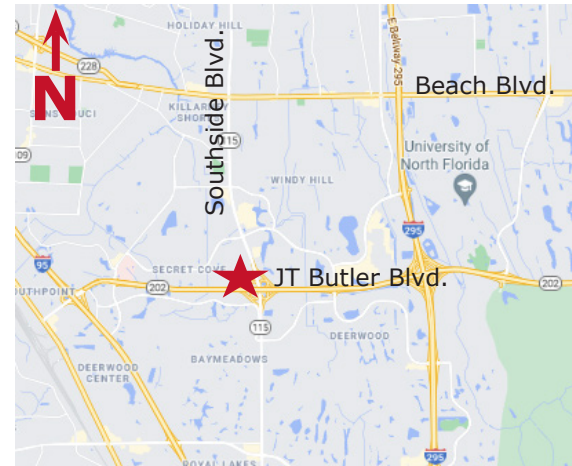


OFFICE FOR LEASE

8780 Perimeter Park Ct., Jacksonville, FL 32216



- **Suite #201: +/-1,422 SF**
- **Lease Rate: \$28.00 Modified Gross**
 - Plus janitorial
- Available Immediately
- Nicely improved end-unit perfect for office or medical user
- Zoning: IBP - allows for Professional or Medical Office
- Currently part of owner's space. Suite 201 to be separated and restrooms added prior to Tenant occupancy
- Ample parking available in surface lot
- Well-located off Southside Blvd., near JT Butler Blvd.
- Close proximity to Tapestry Park, Tinseltown, and St. Johns Town Center
- Some furniture available for Tenant use



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,847	81,060	211,077
Average HH Income	\$93,822	\$97,043	\$101,762
Daytime Total Employees	14,442	86,851	150,747

**For Additional
Information Contact:**

Katie Kirchner

katiek@strategicsites.com

JC Clifford

jcc@strategicsites.com



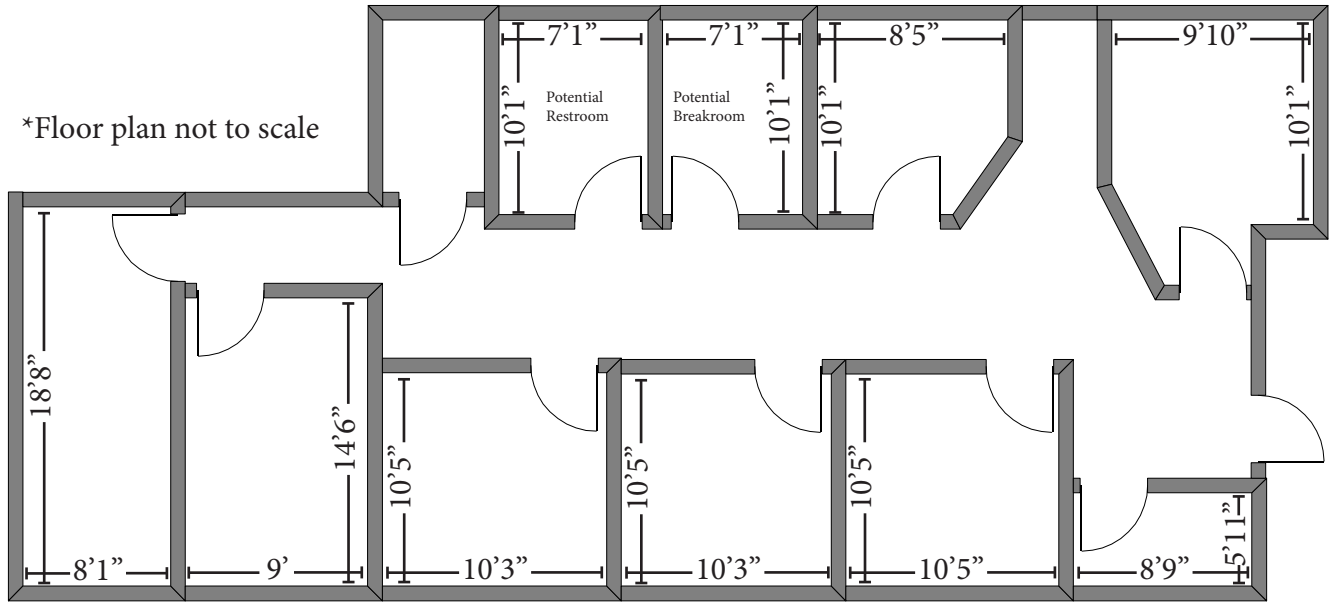
STRATEGIC SITES
Clifford Commercial

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

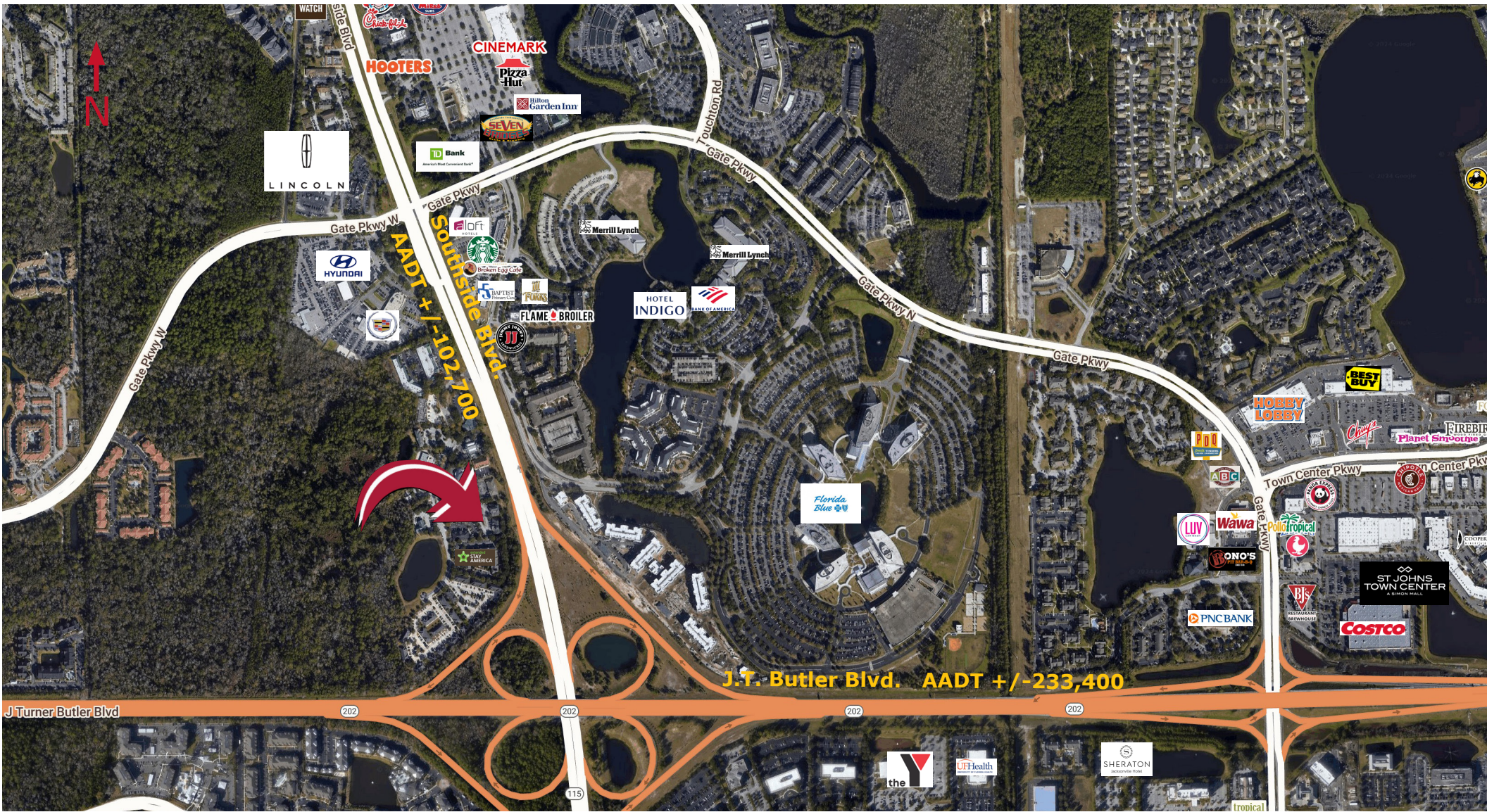
Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan & Interior Photos +/- 1,422 SF



Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice