



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

MANDARIN CROSSING - LEASE

\$19.50 - 27.00 SF/yr (NNN)

AVAILABLE SPACE

200 - 6,292 SF



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



MANDARIN CROSSING - LEASE

4268 Oldfield Crossing Dr, Jacksonville, FL 32223



OFFERING SUMMARY

Available SF:	200 - 6,292 SF
Lease Rate:	\$19.50 - 27.00 SF/yr (NNN)
Lot Size:	0 SF
Year Built:	2007
Building Size:	6,292 SF
Renovated:	2013
Zoning:	CCG-1 Commercial
Market:	Jacksonville
Submarket:	Mandarin

PROPERTY OVERVIEW

14201 SF Surface; 6292 SF Heated. 22 Offices, 4 Bathrooms and 7 entrances, one Kitchen breakroom and a outside with a grill break area. The building is spotless with higher end moldings/doors and fixtures. Very logically set up, high internet access, high security access controls, very nice outside employee break area, unique murphy-bed system in two offices, washer/dryer facilities, and large break room full complement of kitchen, (no stove).

PROPERTY HIGHLIGHTS

- The Offices are finished off at different levels from Executive Owner Suites, Executive Office Space, exceptional reception entrance area, individual work spaces as well as several open concept areas. Included is a stat of the art Conference room.
- Please see floor plan. The property could be divided up into 3 main areas.

OTHER RESOURCES

[Property Website](#)

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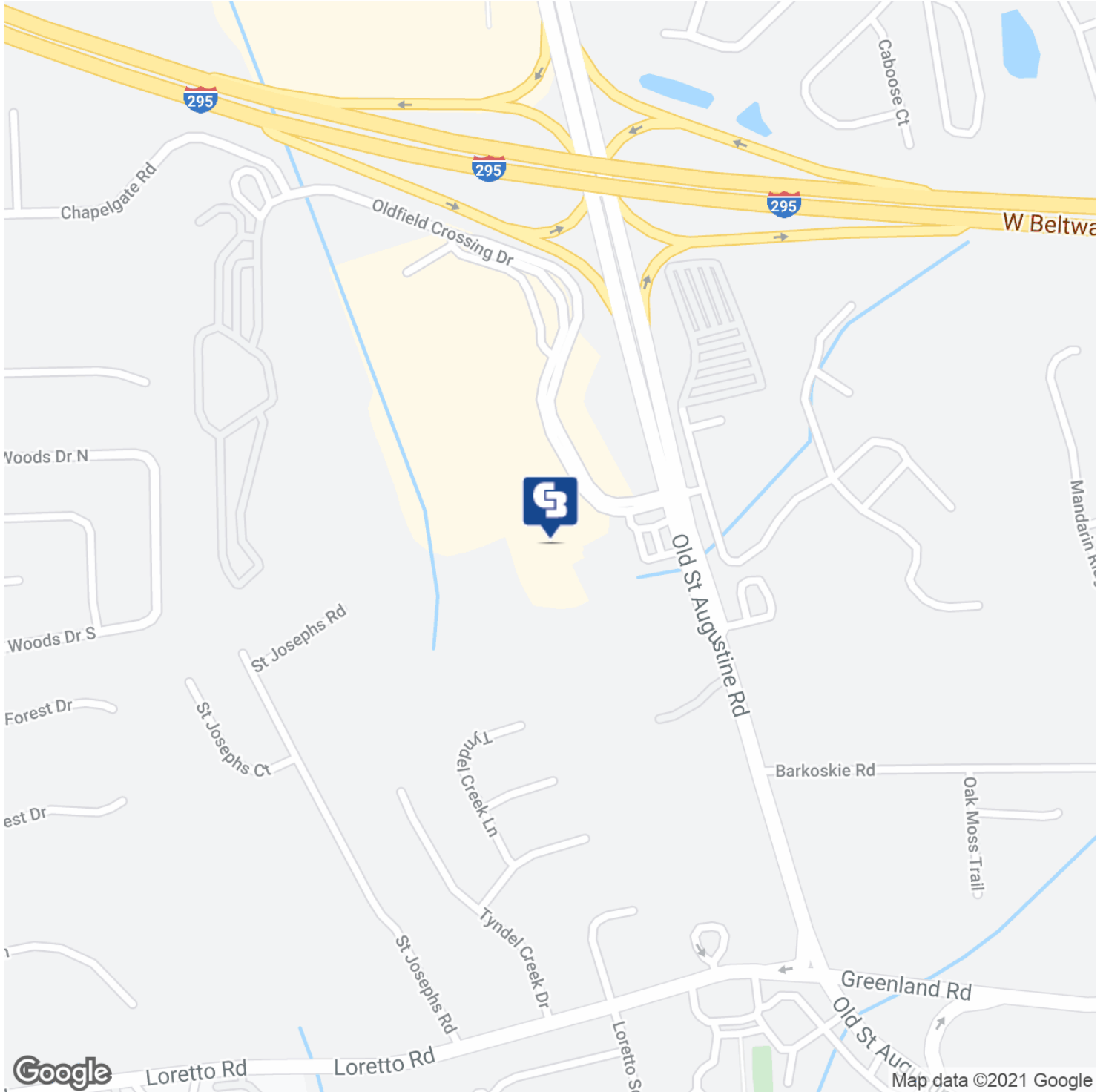




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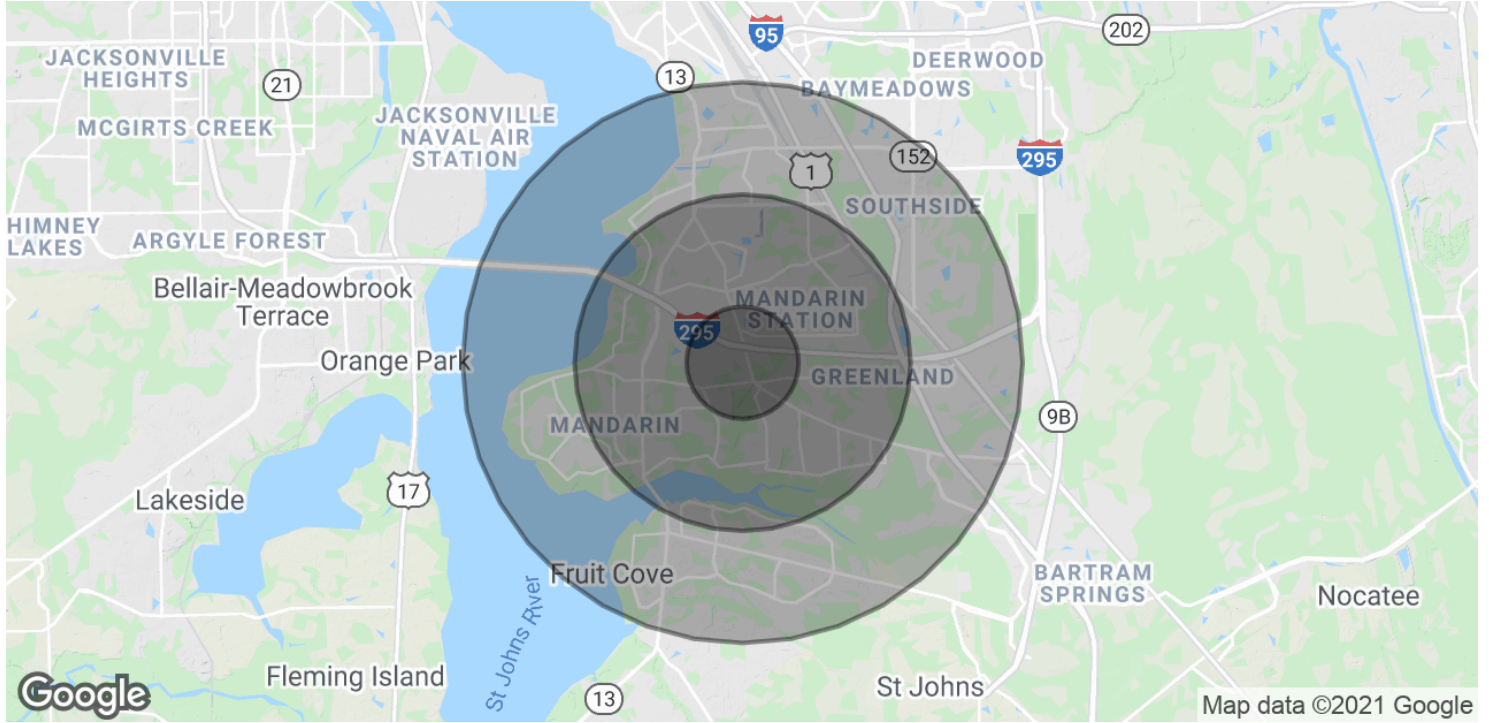
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,148	59,476	124,494
Average age	37.5	38.1	37.6
Average age (Male)	34.5	37.2	36.8
Average age (Female)	41.0	39.5	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,038	23,310	49,005
# of persons per HH	2.5	2.6	2.5
Average HH income	\$66,897	\$75,664	\$83,606
Average house value	\$312,903	\$304,773	\$297,964

* Demographic data derived from 2010 US Census

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FLOOR PLAN

- Floor Plan Key**
- \$27 Owners Suites (O.S.)
 - \$25 Executive Offices (E.O.)
 - \$22 Standard Offices (S.O.)
 - Common Areas

