



**LEASE**

# Medical/Office Space

**11555 CENTRAL PKWY #204**

Jacksonville, FL 32224

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**LANCE COBB**

O: 941.387.1200

[lance.cobb@svn.com](mailto:lance.cobb@svn.com)

FL #SL3483253

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,220 SF
<b>LOT SIZE:</b>	153,643 SF
<b>BUILDING SIZE:</b>	4,800 SF

### PROPERTY DESCRIPTION

Exceptional opportunity to lease a move-in-ready professional office suite in Jacksonville's thriving Southside submarket. This 1,220 SF suite offers an efficient, well-appointed layout ideal for a boutique firm or growing practice seeking a polished address in one of the city's most sought-after business corridors.

### PROPERTY HIGHLIGHTS

- Move-In Ready — Professionally built out and available for immediate occupancy
- Beautifully Appointed Interior — High-quality finishes throughout
- Functional Layout — Reception area, four (4) private offices, breakroom, and private restroom
- Ample Parking — Convenient parking for staff and visitors
- Quiet Corner Suite — Private setting with a serene wooded backdrop
- Prime Southside Location — Ideally positioned in Jacksonville's premier business corridor with excellent visibility and access

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## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>\$19 SF/YR</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Medical/Office Space
<b>STREET ADDRESS</b>	11555 Central Pkwy #204
<b>CITY, STATE, ZIP</b>	Jacksonville, FL 32224
<b>COUNTY</b>	Duval
<b>MARKET</b>	Jacksonville
<b>CROSS-STREETS</b>	Central Parkway and Southside Boulevard / State Road 115
<b>TOWNSHIP</b>	25
<b>RANGE</b>	28
<b>SECTION</b>	32
<b>SIDE OF THE STREET</b>	North
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Mega
<b>NEAREST HIGHWAY</b>	0.2 Miles to I-295, 0.8 Miles to US 90
<b>NEAREST AIRPORT</b>	Jacksonville International Airport (JAX) Distance: Approximately 22 miles north

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>ZONING</b>	IBP
<b>LOT SIZE</b>	153,643 SF
<b>APN #</b>	165425 2550
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	10500
<b>TRAFFIC COUNT STREET</b>	I - 295
<b>WATERFRONT</b>	No
<b>POWER</b>	Yes

### PARKING & TRANSPORTATION

<b>STREET PARKING</b>	Yes
<b>PARKING PRICE PER MONTH</b>	\$0.00 /month
<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	4.17
<b>NUMBER OF PARKING SPACES</b>	20

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### BUILDING INFORMATION

<b>BUILDING SIZE</b>	4,800 SF
<b>BUILDING CLASS</b>	B
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	2004
<b>GROSS LEASABLE AREA</b>	4,800 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>FRAMING</b>	Concrete Block
<b>CONDITION</b>	Good
<b>ROOF</b>	Asphalt
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1
<b>FOUNDATION</b>	Slab
<b>EXTERIOR WALLS</b>	Concrete Block
<b>OFFICE BUILDOUT</b>	Medical - PT and Office

### UTILITIES & AMENITIES

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	Yes
<b>ELEVATORS</b>	N/A
<b>FREIGHT ELEVATOR</b>	No
<b>NUMBER OF ELEVATORS</b>	0
<b>NUMBER OF ESCALATORS</b>	0
<b>CENTRAL HVAC</b>	Yes

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	1,220 SF	<b>LEASE RATE:</b>	\$19 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office Space	Available	1,220 SF	NNN	\$19.00 SF/yr

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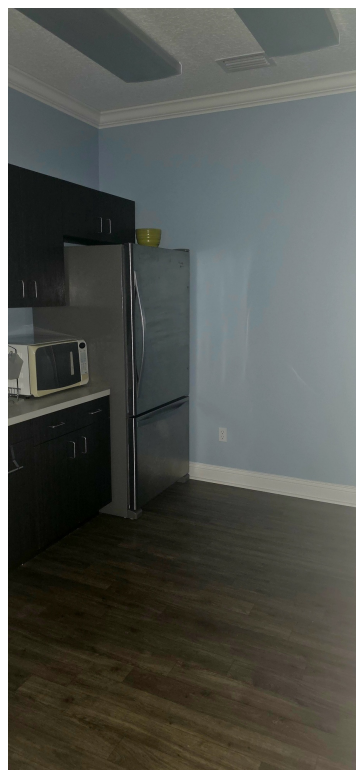
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## ADDITIONAL PHOTOS



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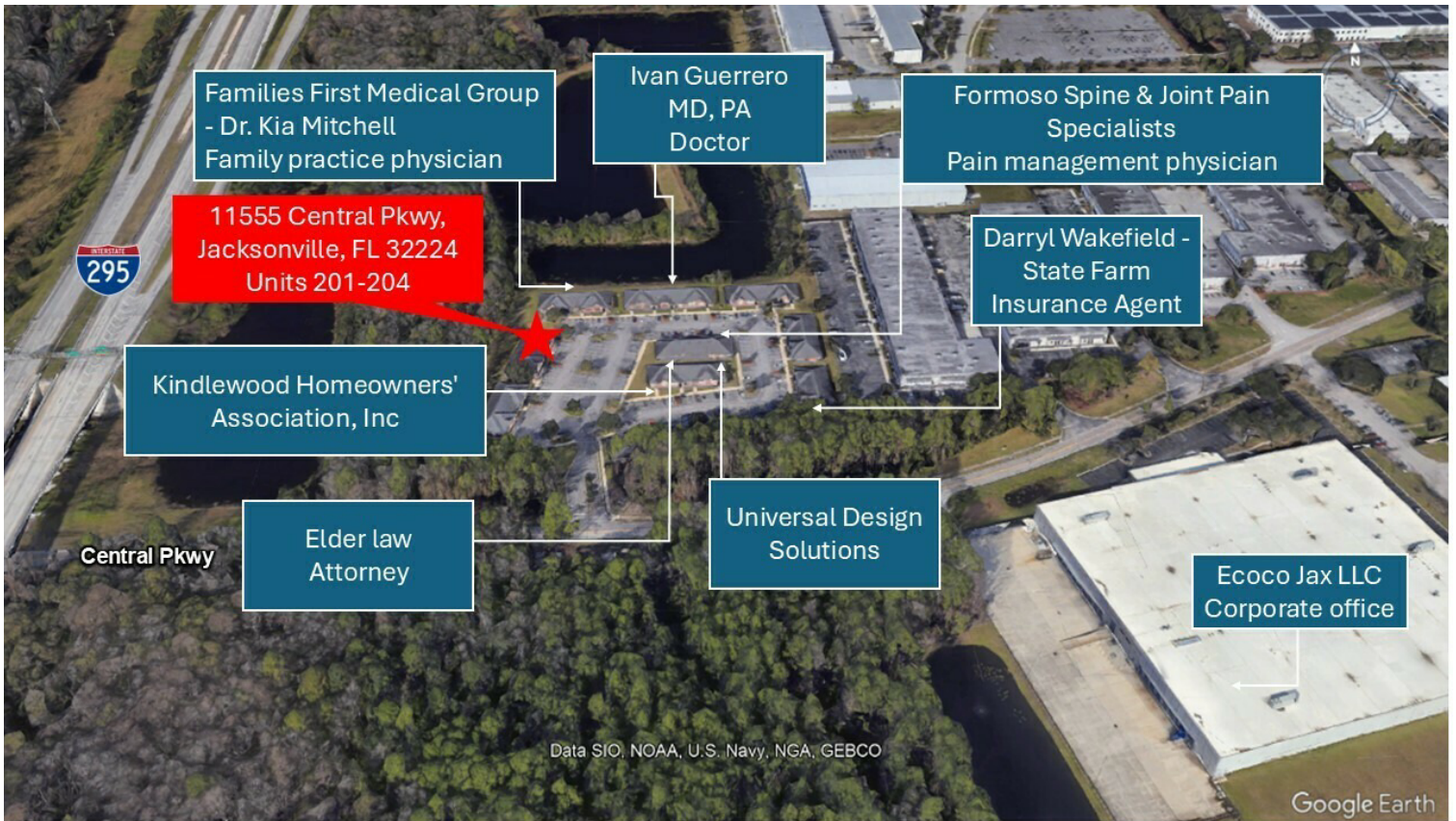
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# AERIAL MAP



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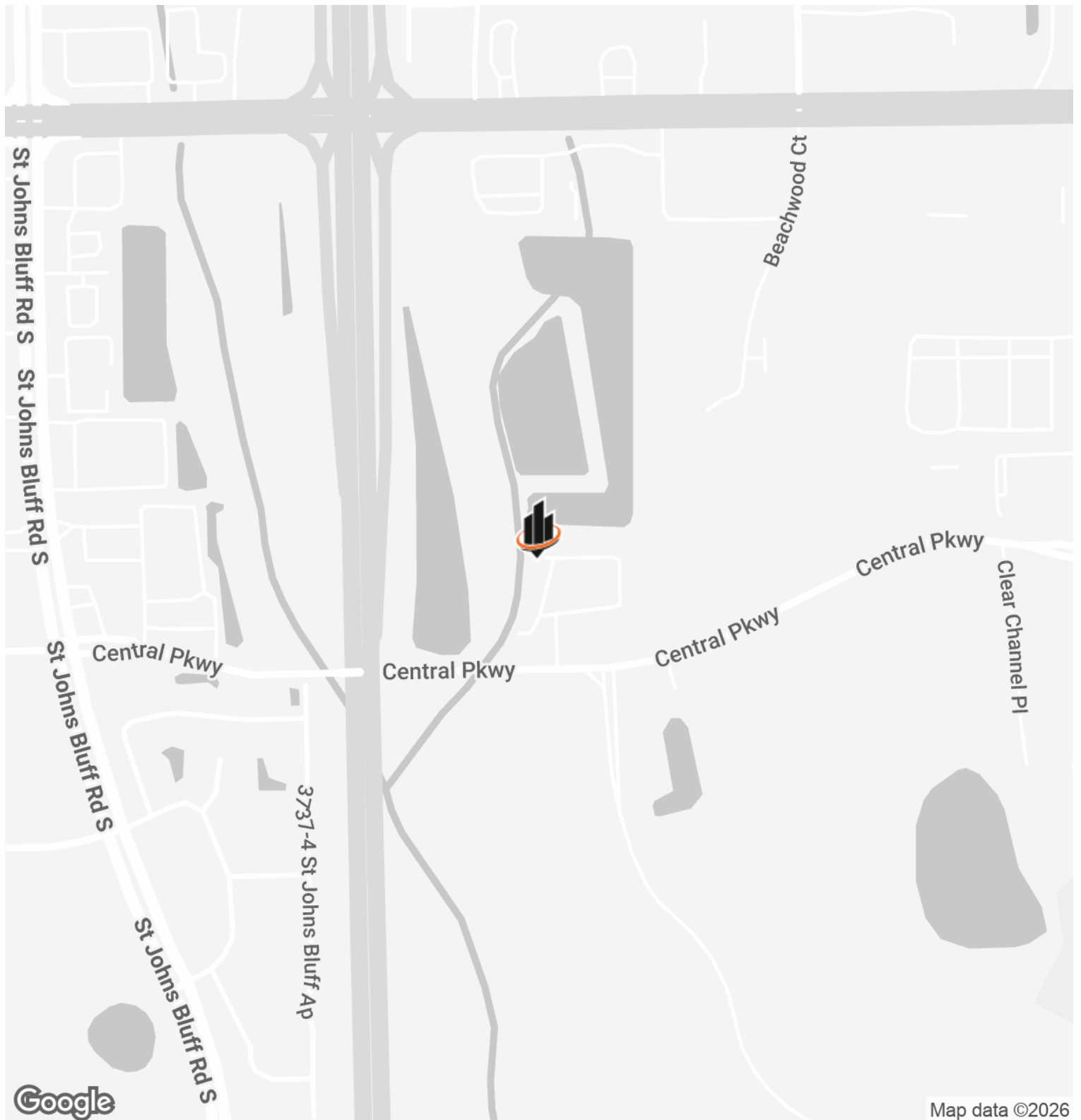
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## LOCATION MAP



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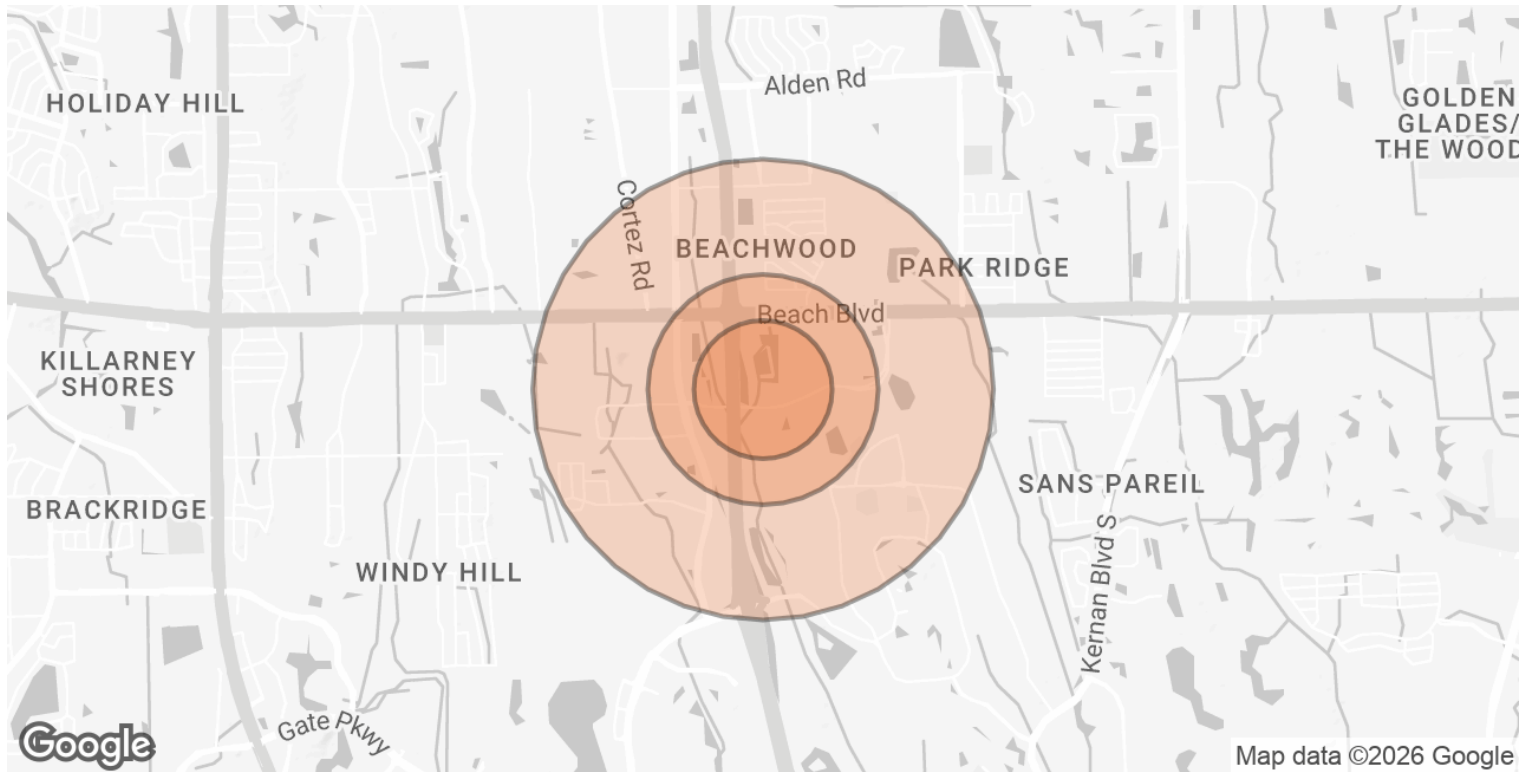
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	397	1,242	5,597
<b>AVERAGE AGE</b>	20.9	28.0	33.0
<b>AVERAGE AGE (MALE)</b>	21.6	28.9	32.5
<b>AVERAGE AGE (FEMALE)</b>	20.4	25.3	29.4

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	86	292	1,546
<b># OF PERSONS PER HH</b>	4.6	4.3	3.6
<b>AVERAGE HH INCOME</b>	\$39,847	\$45,896	\$55,917
<b>AVERAGE HOUSE VALUE</b>		\$203,353	\$207,849

2023 American Community Survey (ACS)

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## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

Direct: **941.223.1525** | Cell: **941.223.1525**

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

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## LANCE COBB

Advisor

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Direct: **941.387.1200** | Cell: **941.356.4781**

### PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

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