

Available Now

Offices For Lease

Lakeside Professional Center | 2511 St. Johns Bluff Rd S | Jacksonville, FL 32246

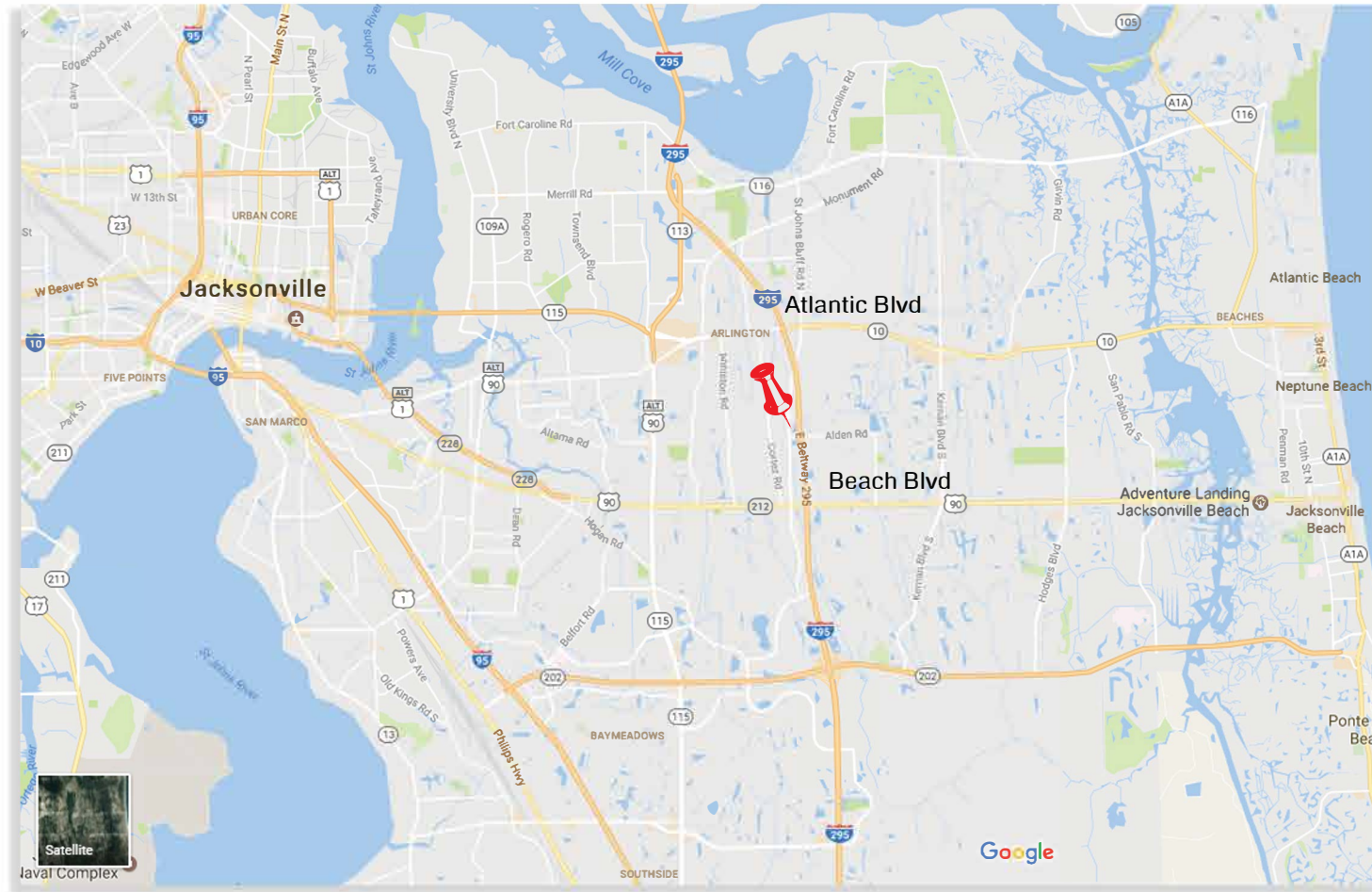
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CUSTOM OFFICES AVAILABLE NOW FOR LEASE

- BEAUTIFUL 30,000 SF PROFESSIONAL OFFICE PARK
- AVAILABLE SUITE SIZES: 1,900 sf to 5,700 sf CONTIGUOUS
 - FRONT AND REAR PARKING
- BLANK SHELL - CUSTOMIZED PRECISELY TO TENANT'S SPECIFIC NEEDS
 - Lease Rate: \$19.00 per SF (NNN)
 - Operating Expenses (CAM): \$3.80 per SF
 - Flexible lease Terms from 5 -15 years

Custom Builders • Kelly Corsmeier • 904-534-2937 • Kelly@dgrubbs.com
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PROPERTY AMENITIES & UNIQUE COST SAVINGS TO TENANTS

- SUITES ARE DESIGNED FOR THE CLIENT TO ACHIEVE AN OFFICE ENVIRONMENT TO MATCH THEIR SPECIFIC NEEDS
 - Suites are in “blank shell” condition. No demo or existing construction to “work around”
- This rare first generation space is a true “one stop shop” when you deal with our team to accomplish your vision. Prior to signing a lease, we will provide prospective tenants a conceptual design, space plan and a project budget, at no cost
- 5 Parking spaces per 1,000 square feet provide our tenant’s with 25-30% more parking than typical office space
 - FRONT AND REAR PARKING FOR ALL SUITES
- Developed and built by Custom Builders, a well-respected, local owner-operator, the property is self-managed. Custom Builders is “hands-on” and continuously very active in its commitment to minimize operating expenses in every area. This has enabled us to offer our tenants a lease rate and operating expenses (CAM) below those of comparable properties in the area.
 - Energy efficient building is equipped with many cost saving materials including low-flow irrigation system, tinted low-e windows and doors, high efficiency 19 SEER variable speed HVAC equipment, high efficiency lighting, Icynene Insulation, low VOC flooring materials, high efficiency water heater with recirculation pump, and water softener, if needed.
 - The buildings’ orientation and passive solar overhangs block most the sun’s daily thermal heat-load.
- Individually metered utilities (water/sewer/electric) enable our tenants to pay for their actual consumption - not an unfair prorated usage charge based upon square footage.

THE BUILDER/MANAGER/LANDLORD

Daryl Grubbs is the 2nd generation owner of Custom Builders and a Jacksonville native. For more than four decades Custom Builders has provided quality personalized construction and development services around the First Coast.

As Landlord, Management team and General Contractor, we have abilities that most landlords do not. Custom Builders and its affiliate companies provide tenants with a true “one stop shop”. We will custom design and build your space to suit the specific needs of your business. Partnering with us from conception through move-in, our clients enjoy delivery of a higher quality product...in less time...at a lower price.

Custom Builders has extensive knowledge and experience building specialized medical and dental environments as well as general professional office, retail and industrial environments.

Our clients include: North Florida Oral and Facial Surgery, Cavka Family Dental Center, Dr. Gatling, Dr. Berdy, Dr. Elias, Dr. Maetozo, Dr. Diaz, Dr. Johnson, and many others.

- In the heart of Jacksonville’s Southside at 2511 St. John’s Bluff Road S, halfway between Atlantic Blvd and Beach Blvd on St. Johns Bluff, directly west of I-295. The rear of the property offers great exposure to I-295 and beautiful lakefront views.
 - Easy access to the beaches, Jacksonville Town Center, downtown and Jacksonville International Airport.
- Existing Medical clients in Lakeside Professional Center include: North Florida Oral and Facial Surgery, Cavka Family Dental Center, LabCorp, PrimeMed and St. Johns Medical Center.

