



FOR LEASE

# UNIVERSITY EXECUTIVE CENTER

3101 & 3225 UNIVERSITY BOULEVARD  
JACKSONVILLE, FLORIDA 32216

OFFICE / MEDICAL



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# UNIVERSITY EXECUTIVE CENTER

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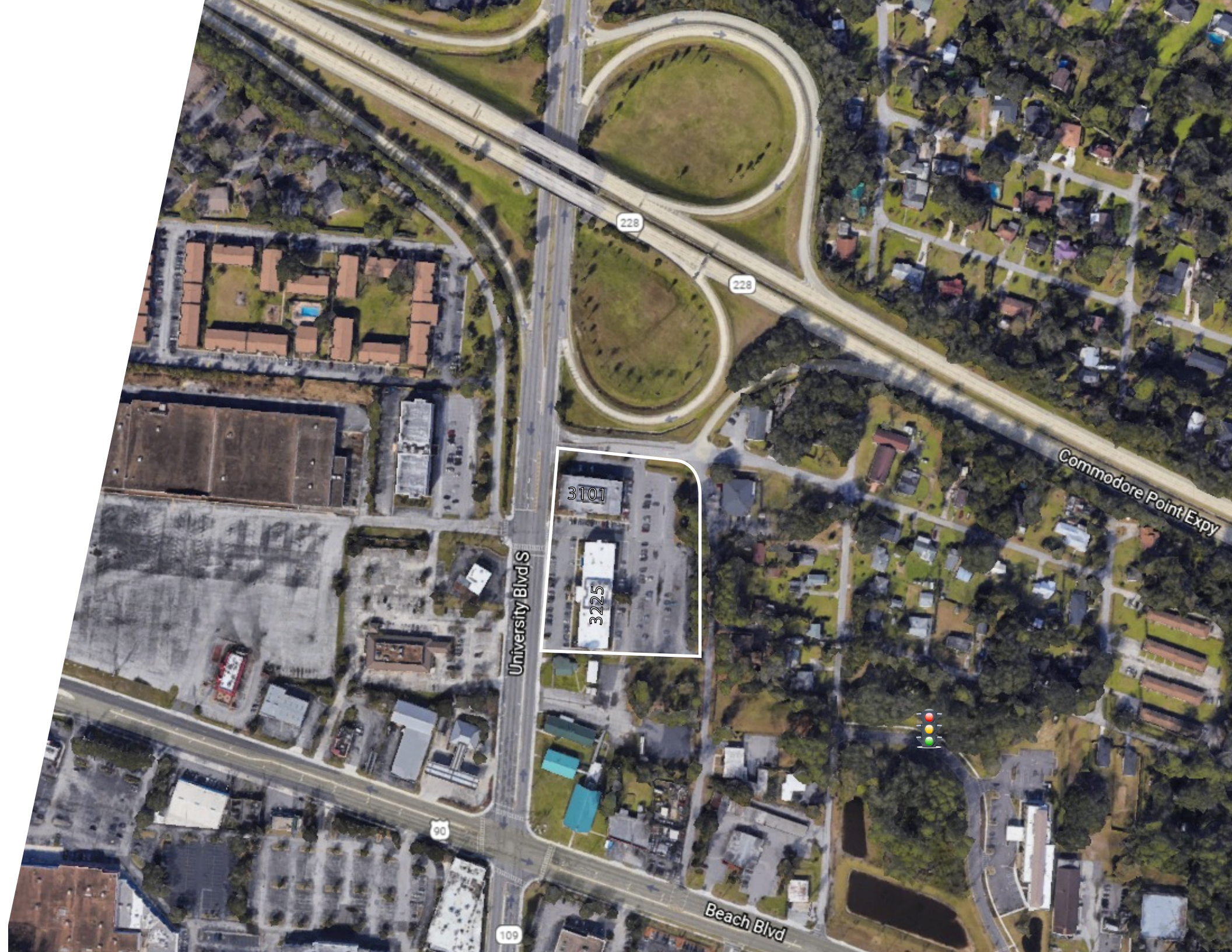


## BUILDING AMENITIES

- Two, two-story buildings
- Building and pylon signage available
- Ample parking for patients, clients and employees
- Direct access to the Hart Expressway
- Turnkey and custom-built plans available

## PROPERTY HIGHLIGHTS

- Located at University and Beach Blvd. near Memorial Hospital and Brooks Rehabilitation
- Multiple restaurant options nearby



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## BUILDING FEATURES

**TOTAL SQ. FT.** 53,896 SF

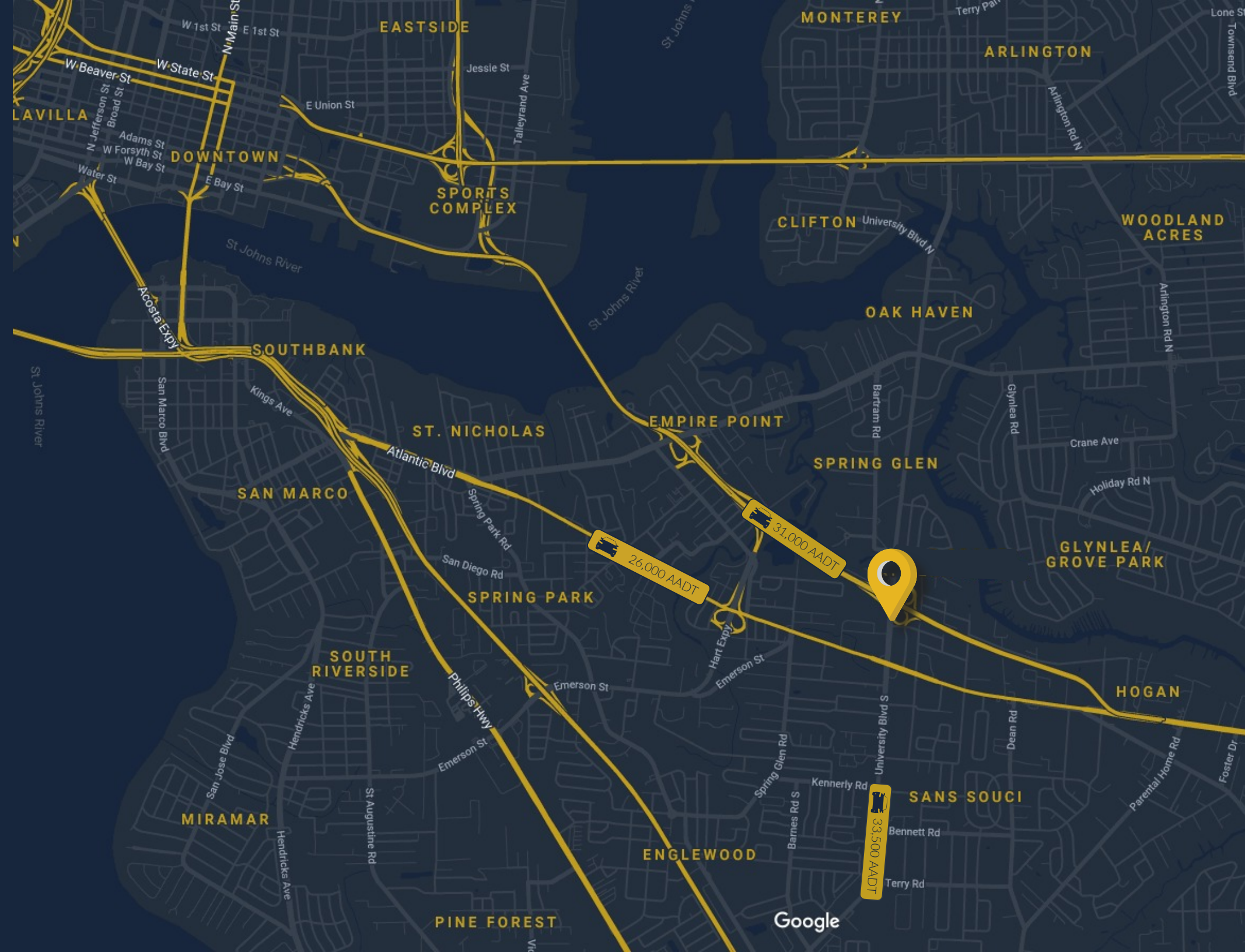
**TOTAL AVAILABLE** ± 1,636 - 11,300 SF

**LEASE RATE** Negotiable

**ZONING** CCG-1

## DEMOGRAPHICS

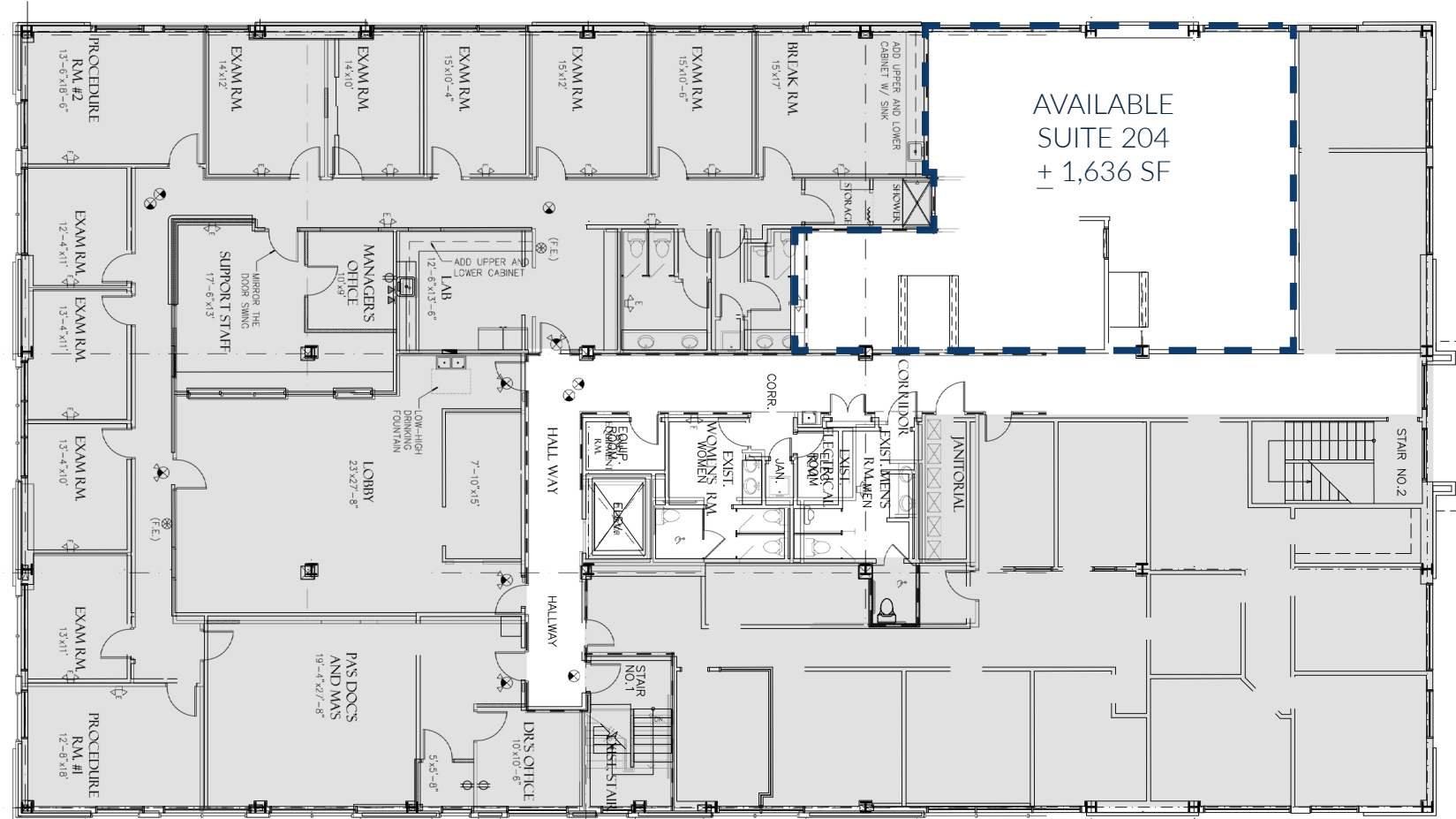
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	8,974	79,133	206,751
<b>HOUSEHOLDS</b>	3,597	32,349	85,957
<b>MEDIAN HH INCOME</b>	\$41,955	\$41,353	\$44,986
<b>AVERAGE HH INCOME</b>	\$55,771	\$57,753	\$71,803





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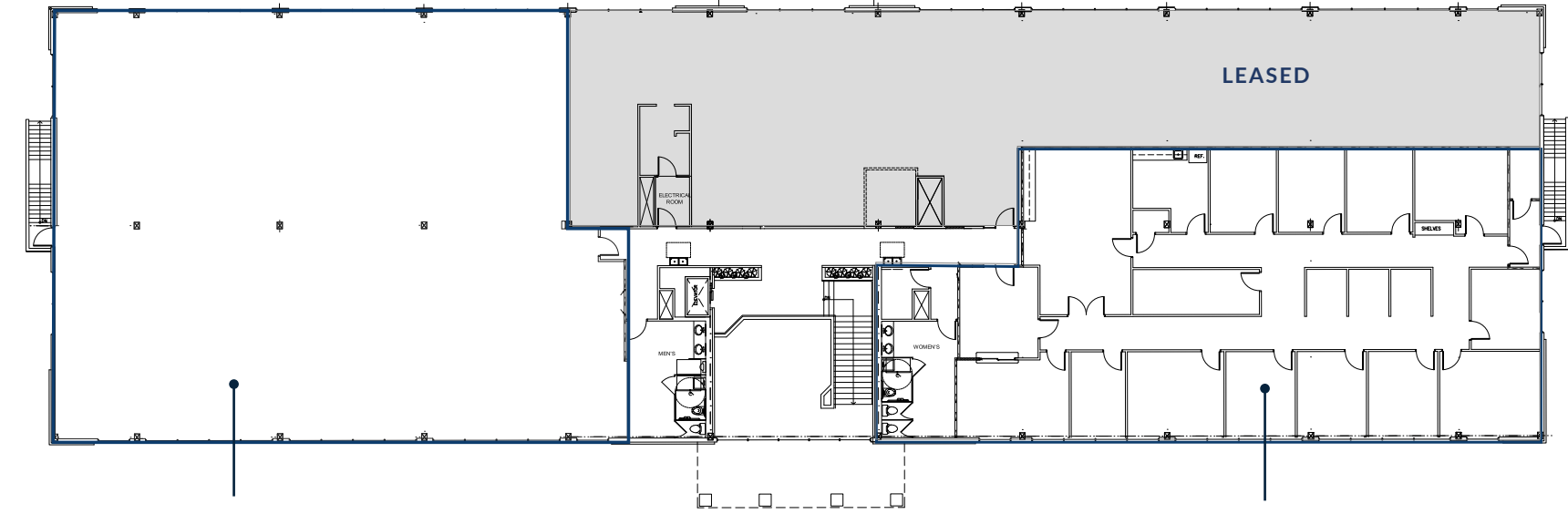
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2nd FLOOR

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2nd FLOOR



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