



## OFFICE/MEDICAL OFFICE | FOR LEASE

2425 Dunn Avenue  
Jacksonville, FL 32218

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# PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present 2425 Dunn Avenue for lease in Jacksonville, FL. This gorgeous 3,000 SF office suite is located on busy Dunn Avenue (19,600 AADT) in Jacksonville's Northside sub-market.

The subject property includes many large private perimeter offices, conference room, reception/lobby area, multiple ADA compliant restrooms, and a large break area. With easy access, ample parking, and signage on Dunn Avenue; the potential is endless for this desirable office property!

This floorplan is ideal for many users including medical, office or special purpose. The large parcel creates potential for an outdoor playground, making this property ideal for a variety of childcare users as well.

2425 Dunn Avenue is situated between I-295 and I-95, offering quick access to both. Also located adjacent to one of Jacksonville's most established Rehabilitation Clinics and nearby many medical users such as Wolfson Children's Hospital, Baptist Medical, UF Health Family Medicine, North Florida OBGYN, Coastline Orthodontics, Florida Pain Physicians and more!

## PROPERTY DETAILS

- Beautifully Maintained Office Building
- Established Rehabilitation Clinic as adjacent tenant
- Existing Fenced-in Outdoor Play Area
- Ample Parking
- Building signage & Pylon Signage Available

## OFFER DETAILS

Available Space:	3,000 SF
Lease Rate:	\$13.50/SF + \$3.00/SF NNN



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# INTERIOR PHOTOS

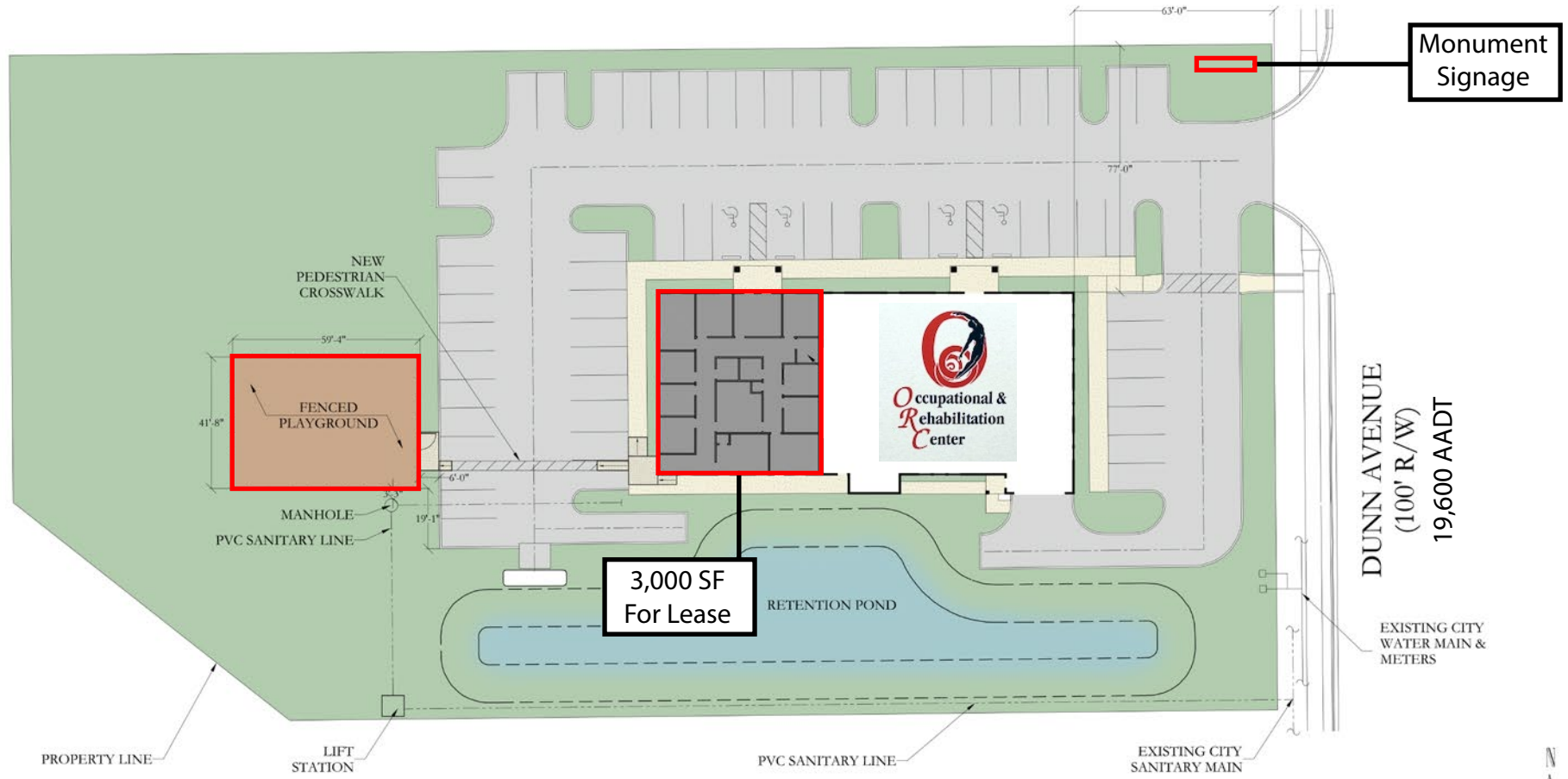


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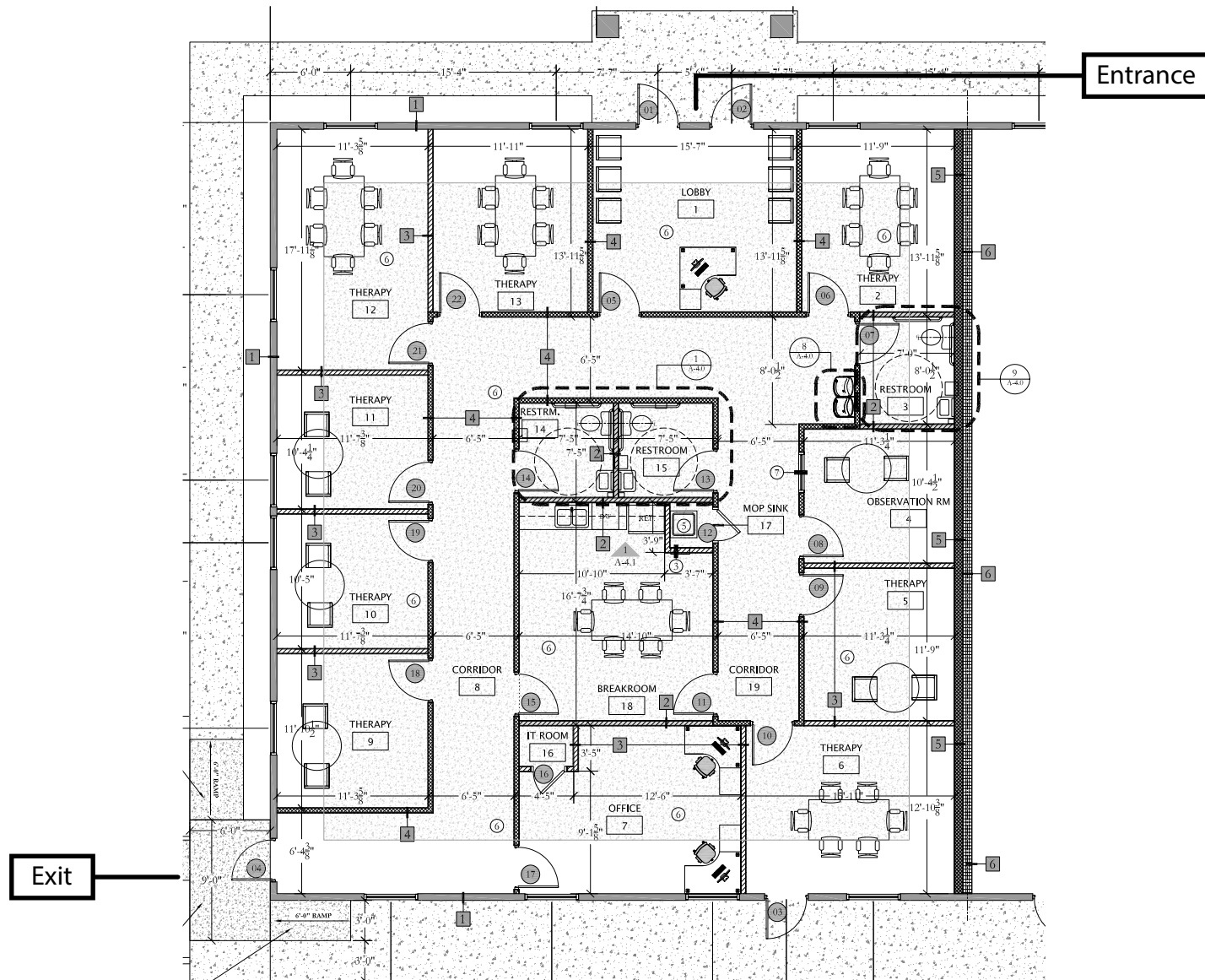
# SITE PLAN



**ARCHITECTURAL SITE PLAN**



# FLOOR PLAN



# SURROUNDING AREA



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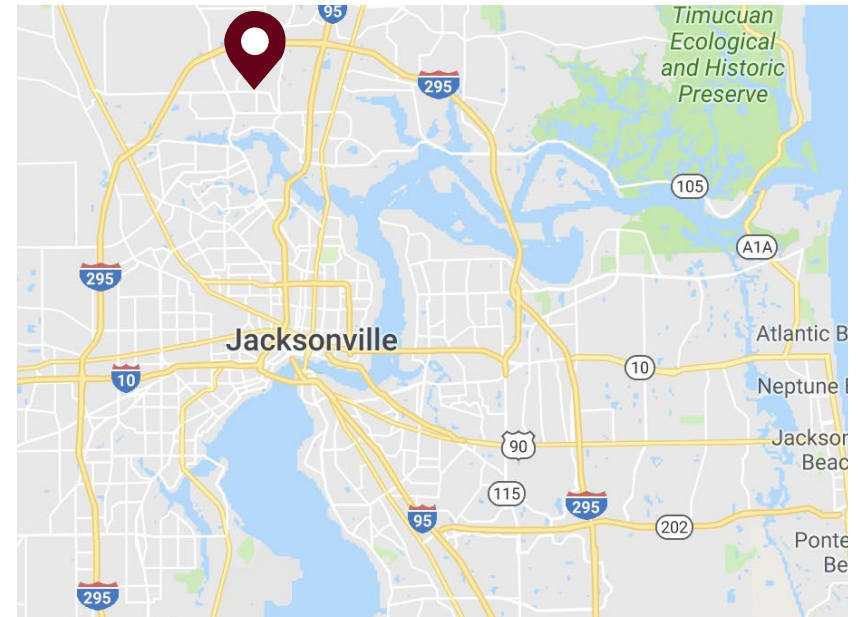
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## DEMOGRAPHICS

	3 MILES	5 MILES
Population	42,041	94,784
Households	15,757	36,324
Average Household Size	2.63	2.59
Average Household Income	\$60,191	\$57,605
Median Household Income	\$48,568	\$44,256
Median Age	36.5	38.8



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