

# FLEMING ISLAND MEDICAL PLAZA (EAGLE HARBOR)

1681 Eagle Harbor Parkway  
Fleming Island, FL 32003

Medical Office  
For Lease

2,125 - 8,740 SF



Leasing Information:  
321.663.3953

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

**Lincoln**

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

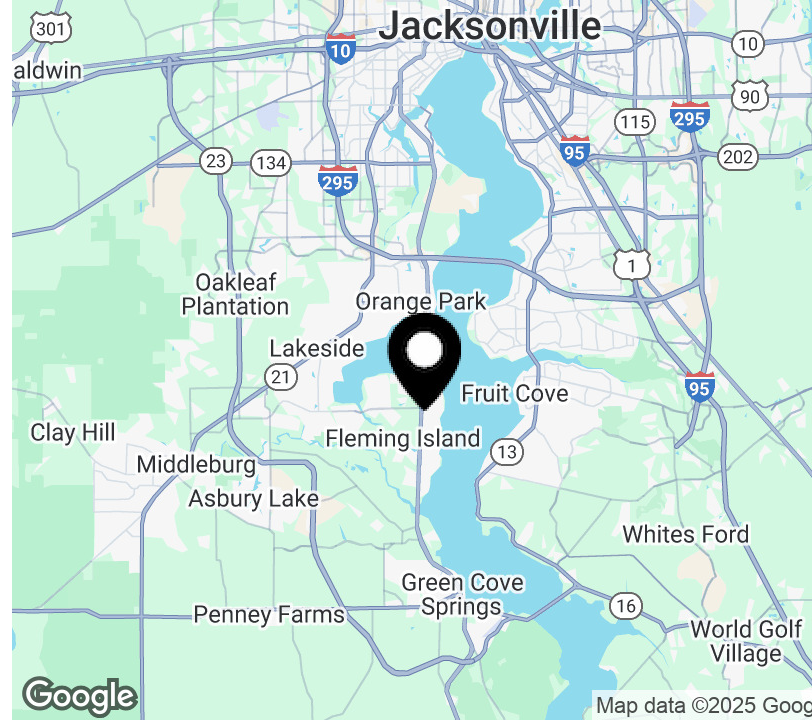
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1681 Eagle Harbor Parkway | Fleming Island, FL 32003

## Medical Office For Lease

2,125 - 8,740 SF



### Offering Summary

Lease Rate:	Negotiable
Building Size:	13,340 SF
Available SF:	2,125 - 8,740 SF
Year Built:	2002

### Property Highlights

- Prime medical campus location
- Minutes from Hwy 17
- Tenant improvement allowance available
- Move-in ready

### Property Overview

Subject property features 2 buildings available totaling 13,340 SF. The campus is home to renowned facilities like First Coast Cardiovascular Institute, Pediatric Care Center, Simon Med Imaging, Fleming Island Plastic Surgery, St. Johns Vein, and Physicians Group Services. Join a thriving network of medical professionals and elevate your practice at Fleming Island Medical Plaza.

### Location Overview

Nestled in the vibrant and rapidly growing community of Fleming Island, the Fleming Island Medical Plaza offers an exceptional environment for healthcare professionals. Strategically positioned minutes from Highway 17 in the vibrant Fleming Island community, featuring a diverse mix of retail and medical practices.

Availabilities	SF	Lease Rate	Date Available
Bldg 1681 - Suite B	2,125 - 8,740 SF	Negotiable	Available
Bldg 1685	4,600 SF	Negotiable	Available

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Bldg 1681 - Suite B

2,125 - 8,740 SF



Suite	Size	Lease Rate	Description
Bldg 1681 - Suite B	2,125 - 8,740 SF	Negotiable	Available

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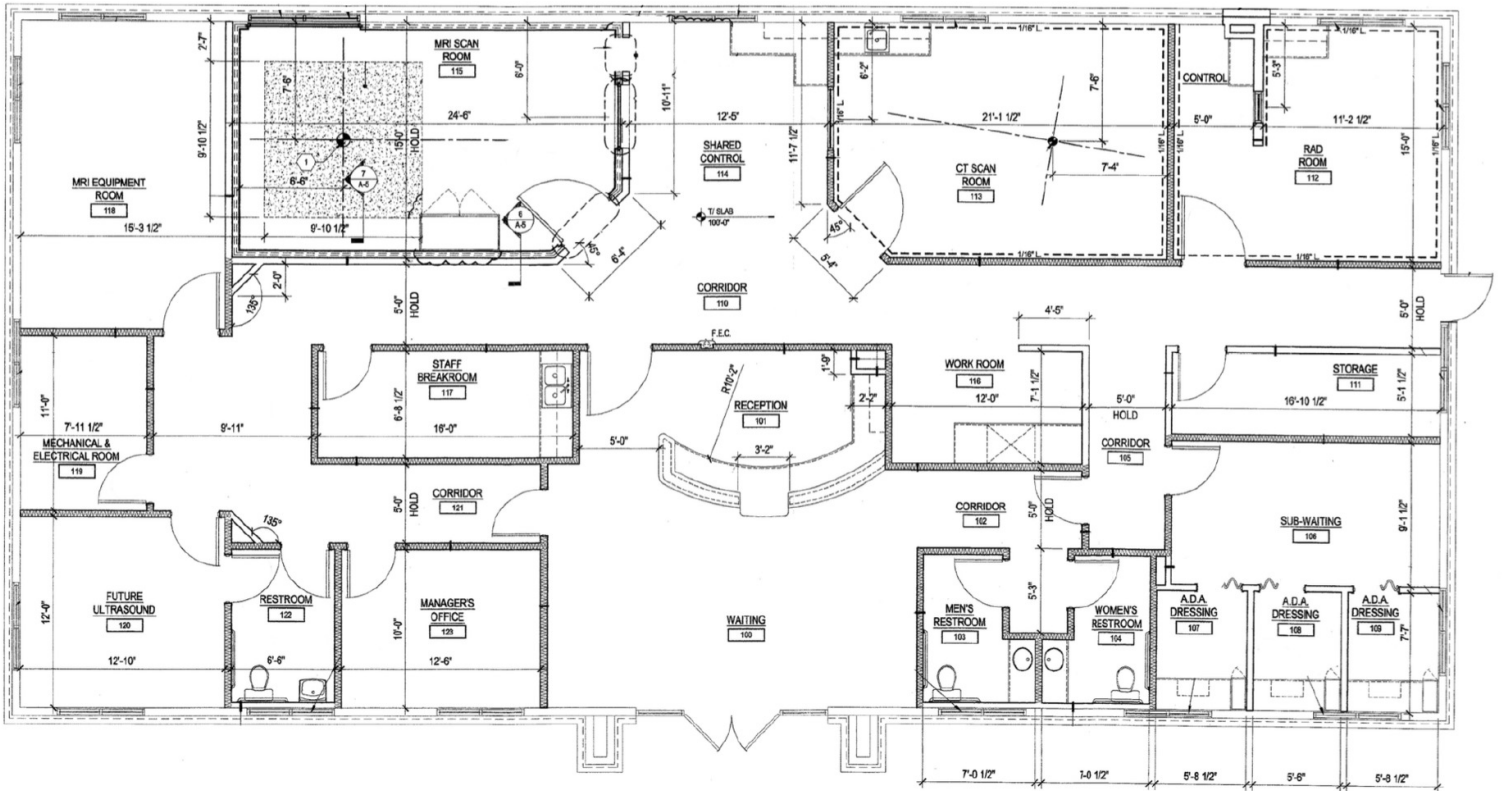
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# FLEMING ISLAND MEDICAL PLAZA (EAGLE HARBOR)

1681 Eagle Harbor Parkway | Fleming Island, FL 32003

Bldg 1685

4,600 SF



Suite	Size	Lease Rate	Description
Bldg 1685	4,600 SF	Negotiable	Available

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Property Photos



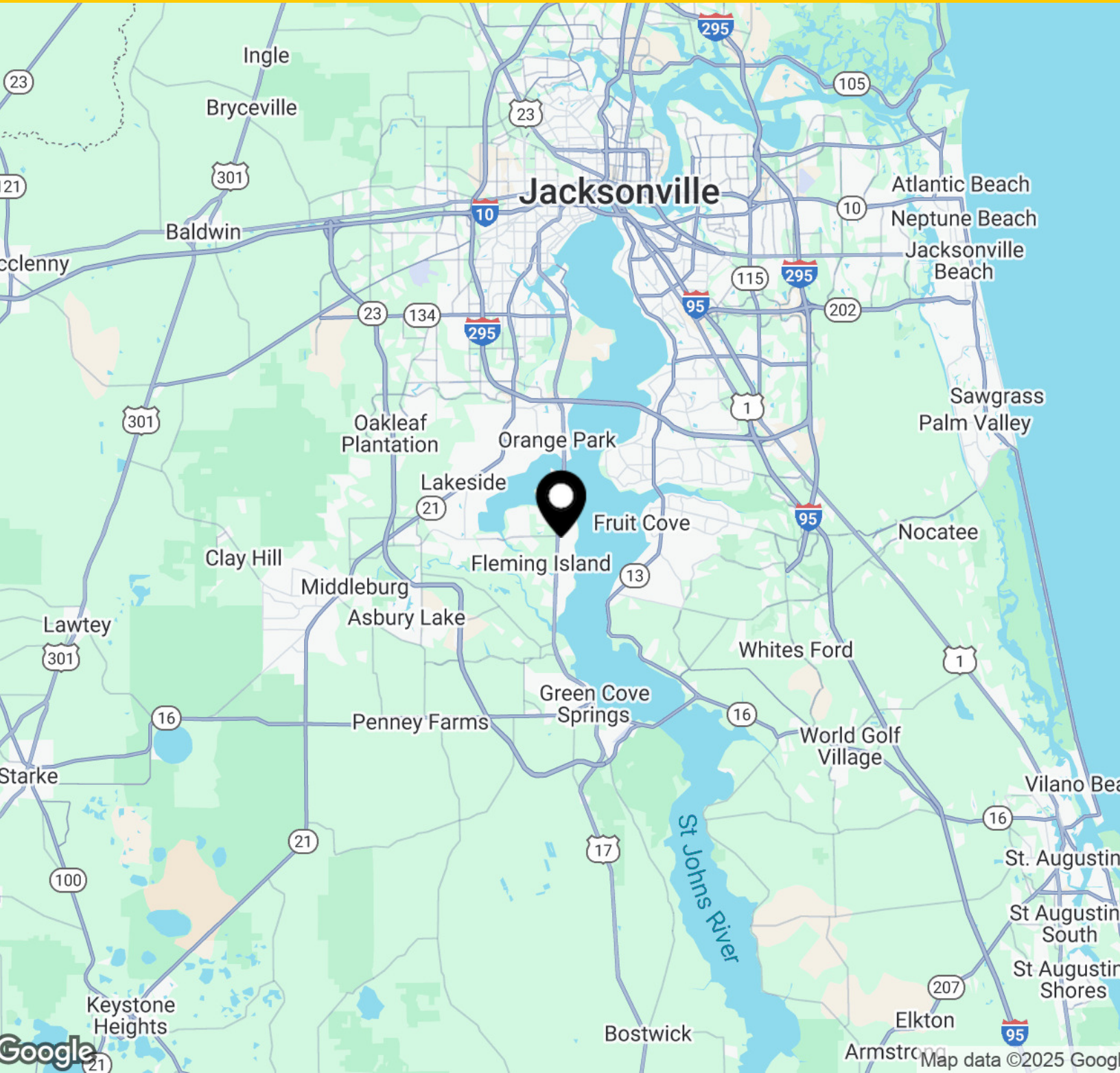
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## Nearby Amenities



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# FLEMING ISLAND MEDICAL PLAZA (EAGLE HARBOR)

1681 Eagle Harbor Parkway  
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Leasing Information:  
407.872.3500

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