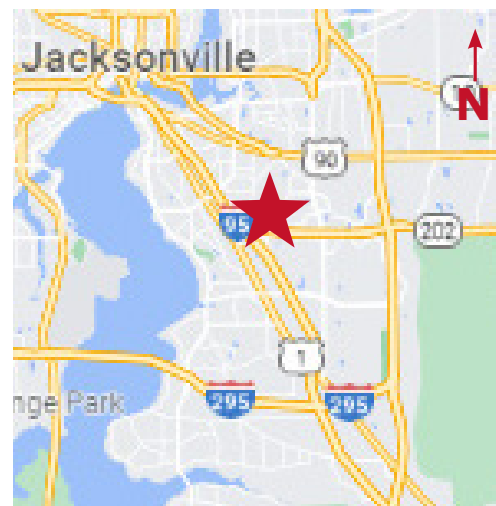


SOUTHPOINT OFFICE FOR LEASE

6816 Southpoint Pkwy Building 300, Jacksonville, FL 32216



- **Lease Rate: \$24.00/RSF NNN OPEX \$6.25/RSF**
- Available Space: Suite 303: +/-1,958 RSF
- Zoning: PUD - Allows for Professional Office, Medical
- Occupancy Immediately
- Parking: On-site 23 spaces in dedicated surface lot - shared by all tenants
- Unit 303 requires renovation - Landlord to renovate for a quality Tenant
- Signage available on monument and building
- Well-located, free-standing office building located in Southpoint just off Butler and Convenient to I-95. Close proximity to substantial office and medical users



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	6,603	88,313	209,108
Average HH Income	\$111,764	\$104,890	\$109,170
Daytime Total Employees	18,002	81,315	163,387

For Additional
Information Contact:

Kate Clifford
kate@strategicsites.com

Katie Kirchner
katiek@strategicsites.com

JC Clifford
jcc@strategicsites.com



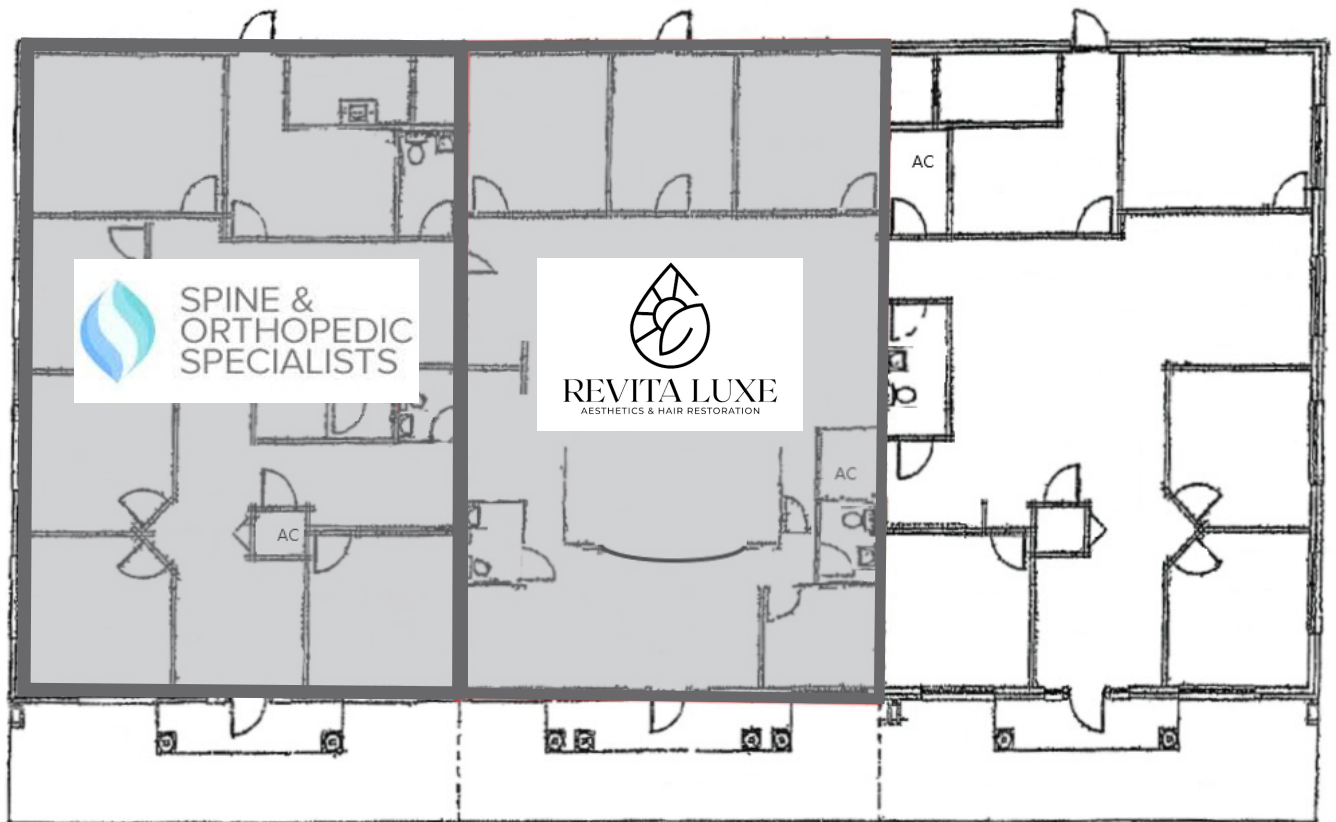
STRATEGIC SITES
Clifford Commercial

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

Suite 303: +/-1,958 RSF

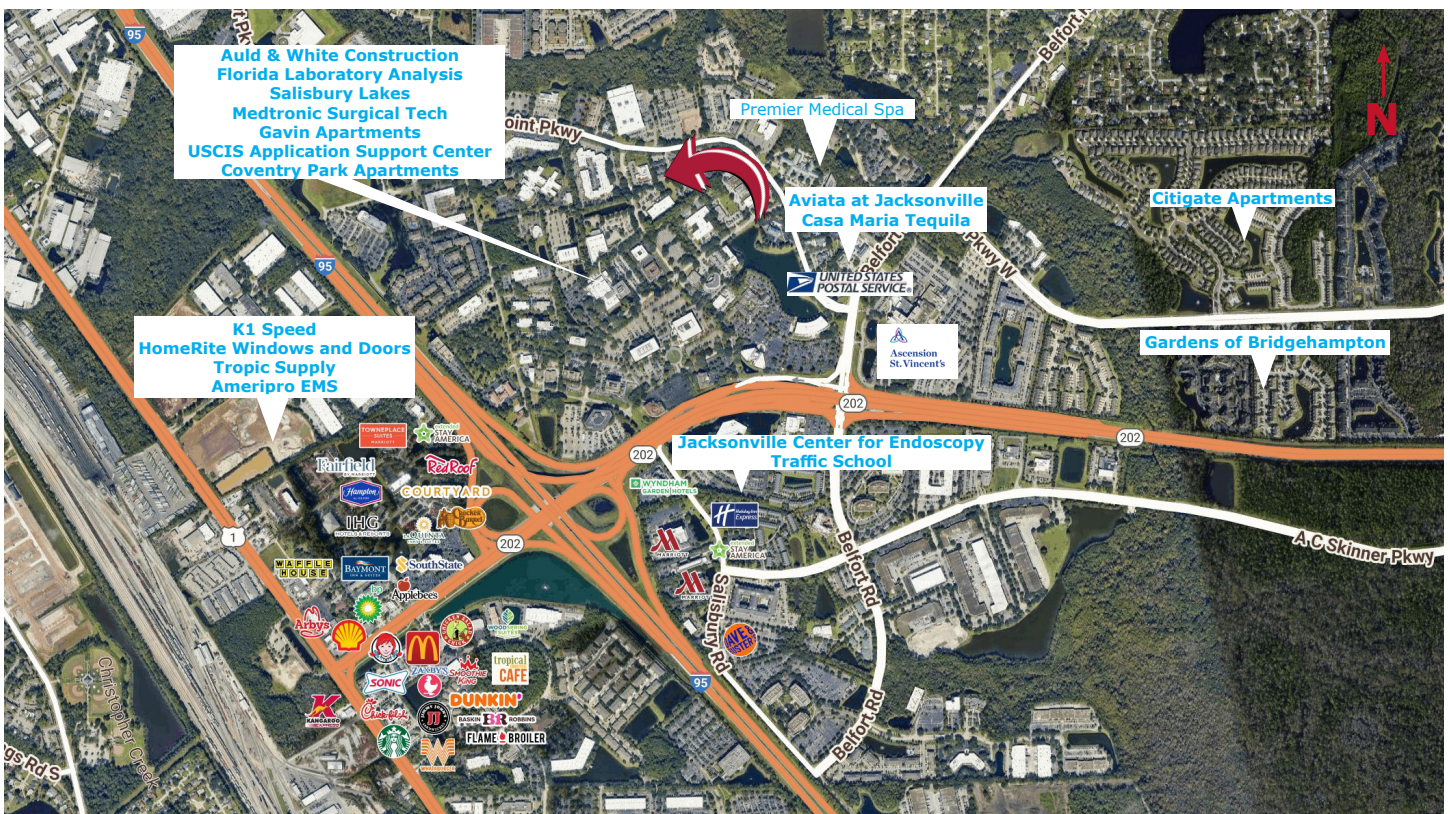


Suite 301

Suite 302

Suite 303

*Floor plan not to scale



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