



- **Lease Rate: \$28.00 RSF Full-Service**
- **Available Space:**
  - Suite #201: +/- 1,247 RSF
- Zoning: CO - Commercial Office
- Building constructed in 2008
- Grand lobby entrance with travertine flooring, high-end finishes and 10' ceilings
- Shared use of conference and common training/board rooms available.
- Ample parking suitable for Medical Use
- Located across from Mayo Clinic, off of William Davis Pkwy in well-established Professional Office Park
- Convenient access to J.T. Butler Blvd, St. Johns Town Center, Southside, Beaches and Downtown

<b>2025 Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Estimated Population	7,800	58,926	152,534
Average HH Income	\$146,213	\$156,815	\$150,485
Daytime Total Employees	1,579	17,320	74,200



For Additional  
Information Contact:

**Katie Kirchner**  
katiek@strategicsites.com

OR

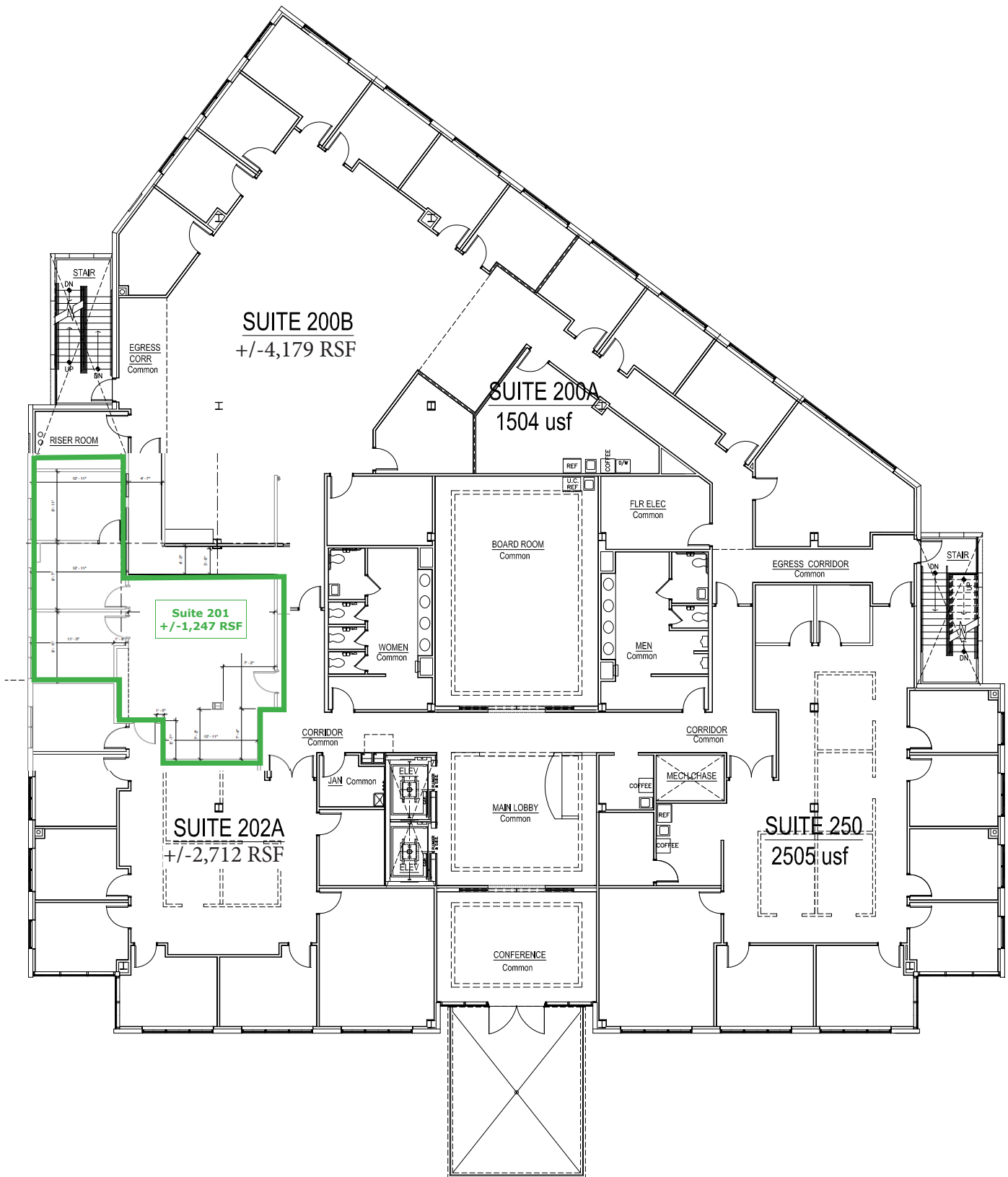
**Kate Clifford**  
kate@strategicsites.com

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

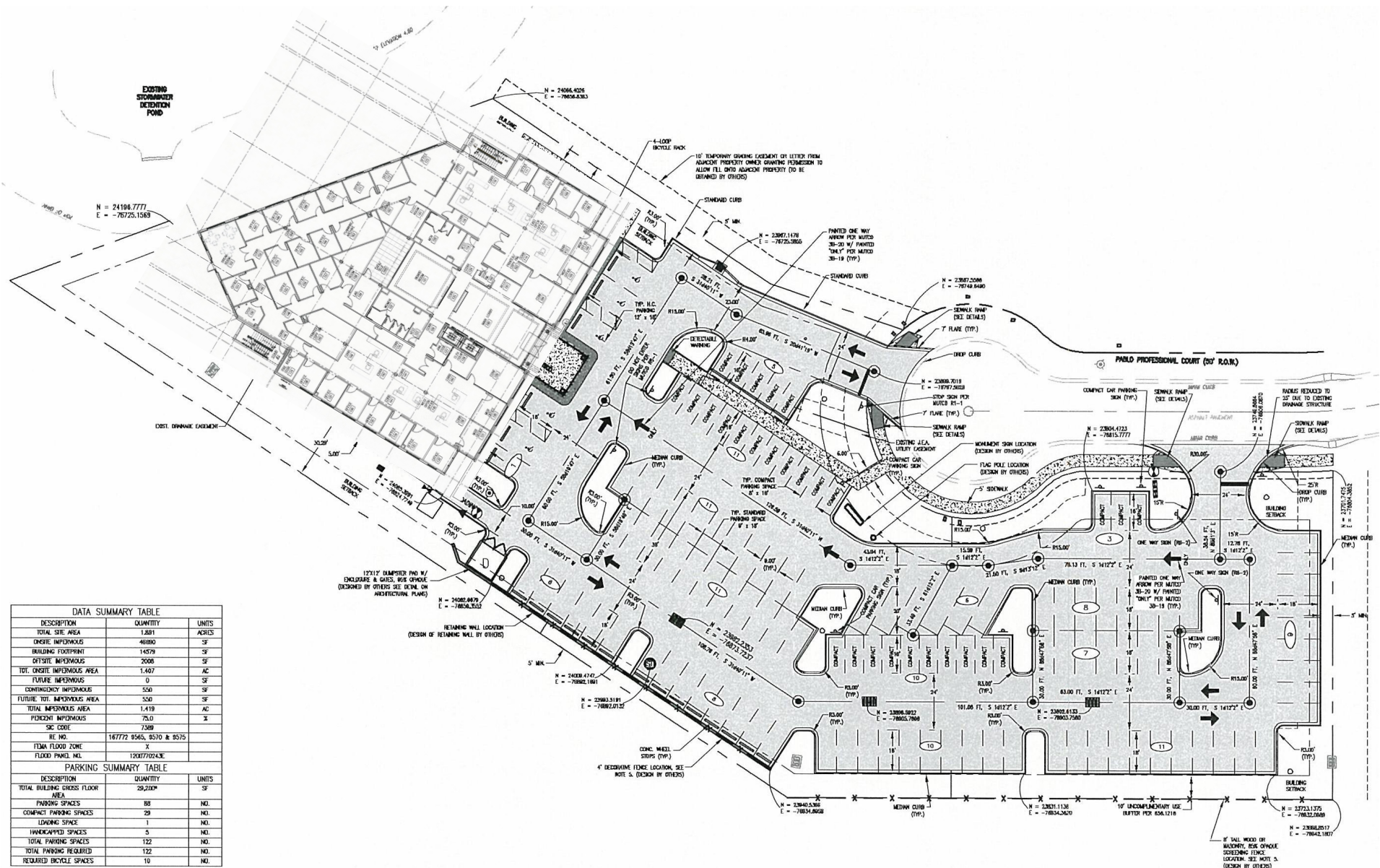
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# Floor Plan Second Floor



# Site Plan



DATA SUMMARY TABLE		
DESCRIPTION	QUANTITY	UNITS
TOTAL SITE AREA	1,881	ACRES
ON-SITE IMPERVIOUS	46,890	SF
BUILDING FOOTPRINT	145,791	SF
ON-SITE IMPERVIOUS	2,008	SF
TOT. ON-SITE IMPERVIOUS AREA	1,497	AC
FUTURE IMPERVIOUS	0	SF
CONTINGENCY IMPERVIOUS	550	SF
FUTURE TOT. IMPERVIOUS AREA	550	SF
TOTAL IMPERVIOUS AREA	1,419	AC
PERCENT IMPERVIOUS	75.0	%
SIC CODE	7200	
RE. NO.	167772 0565, 0570 & 0575	
FEMA FLOOD ZONE	X	
FLOOD PANEL NO.	1200770243E	
PARKING SUMMARY TABLE		
DESCRIPTION	QUANTITY	UNITS
TOTAL BUILDING GROSS FLOOR AREA	29,210*	SF
PARKING SPACES	88	NO.
COMPACT PARKING SPACES	29	NO.
LOADING SPACES	1	NO.
HANDICAPPED SPACES	5	NO.
TOTAL PARKING SPACES	122	NO.
TOTAL PARKING REQUIRED	122	NO.
REQUIRED BICYCLE SPACES	10	NO.

\* TOTAL BUILDING GROSS FLOOR AREA PROVIDED BY THE ARCHITECT

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