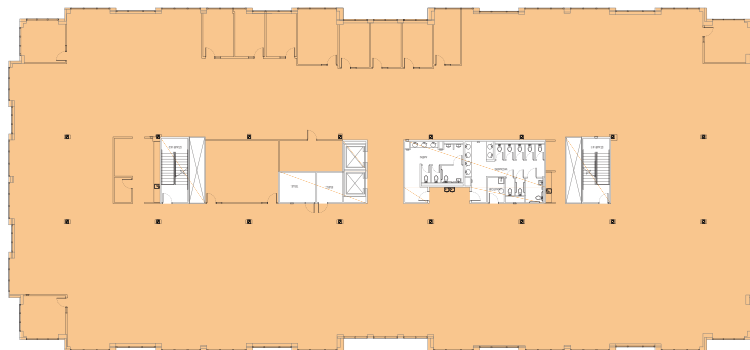
SECOND FLOOR

26,667 RSF AVAILABLE



THIRD FLOOR

26,667 RSF AVAILABLE



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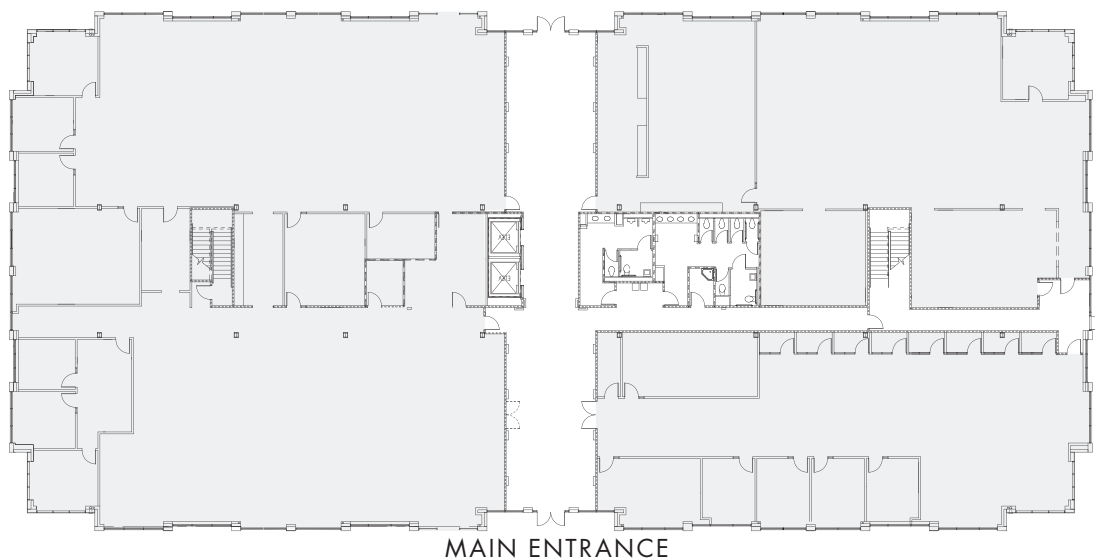
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WELLS PLAZA II FLOOR PLANS

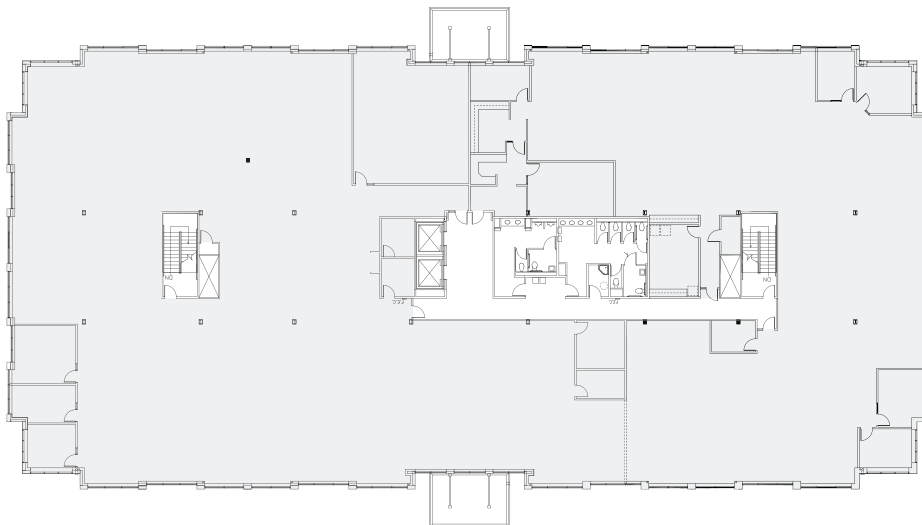
FIRST FLOOR

25,000 RSF AVAILABLE; FULL FLOOR OR SUBDIVIDED



SECOND FLOOR

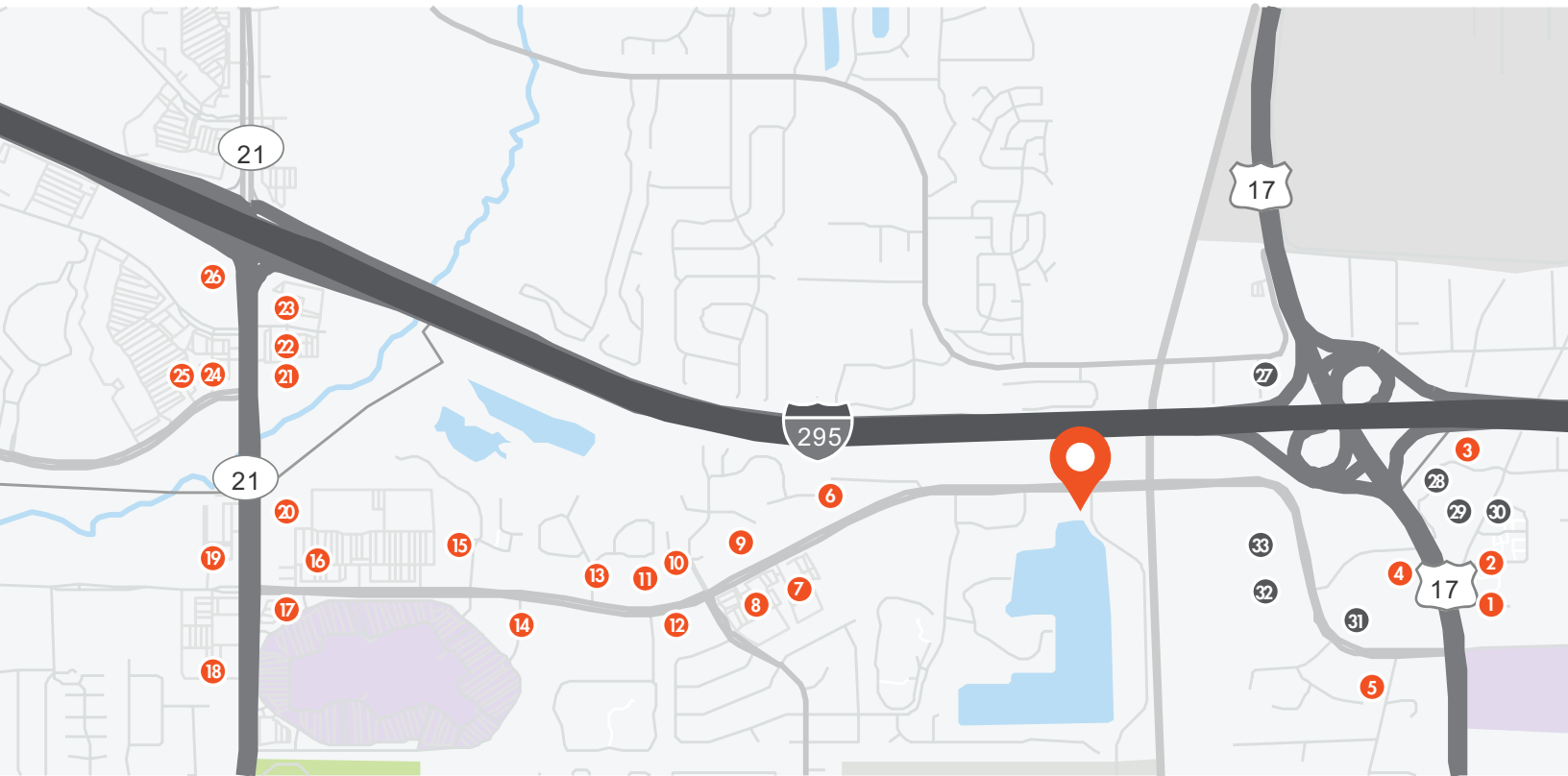
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DINING

- | | |
|------------------------|------------------------|
| 1. Krystal | 13. Outback Steakhouse |
| 2. Waffle House | 14. Kyodai Sushi Rock |
| 3. Cracker Barrel | 15. Panda Express |
| 4. 4 Rivers Smokehouse | 16. Chick-fil-A |
| 5. The Loop | 17. Buffalo Wild Wings |
| 6. Salsas Mexican | 18. Taco Bell |
| 7. Chili's | 19. Red Lobster |
| 8. Burger King | 20. KFC |
| 9. Steak 'n Shake | 21. Starbucks |
| 10. Arby's | 22. Ted Montana Grill |
| 11. Dunkin' | 23. Chipotle |
| 12. Miller's Ale House | 24. Olive Garden |

- 25. Longhorn Steakhouse
- 26. Carrabba's Italian Grill

HOTELS

- 27. Best Western
- 28. Days Inn by Wyndham
- 29. Hampton Inn & Suites
- 30. Hilton Garden Inn
- 31. Fairfield Inn & Suites
- 32. Courtyard by Marriott
- 33. Holiday Inn & Suites

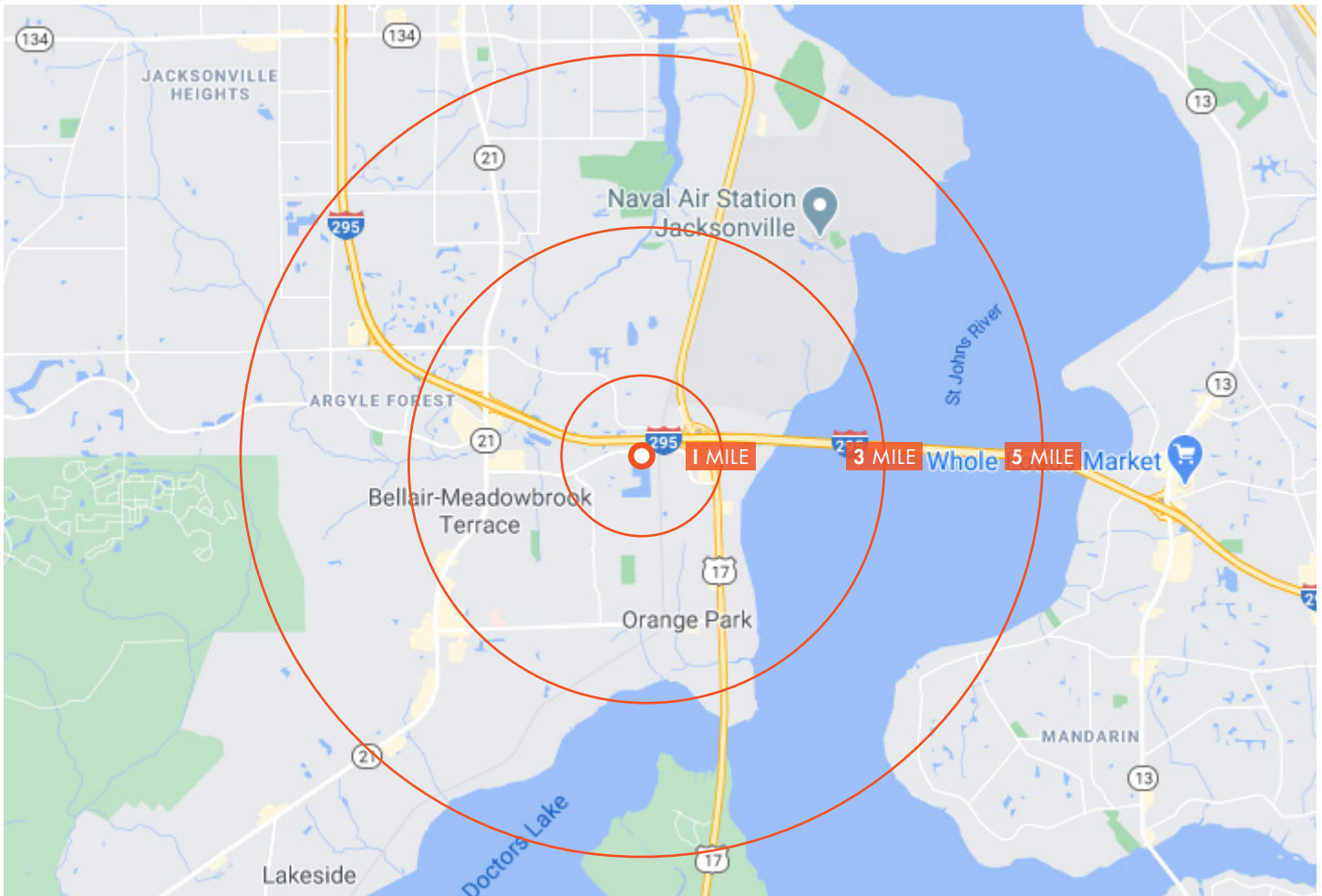
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DEMOGRAPHICS



1 MILE RADIUS

	10,475 ESTIMATED POPULATION 2020
	38.5 AVERAGE AGE
	\$142,741 MEDIAN HOME VALUE 2020
	8,546 TOTAL EMPLOYEES
	\$65,372 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	51,078 ESTIMATED POPULATION 2020
	38.7 AVERAGE AGE
	\$163,540 MEDIAN HOME VALUE 2020
	41,599 TOTAL EMPLOYEES
	\$67,114 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	117,282 ESTIMATED POPULATION 2020
	39.1 AVERAGE AGE
	\$190,883 MEDIAN HOME VALUE 2020
	94,533 TOTAL EMPLOYEES
	\$81,743 AVG HOUSEHOLD INCOME

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