

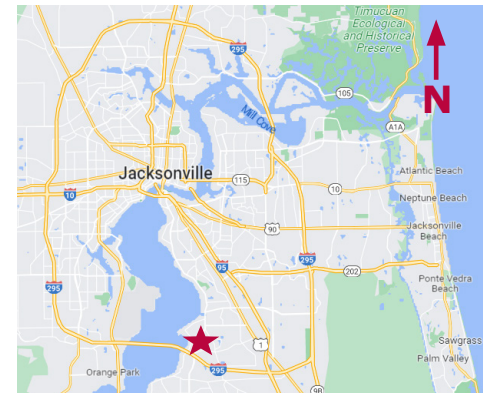
**OFFICE
BUILDING
FOR LEASE**

Crown Point Court

3663 Crown Point Court, Jacksonville, FL 32257



- **Available Space:** +/-3,483 SF
(building can potentially be demised into 2 or 3 units)
- **Lease Rate:** \$24.00/SF NNN
- **Estimated CAM:** \$5.00/SF
- New construction, delivery of space(s) anticipated Q3 2026
- Space(s) to be delivered in cold dark shell condition, Landlord providing Tenant Improvement Allowance of \$40/SF toward buildout
- Zoning: CO (allows for Professional/Medical Office Use)
- Ample parking available on surface lot
- Opportunity to lease a free-standing building
- Located just off San Jose Blvd. close to I-295, in close proximity to numerous residential communities as well as restaurants and shopping destinations



For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

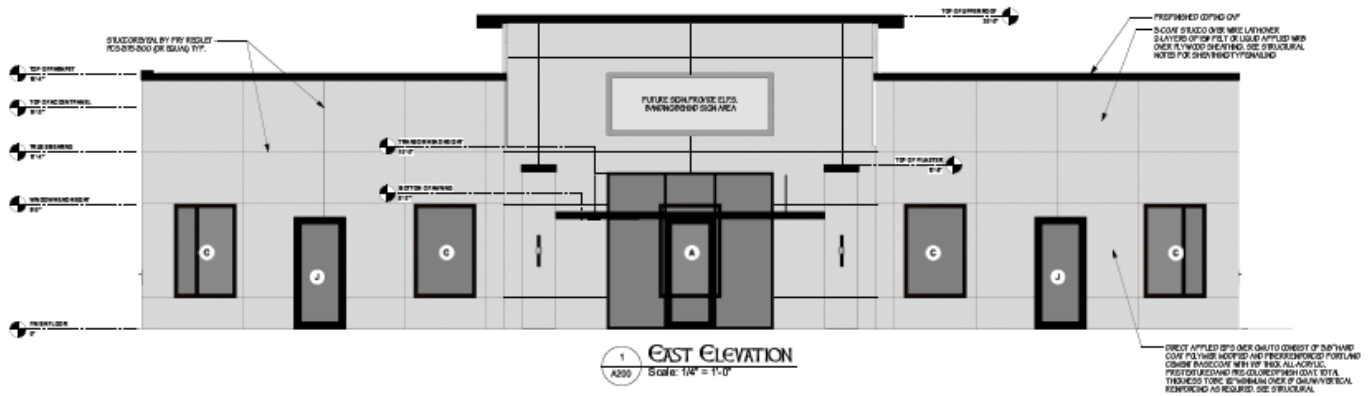
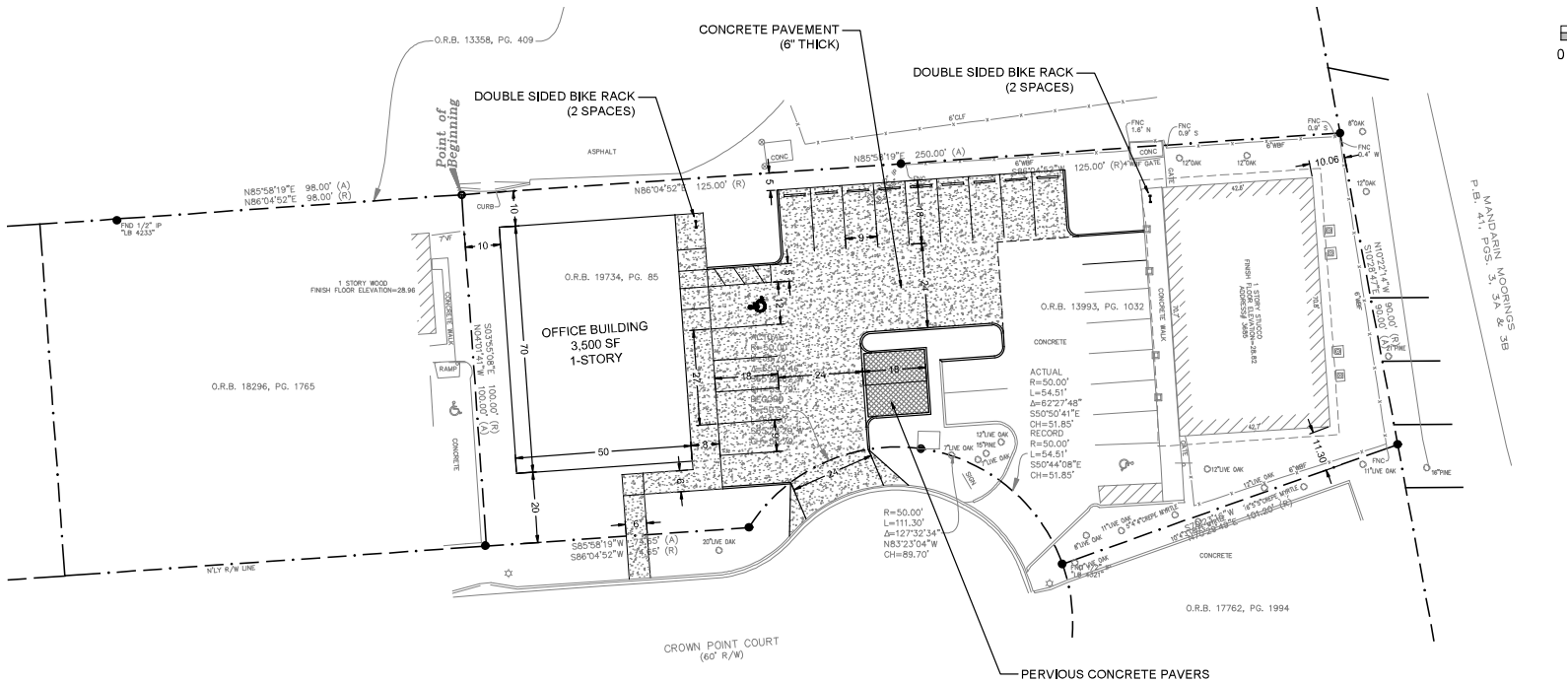
Katie Kirchner
katie@strategicsites.com

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

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Survey & Additional Drawings



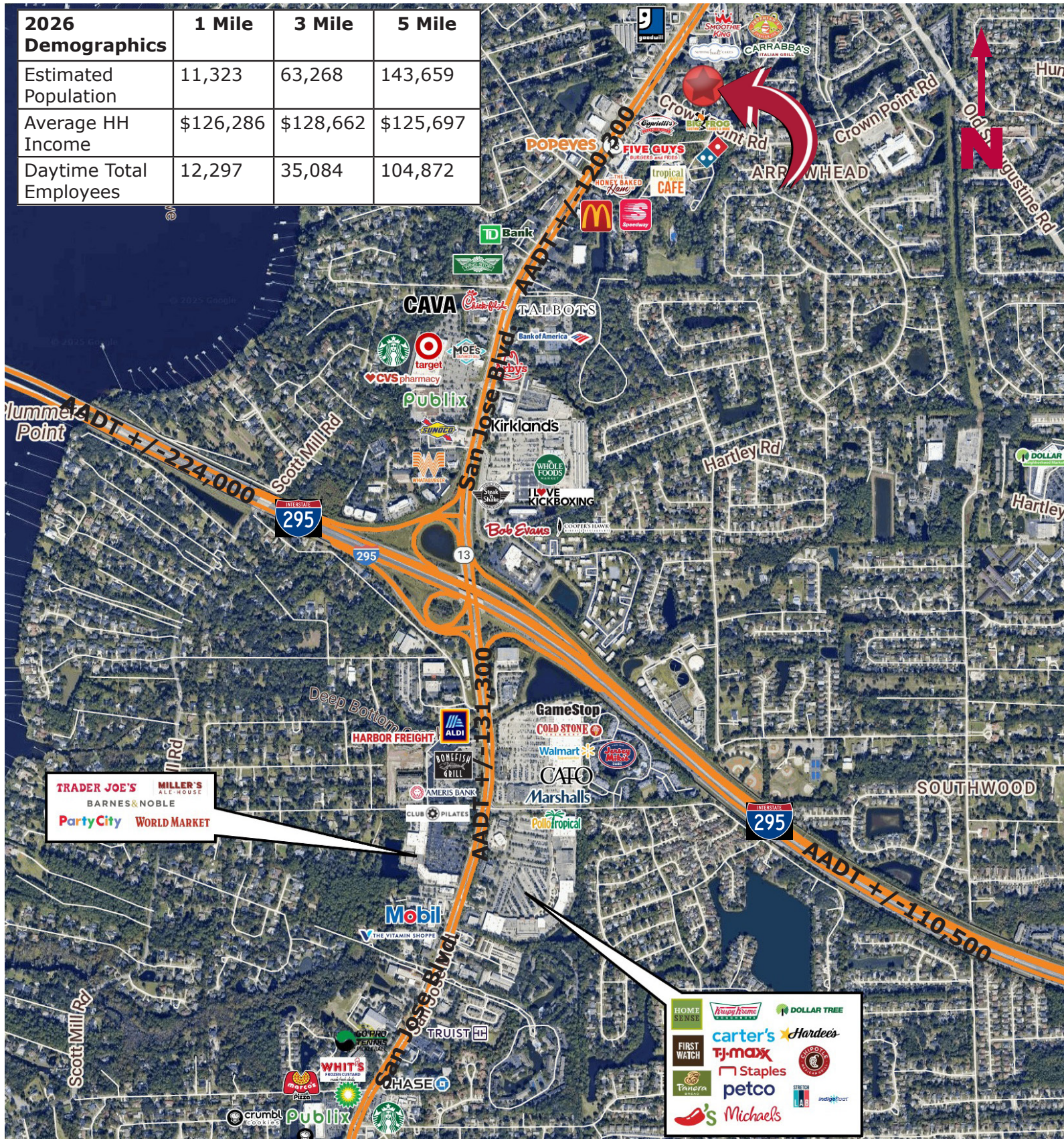
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Aerial

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,323	63,268	143,659
Average HH Income	\$126,286	\$128,662	\$125,697
Daytime Total Employees	12,297	35,084	104,872



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