

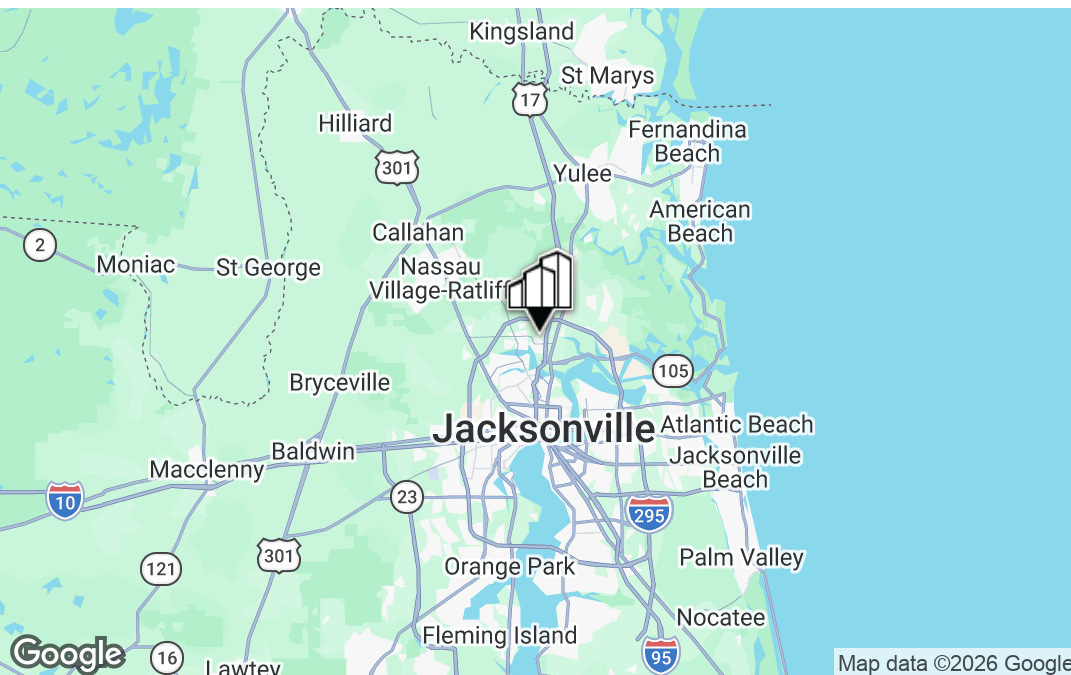
MEDICAL OFFICE SPACE FOR LEASE

NORTHSIDE MEDICAL PLAZA

1215 DUNN AVE, JACKSONVILLE, FL 32218



PRIMEREALTY



For More Information:

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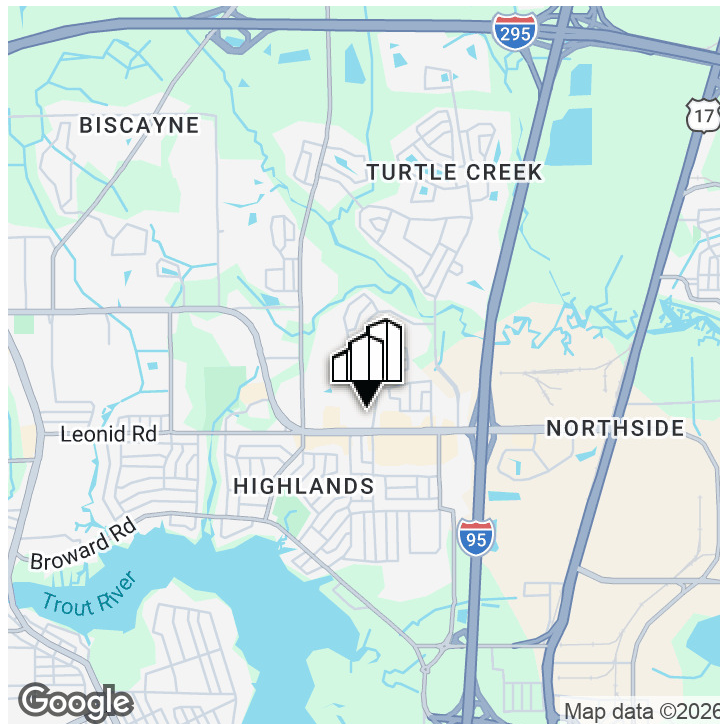
bdennis@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

NORTHSIDE MEDICAL PLAZA | 1215 Dunn Ave, Jacksonville, FL 32218



OFFERING SUMMARY

Lease Rate:	\$22.00/SF/yr (NNN)
NNN estimate:	\$5.00/SF/yr
Term:	Negotiable
Building Size:	64,824 SF
Zoning:	CCG-1
Year Built:	1982
Available Space:	1,500- 28,312 SF

PROPERTY OVERVIEW

Prime Realty is proud to present this excellent leasing opportunity at 1215 Dunn Ave in Jacksonville. This is versatile professional medical office space which can be demised to fit the space size your business needs.

The Northside medical center is a neighborhood healthcare center which continues to be an integral part of the community. The property offers Tenants a well-designed medical campus in which to thrive. This space is ideally suited for pharmacies, dentists, laboratory research, and other specialists.

Come join Akumin and H2 Health at the Northside Medical Plaza!

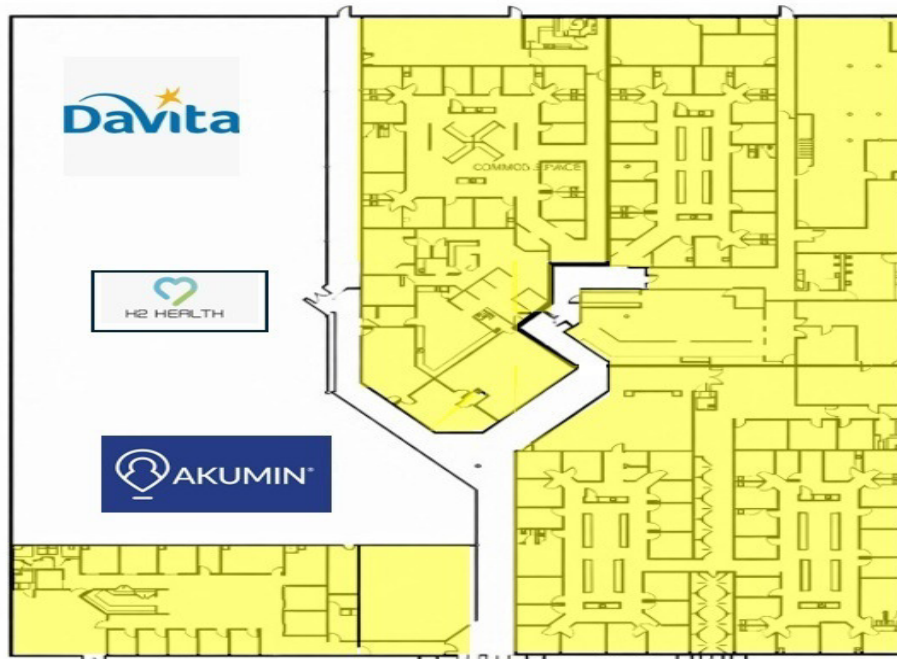
PROPERTY HIGHLIGHTS

- Medical Office- spaces which can be demised
- Centrally Located
- Ample Parking
- High Traffic Counts
- Professional Atmosphere- perfect for other specialists

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NORTHSIDE MEDICAL PLAZA | 1215 Dunn Ave, Jacksonville, FL 32218



NORTHSIDE MEDICAL PLAZA

Come join this established Jacksonville area medical center. With ample parking and easy access to major roadways, the Northside Medical Center at 1215 Dunn Ave offers a variety of suite sizes perfect for medical professionals. With existing healthcare providers already operating there, the location offers a collaborative medical environment that supports patient referrals, complementary services, and long-term practice growth.

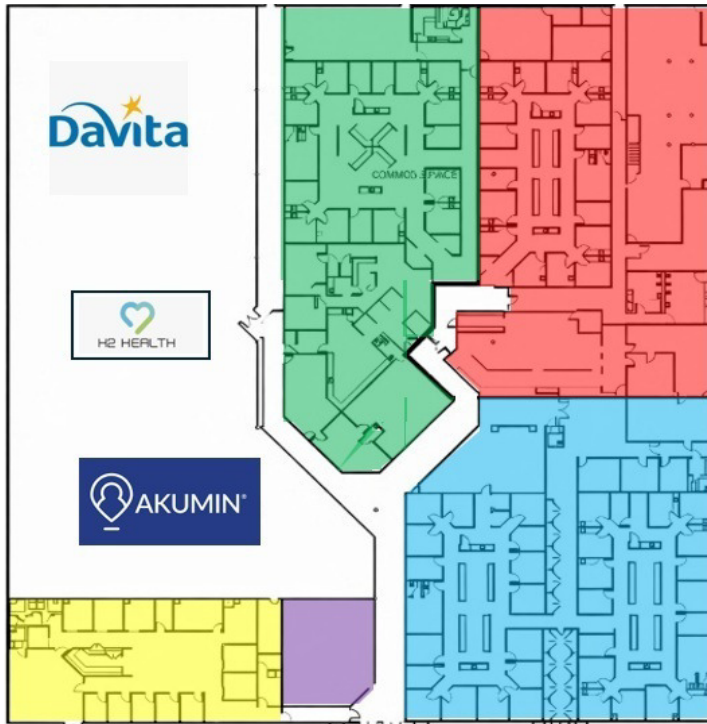
Ideal Tenants Include:

**Primary Care
Urgent Care
Dentistry
Pharmacy
Medical Specialists
Laboratory and Research Professionals**

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EXAMPLE SPACE SIZES | 1215 Dunn Ave, Jacksonville, FL 32218



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 28,312 SF	Lease Rate:	\$22 SF/yr

EXAMPLE SPACE SIZES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1215 Dunn Ave	Available	1,317 SF	NNN	\$22.00 SF/yr	Example shown in Purple
1215 Dunn Ave	Available	4,095 SF	NNN	\$22.00 SF/yr	Example shown in Yellow
1215 Dunn Ave	Available	7,900 SF	NNN	\$22.00 SF/yr	Examples in Red and Green
1215 Dunn Ave	Available	15,000 SF	NNN	\$22.00 SF/yr	Example shown in Blue
1215 Dunn Ave Total Space Available	Available	28,312 SF	NNN	\$22.00 SF/yr	All Available Space

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Office Building For Lease | Northside Medical Plaza



ADDITIONAL PHOTOS | 1215 Dunn Ave, Jacksonville, FL 32218



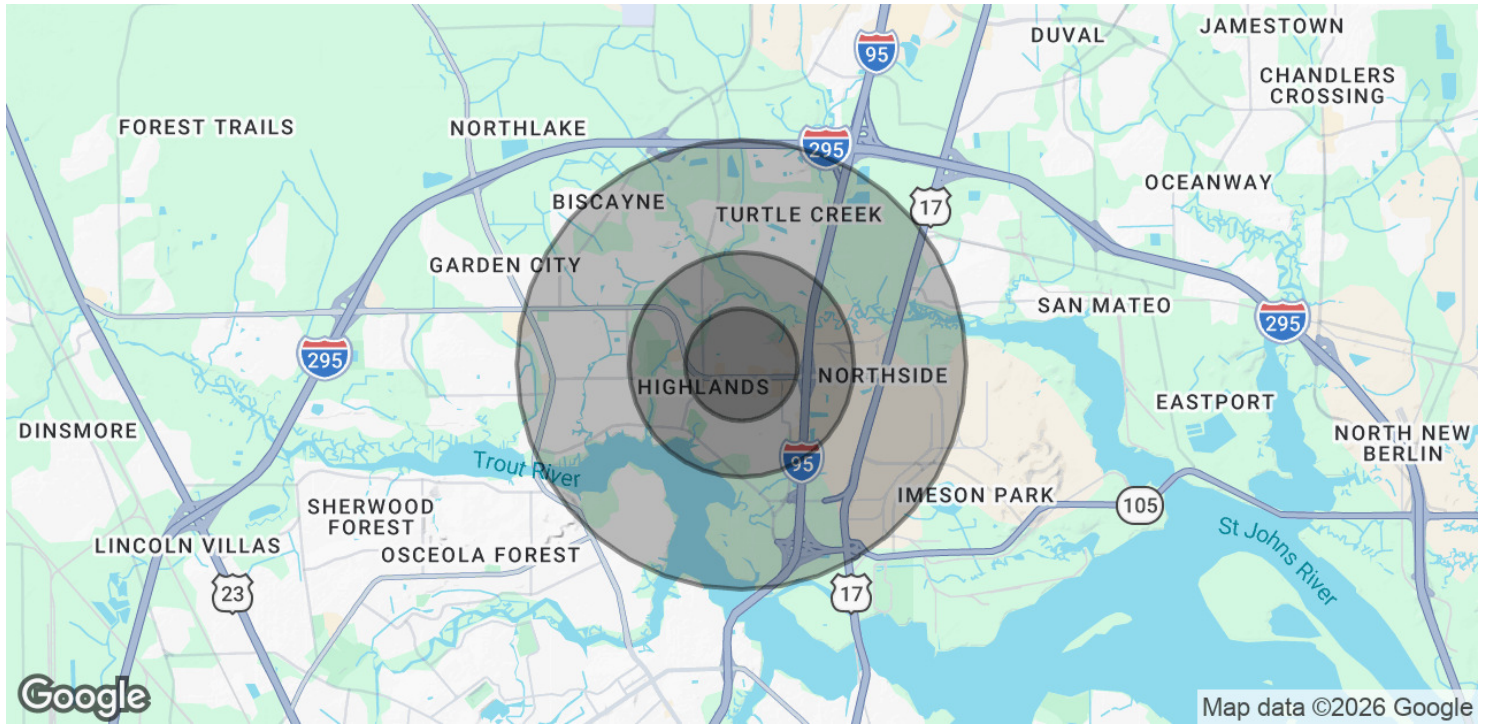
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DEMOGRAPHICS | 1215 Dunn Ave, Jacksonville, FL 32218



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,200	9,072	26,000
Average Age	38	38	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,274	3,509	10,143
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$61,583	\$63,597	\$69,595
Average House Value	\$191,072	\$210,662	\$249,564

Demographics data derived from AlphaMap

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