

EMERSON MEDICAL PLAZA

4555 Emerson St
Jacksonville, FL 32207

Medical Office
For Lease

2,336 - 16,622 SF



Leasing Information:
321.663.3953

Brian Wilcox **Jonah Puttbach**
321.663.3953 904.463.1550
bwilcox@lpc.com jputtbach@lpc.com

Lincoln

Lincoln Property Company
333 South Garland Ave Suite 1401
Orlando, FL 32801

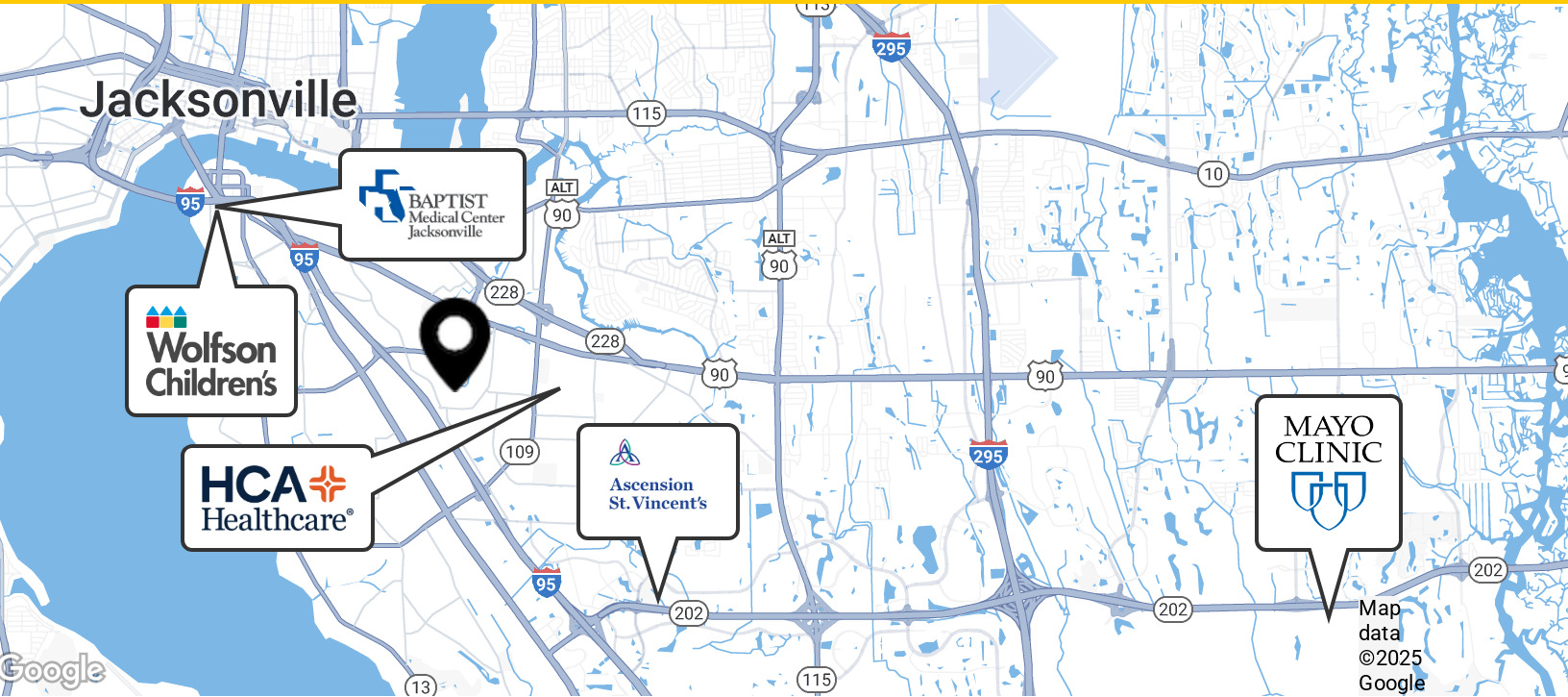
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Medical Office For Lease

2,336 - 16,622 SF



Offering Summary

Lease Rate:	Negotiable
Building Size:	37,779 SF
Available SF:	2,336 - 16,622 SF
Number of Units:	3
Year Built:	1997

Property Highlights

- Move-in ready suites
- Full floor opportunities
- Well maintained medical space
- Ample on-site parking
- Located in rapidly growing market

Property Overview

Prime medical office space in the rapidly-growing Jacksonville market. This three-story, 43,000+ SF medical office building boasts an eye-catching façade accentuated by mature landscaping surrounding the exterior. A variety of spaces ranging in square footage with options including move-in ready suites and full-floor opportunities are available. Tenants appreciate ample on-site parking and a plethora of nearby amenities.

Location Overview

Conveniently located near HCA Florida Memorial Hospital and PAM Health Specialty Hospital of Jacksonville. Nearby amenities include Starbucks, Coastline Federal Credit Union, Piccadilly, Walgreens, and Chipotle.

Availabilities	SF	Lease Rate	Date Available
Suite 120	2,336 SF	Negotiable	Available
Suite 110	5,065 SF	Negotiable	Available
Suite 100	8,420 SF	Negotiable	Available
Suite 200	16,622 SF	Negotiable	Available
Suite 300	10,838 SF	Negotiable	Available

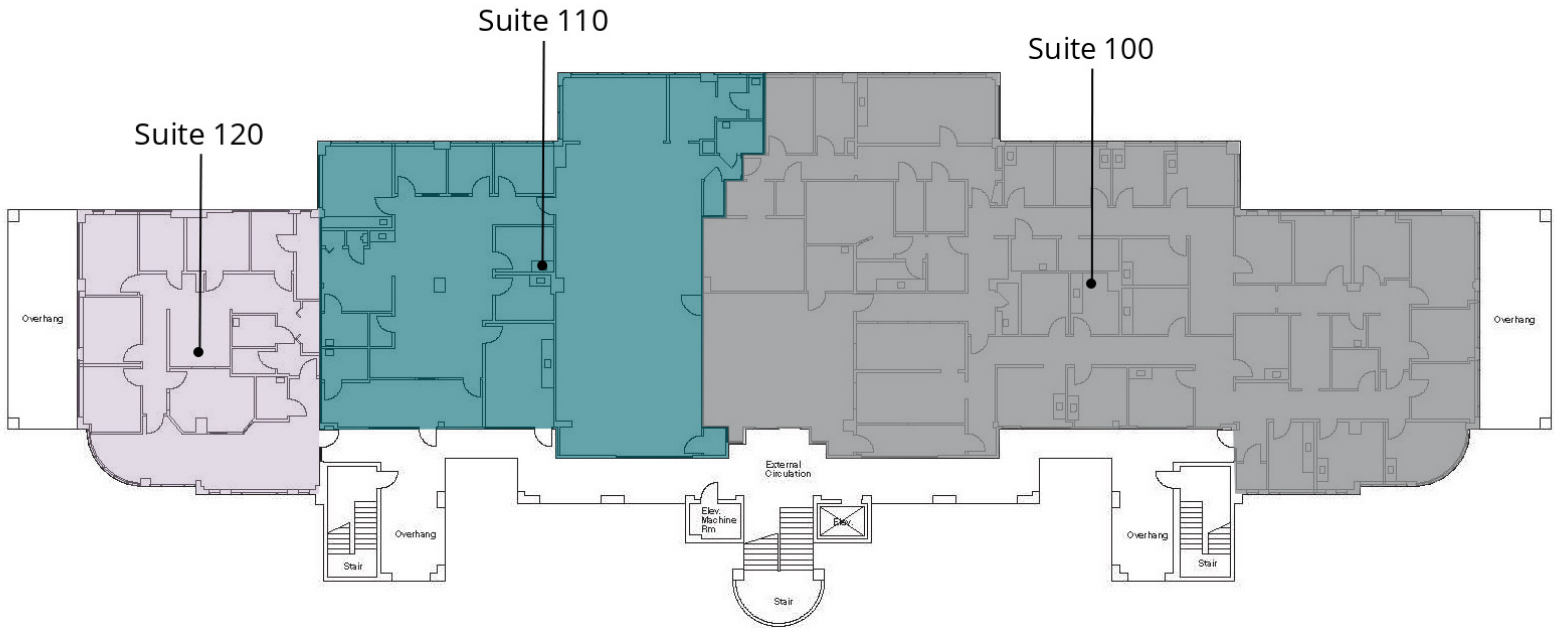
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Floor 1
2,336 SF



Suite	Size	Lease Rate	Description
■ Suite 120	2,336 SF	Negotiable	Available
■ Suite 110	5,065 SF	Negotiable	Available
■ Suite 100	8,420 SF	Negotiable	Available

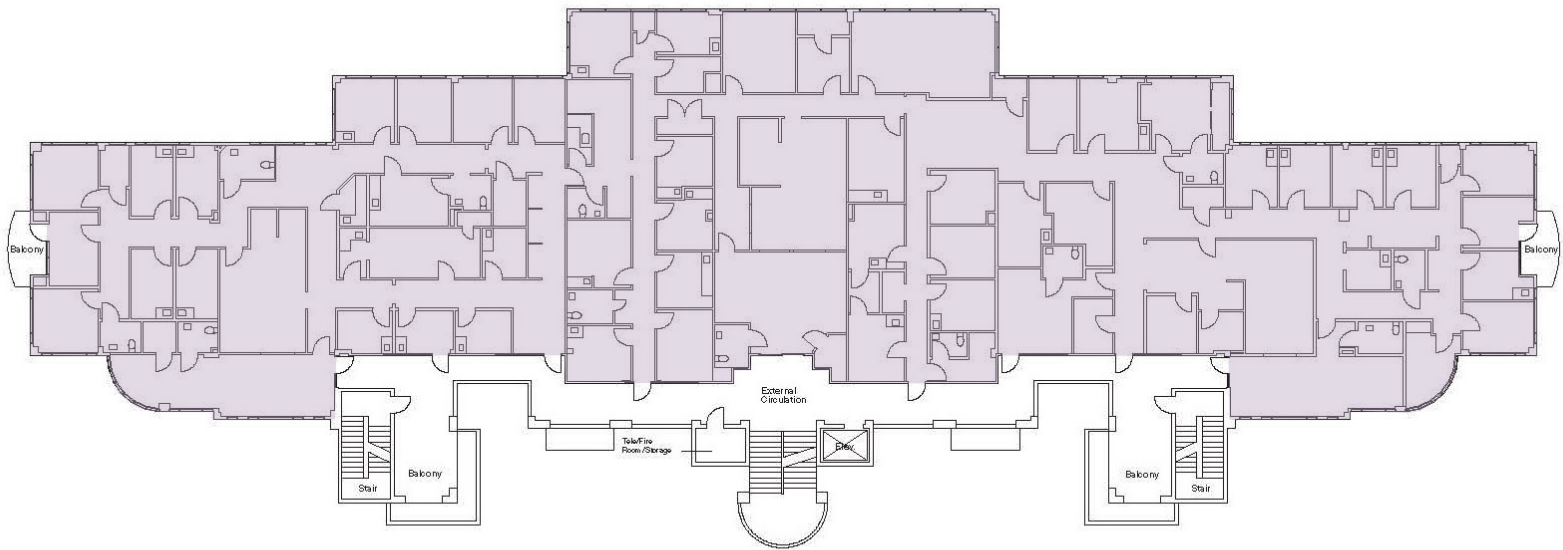
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Floor 2
16,622 SF



Suite	Size	Lease Rate	Description
■ Suite 200	16,622 SF	Negotiable	Available

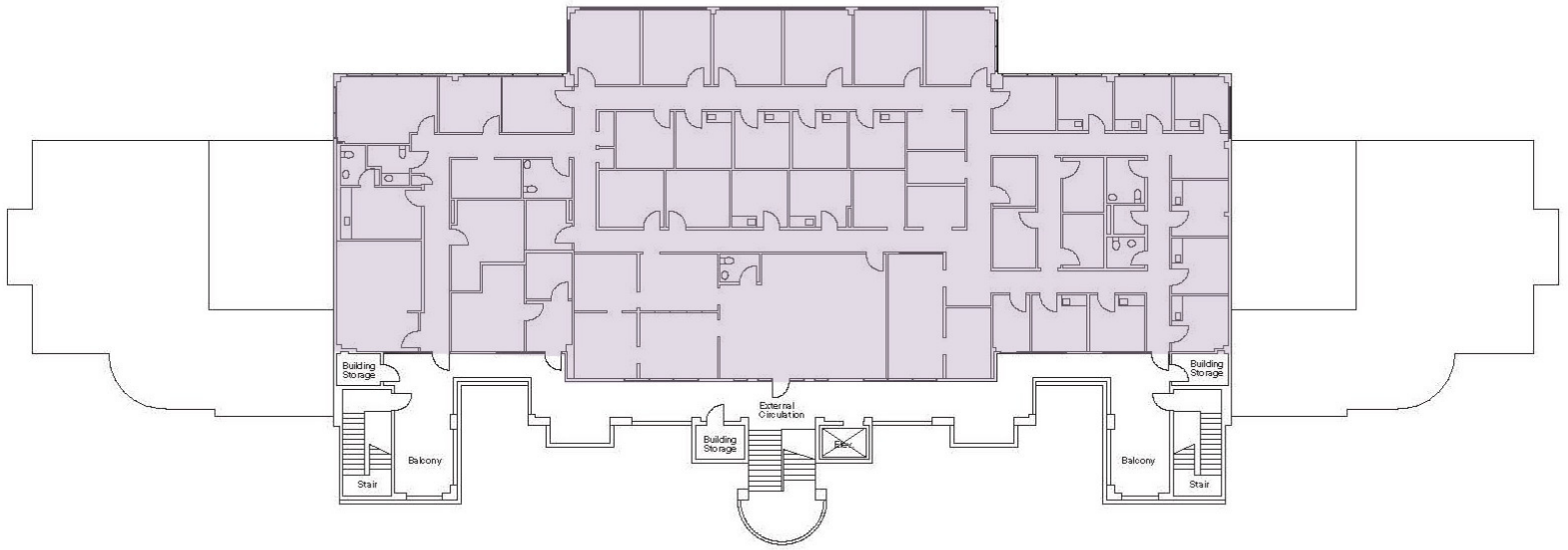
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Floor 3
10,838 SF



Suite	Size	Lease Rate	Description
■ Suite 300	10,838 SF	Negotiable	Available

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Property Amenities

2,336 - 16,622 SF



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