



NOW LEASING  
**280 AT  
BARTRAM  
POINTE**

280 RAINIER LANE  
JACKSONVILLE, FLORIDA 32258

**CLASS-A OFFICE/MEDICAL  
UNDER CONSTRUCTION**



# UNDER CONSTRUCTION **280 AT BARTRAM POINTE**

280 RAINIER LANE • JACKSONVILLE, FL 32258



## **PROJECT OVERVIEW**

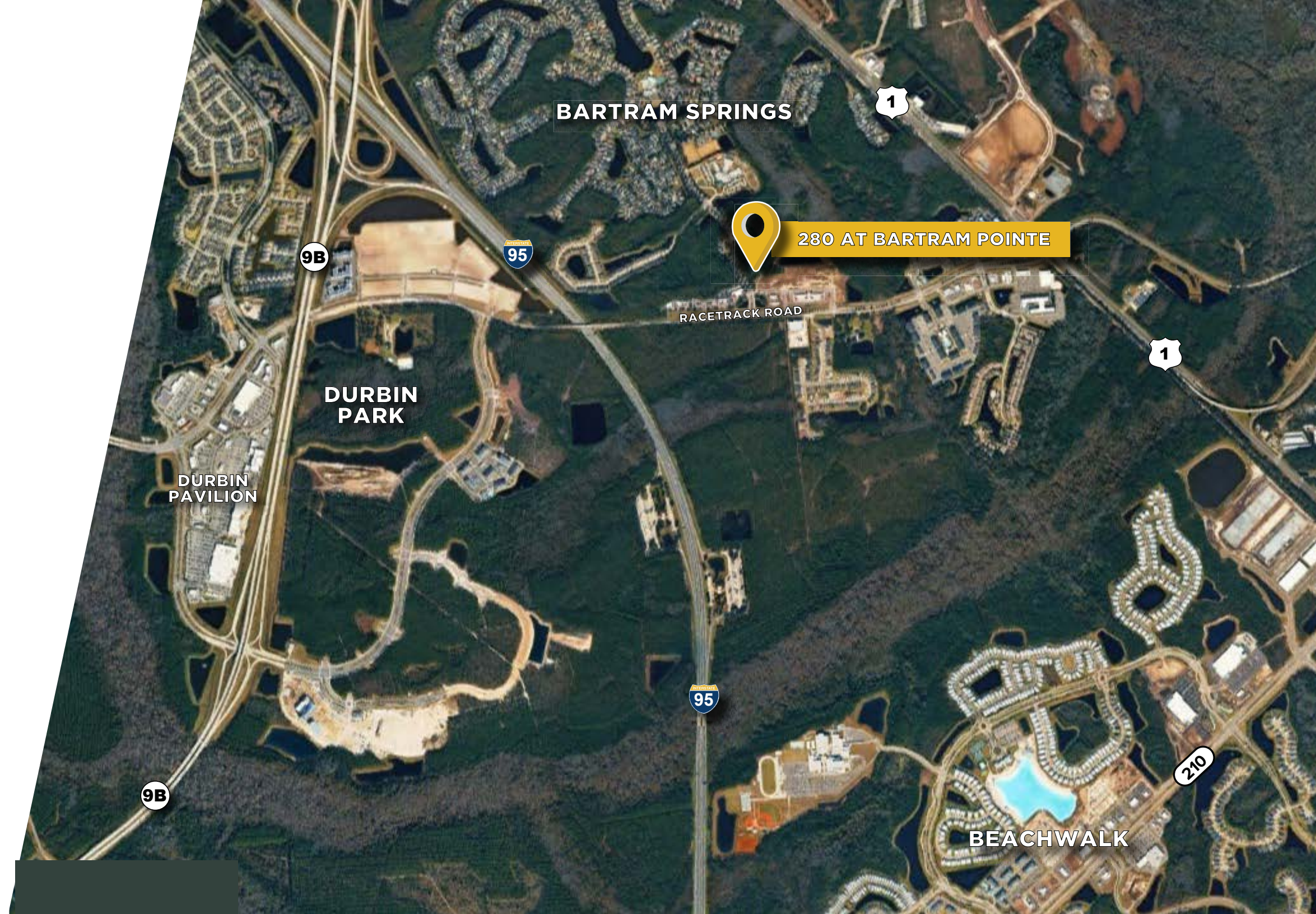
Position your business in one of Northeast Florida's fastest-growing corridors. 280 at Bartram Pointe, currently under construction, will feature a three-story Class A office building designed to meet the needs of modern tenants seeking flexibility, visibility, and long-term growth.

Located in northern St. Johns County just south of Jacksonville, the project offers immediate access to major thoroughfares, surrounding residential growth, and a strong base of professional and medical users.

With efficient floor plates, contemporary design, and customizable buildouts, 280 at Bartram Pointe delivers a rare opportunity to secure space in a high-demand submarket with limited new office inventory.

## **PROPERTY HIGHLIGHTS**

- ±2,500 SF – 45,000 SF
- Target Delivery - Q2 2027
- Contemporary interior finishes with curated design package
- Tenant improvements can be executed during construction to help expedite delivery and occupancy.



# 280 AT BARTRAM POINTE

## BUILDING FEATURES

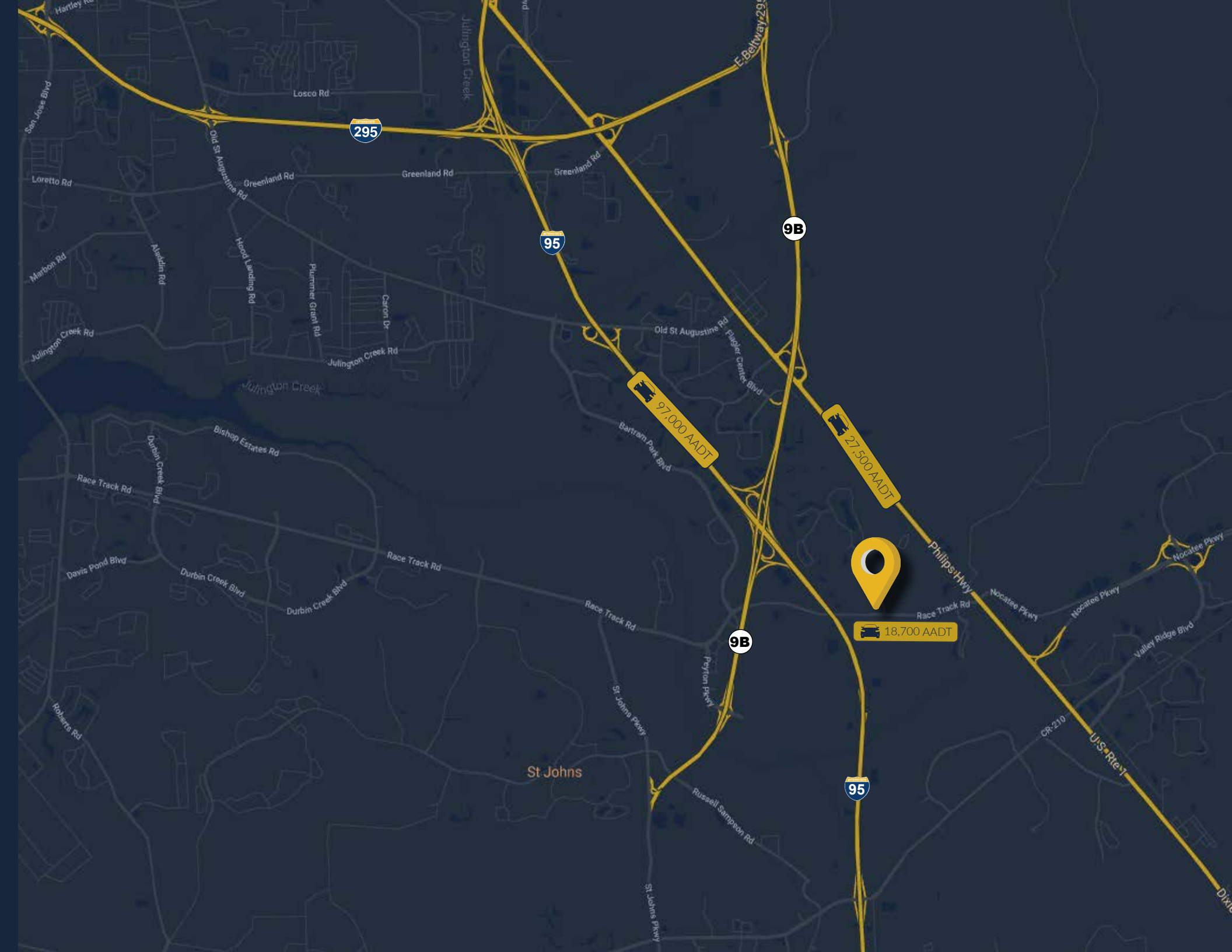
**TOTAL SQ. FT.** ±45,000 SF

**TOTAL AVAILABLE** ±2,500- 45,000 SF

**LEASE RATE** Negotiable

**ZONING** Office

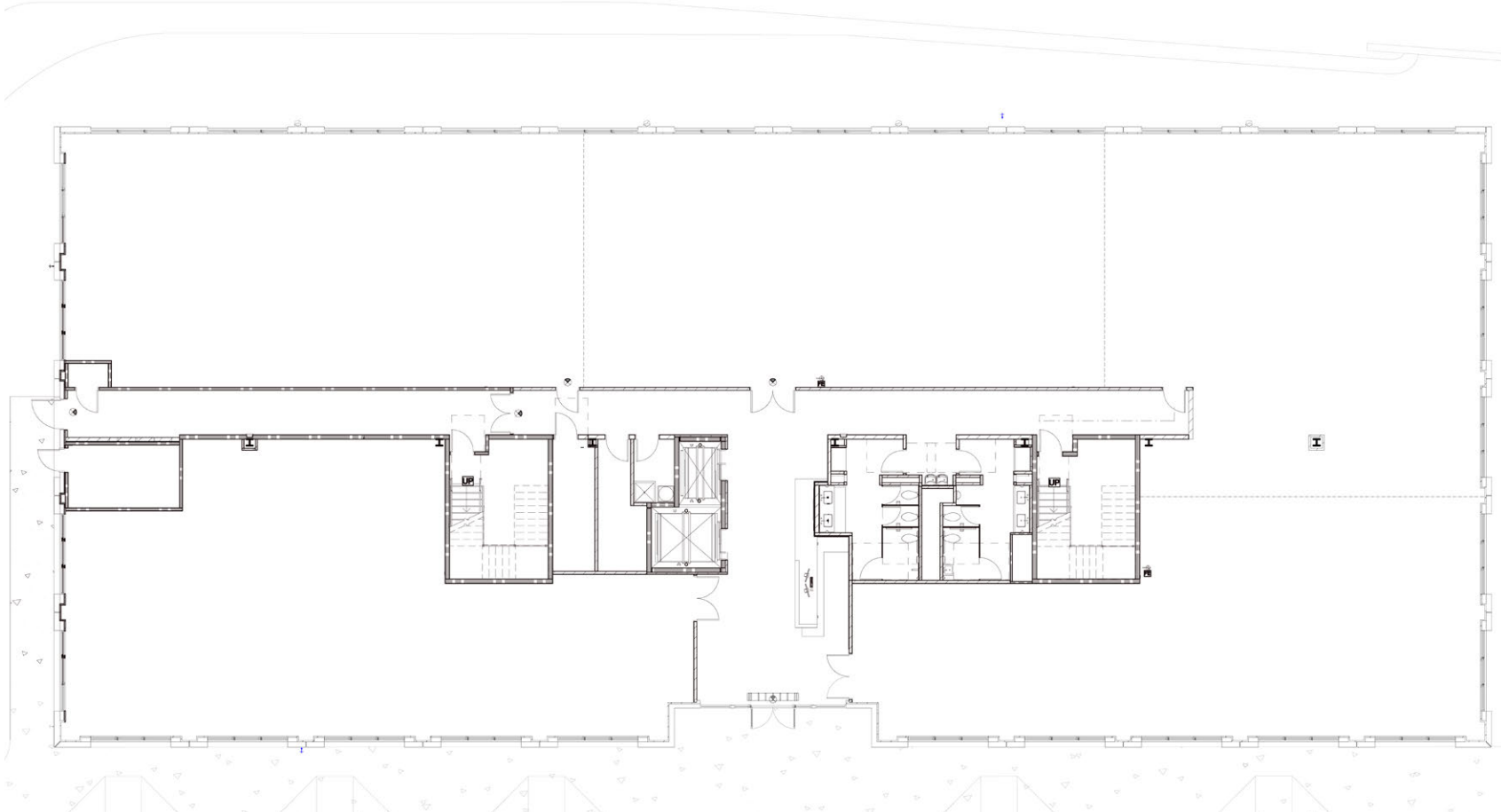
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,295	26,924	52,499
HOUSEHOLDS	1,468	9,770	19,623
MEDIAN HH INCOME	\$152,053	\$139,305	\$127,766
AVERAGE HH INCOME	\$218,569	\$192,525	\$182,124



FOR LEASE

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FIRST FLOOR

FOR LEASE

# 280 AT BARTRAM POINTE

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SECOND FLOOR

FOR LEASE

# 280 AT BARTRAM POINTE

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THIRD FLOOR





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