



- **Lease Rate: \$15.00/SF NNN** (CAM \$6.50/SF)
 - Tenant responsible for electric & janitorial
 - Private entrance and signage
- Available Space:
 - Suite C-4: +/-2,500 SF
 - Floor plan includes: large reception area, restroom, break area, six large executive offices, conference room and large open work area
- Zoning: CRO - Commercial, Residential, Office
- Suitable for General Office or Medical Use
- Ample parking on shared lot
- Conveniently located in small suburban commercial business park; off University Blvd. with professional and medical uses

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,611	58,690	165,637
Average HH Income	\$109,363	\$106,555	\$106,608
Daytime Total Employees	8,697	55,566	147,486



For Additional
Information Contact:

John Clifford
john@strategicsites.com

OR

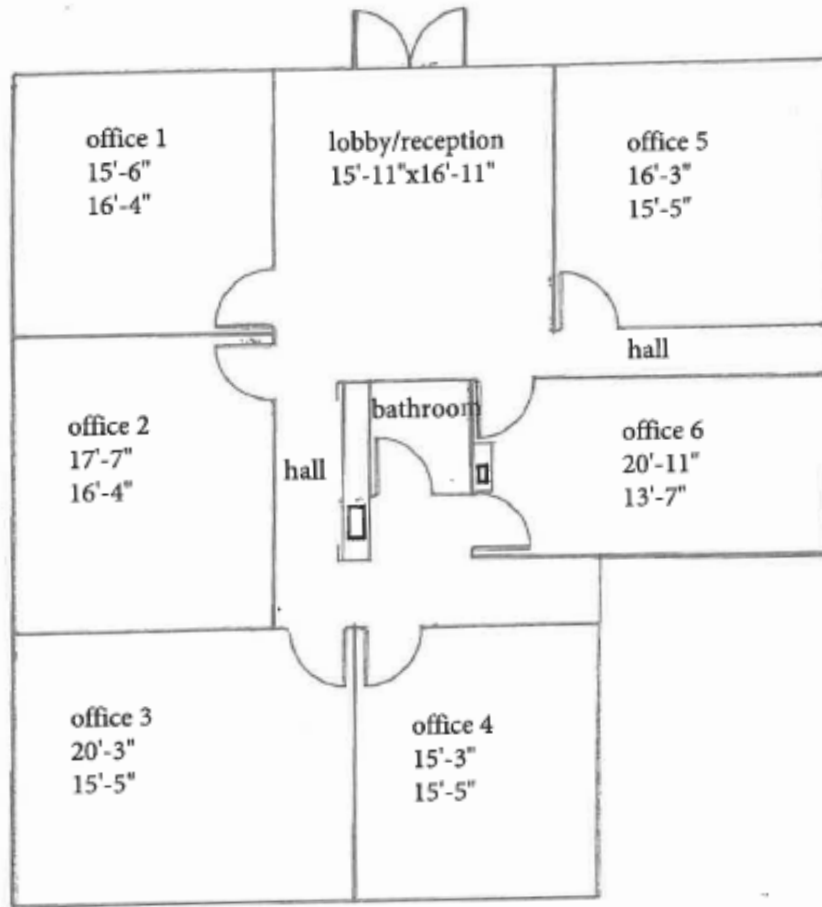
Kate Clifford
kate@strategicsites.com

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

Floor Plan & Photos

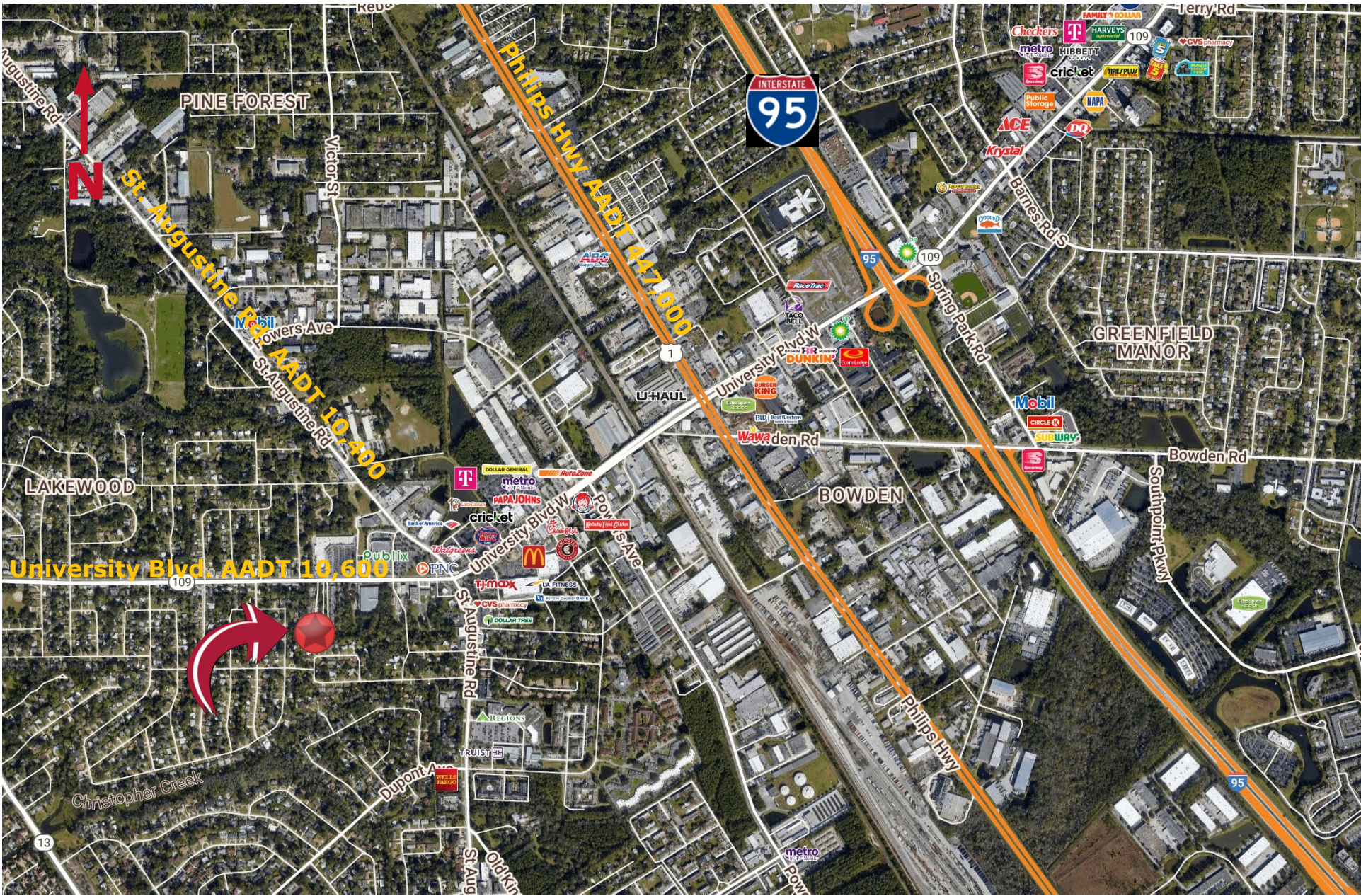


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Aerial Map



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