

EAST PARK BUSINESS PARK

3653 REGENT BOULEVARD, UNIT 203, JACKSONVILLE, FL 32224



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	3,120 SF
Year Built:	2004
Zoning:	IBP

PROPERTY OVERVIEW

SVR Commercial LLC, as Exclusive Advisor, is pleased to present a leasing opportunity at East Park Business Park. Located in the park's front building, Unit 203 at 3653 Regent Boulevard offers excellent visibility, convenient access, and a highly functional flex layout. The space consists of approximately 3,120 square feet, including 2,400 square feet on the ground floor and 720 square feet of second-floor office space. The first floor features a reception area, two private offices, an ADA-compliant restroom, break area, and approximately 1,581 square feet of warehouse space with a 12-foot grade-level roll-up door, 25-foot clear ceilings, and a separate warehouse restroom. The second floor provides additional office space ideal for executive offices, conference rooms, or administrative support.

Strategically located on Jacksonville's Southside, the property offers immediate access to I-295, J. Turner Butler Boulevard (SR 202), and Beach Boulevard, with convenient access to St. Johns Town Center, the University of North Florida, Downtown Jacksonville, and the Beaches.

Ideal for office, showroom, distribution, contractor, technology, and service-related businesses, Unit 203 combines a professional office environment with a functional warehouse in one of Jacksonville's most established business parks.

KIMBERLY SIEVERT

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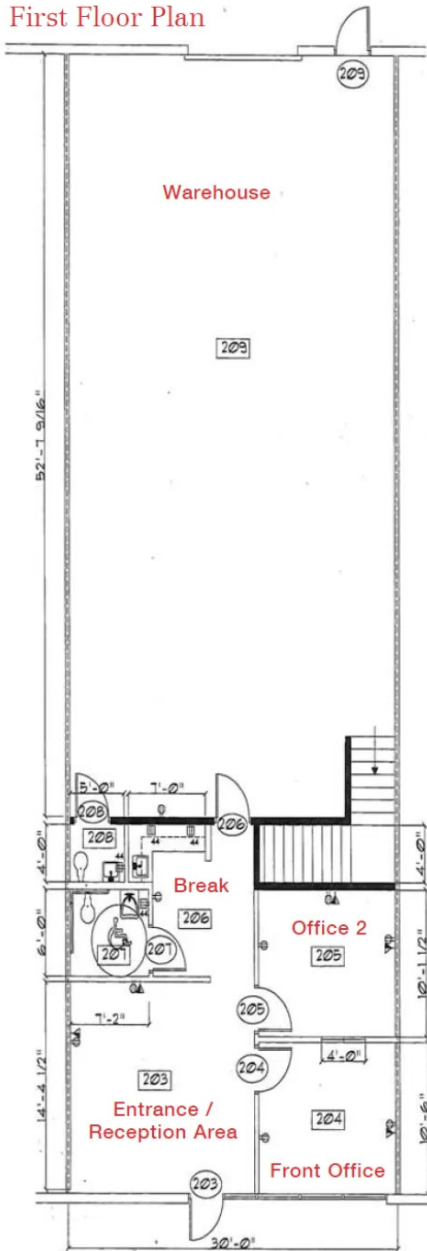
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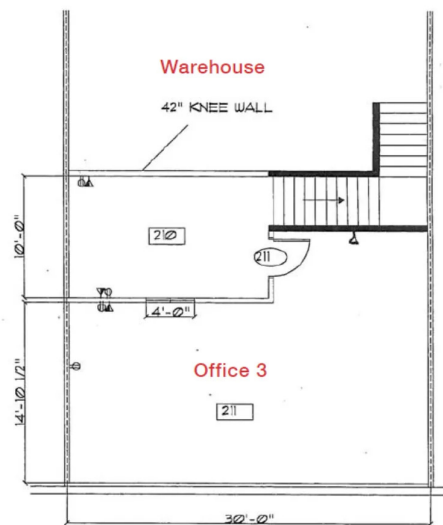
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First Floor Plan



Second Floor Plan



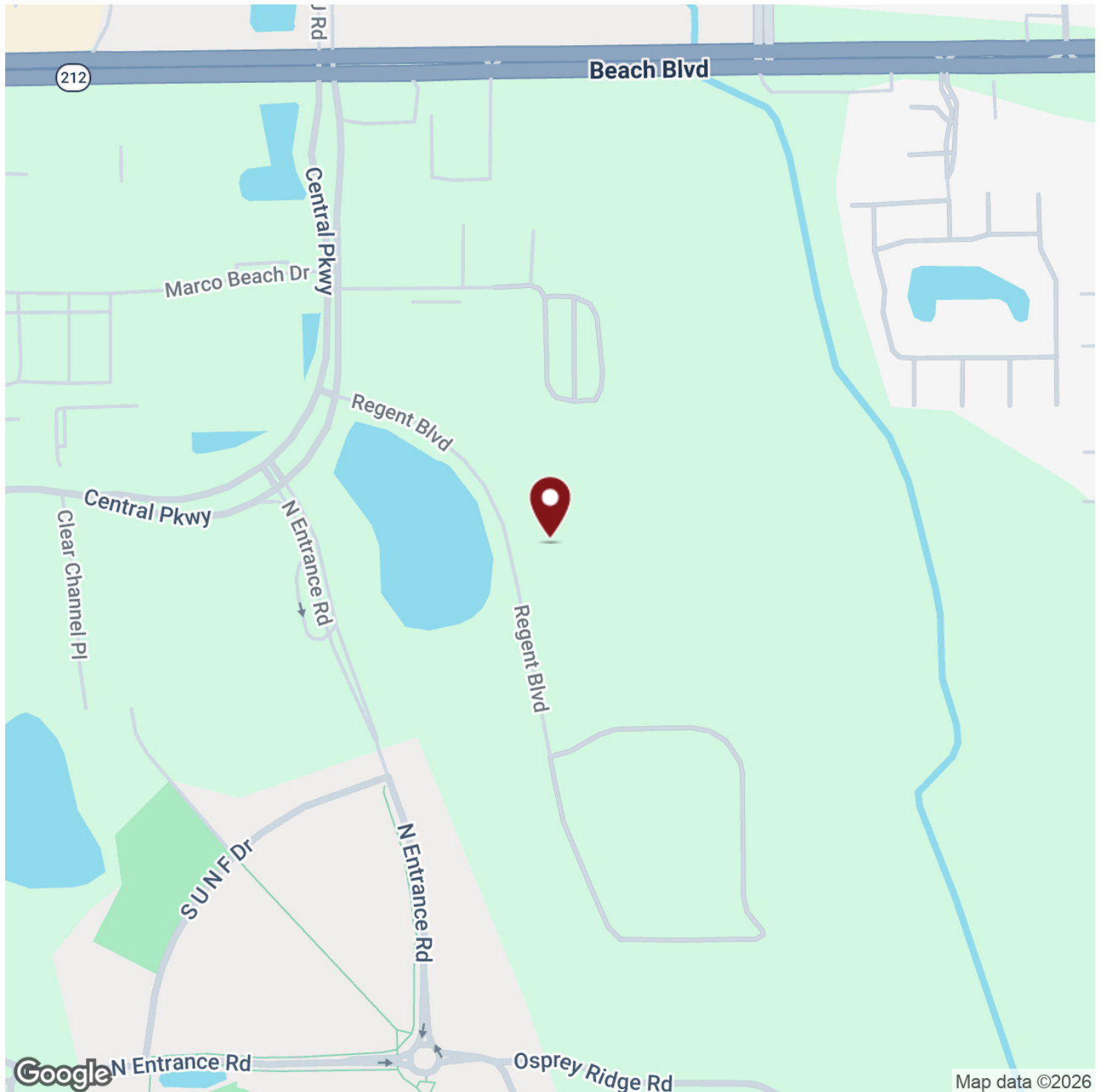
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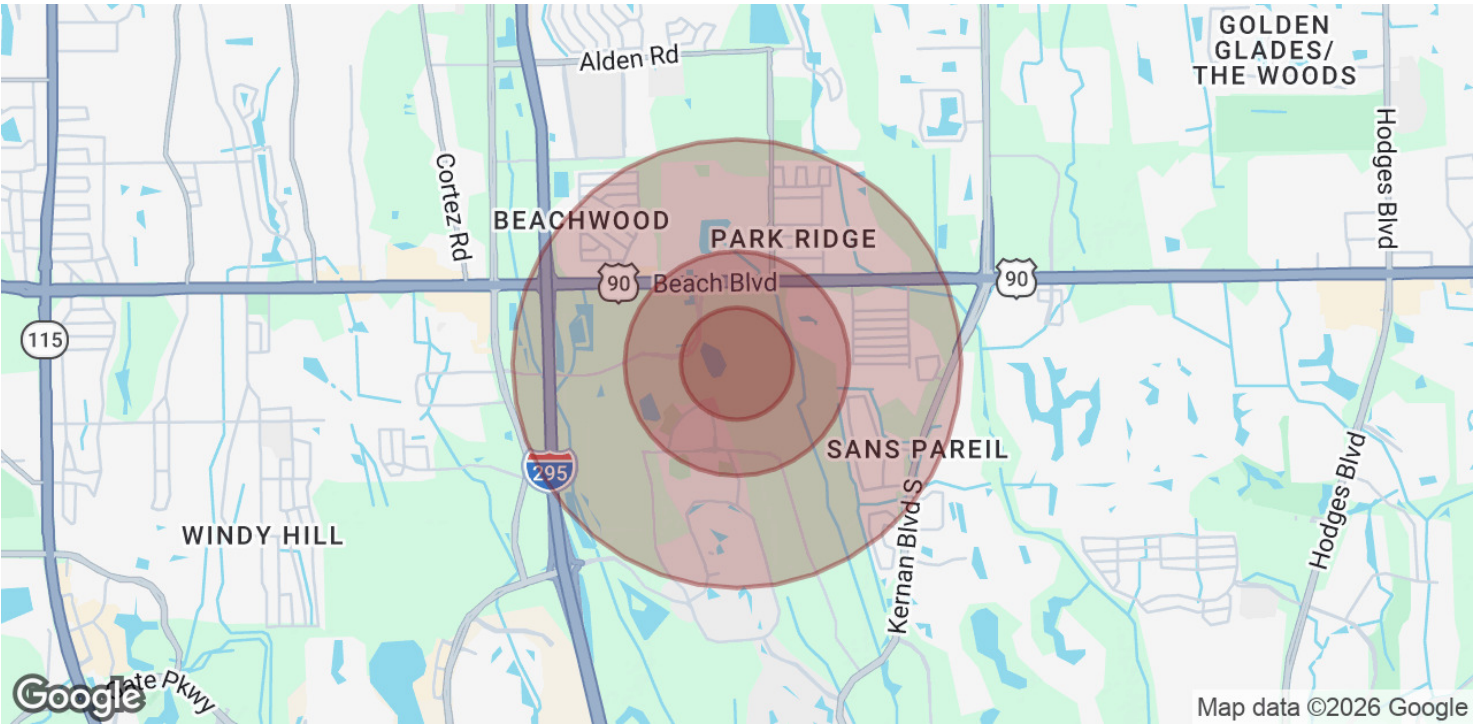
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	280	1,417	6,873
Average Age	21.5	26.4	28.0
Average Age (Male)	22.1	25.4	26.3
Average Age (Female)	21.1	26.2	27.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	407	2,234
# of Persons per HH	4.5	3.5	3.1
Average HH Income	\$43,426	\$67,791	\$78,582
Average House Value	\$738,549	\$383,539	\$329,504

2023 American Community Survey (ACS)

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