



Colliers

For Lease

Lease Rate:

\$15.25/SF NNN

Availability:

Suite 1: 1,514± SF

Suite 2: 1,330± SF

Contact:

Fran Pepis

Associate Vice President
Healthcare Services

+1 904 861 1110

fran.pepis@colliers.com

76 S. Laura Street Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

Office Suites Available

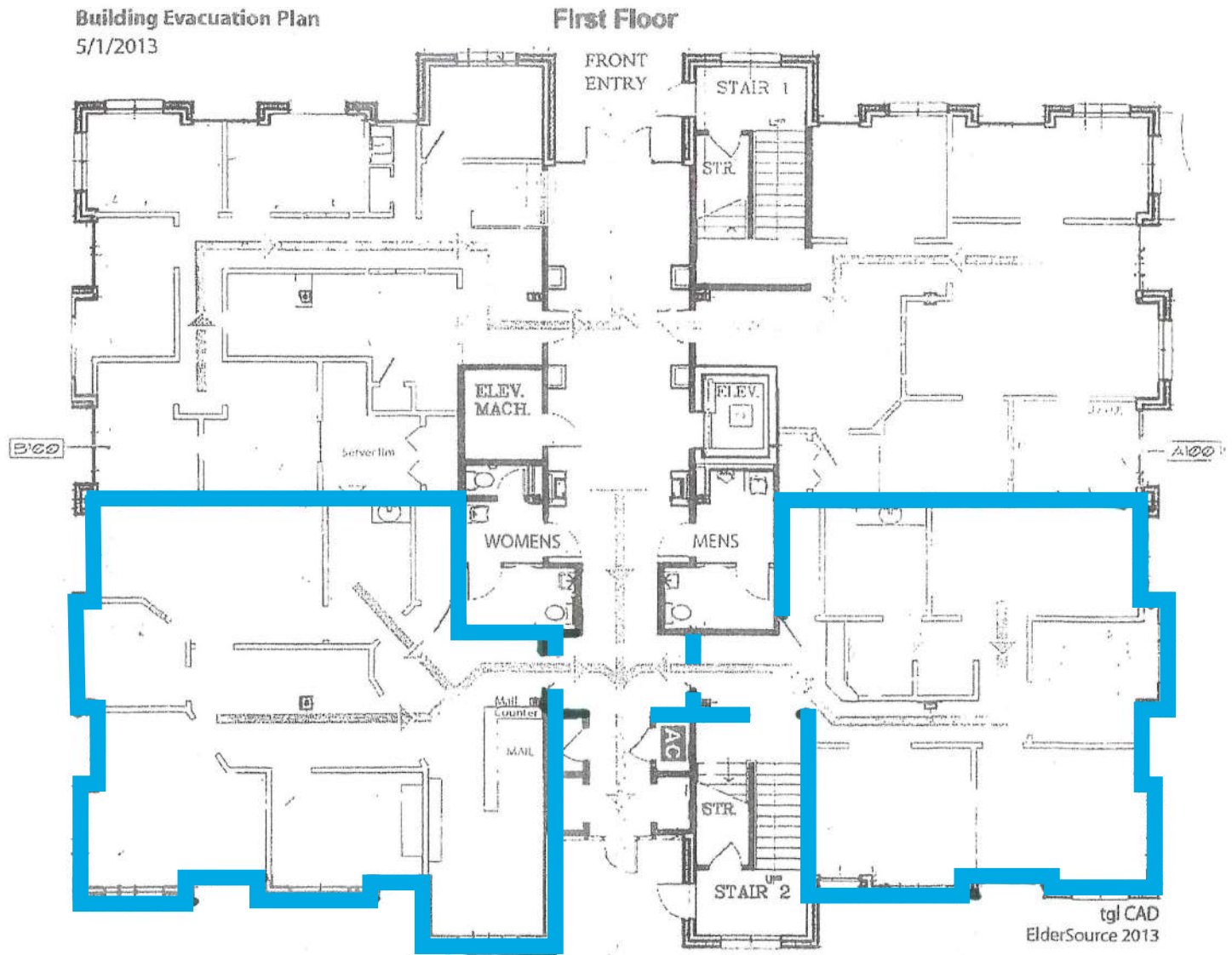
10688 Old St. Augustine Rd. | Jacksonville, FL 32257

Property Features

- Beautiful two-story multi-tenant building, centrally located in the heart of the Mandarin southside submarket
- Easily accessible from I-295, I-95, San Jose Blvd (SR-16)
- Lease can include the use of the large conference room, large training room and breakroom on the 2nd floor. Great amenity to have on-site
- Common reception area, and administrative support services are available if needed
- 70 parking spaces surrounds the building
- Property sits on 1.27 acres and is beautifully landscaped with lots of shade trees
- CAM: \$4.81/SF which includes utilities, janitorial and security. Telephones not included
- Building is 13,648± SF
- This is an office use with medical as secondary

Floor Plan

First Floor - Suites 1 & 2 Available



Suite 1
1,514± SF

Suite 2
1,330± SF

Floor Plan

Second Floor - Board Room, Break Room & Training Room Available

Building Evacuation Plan
5/1/2013

Second Floor

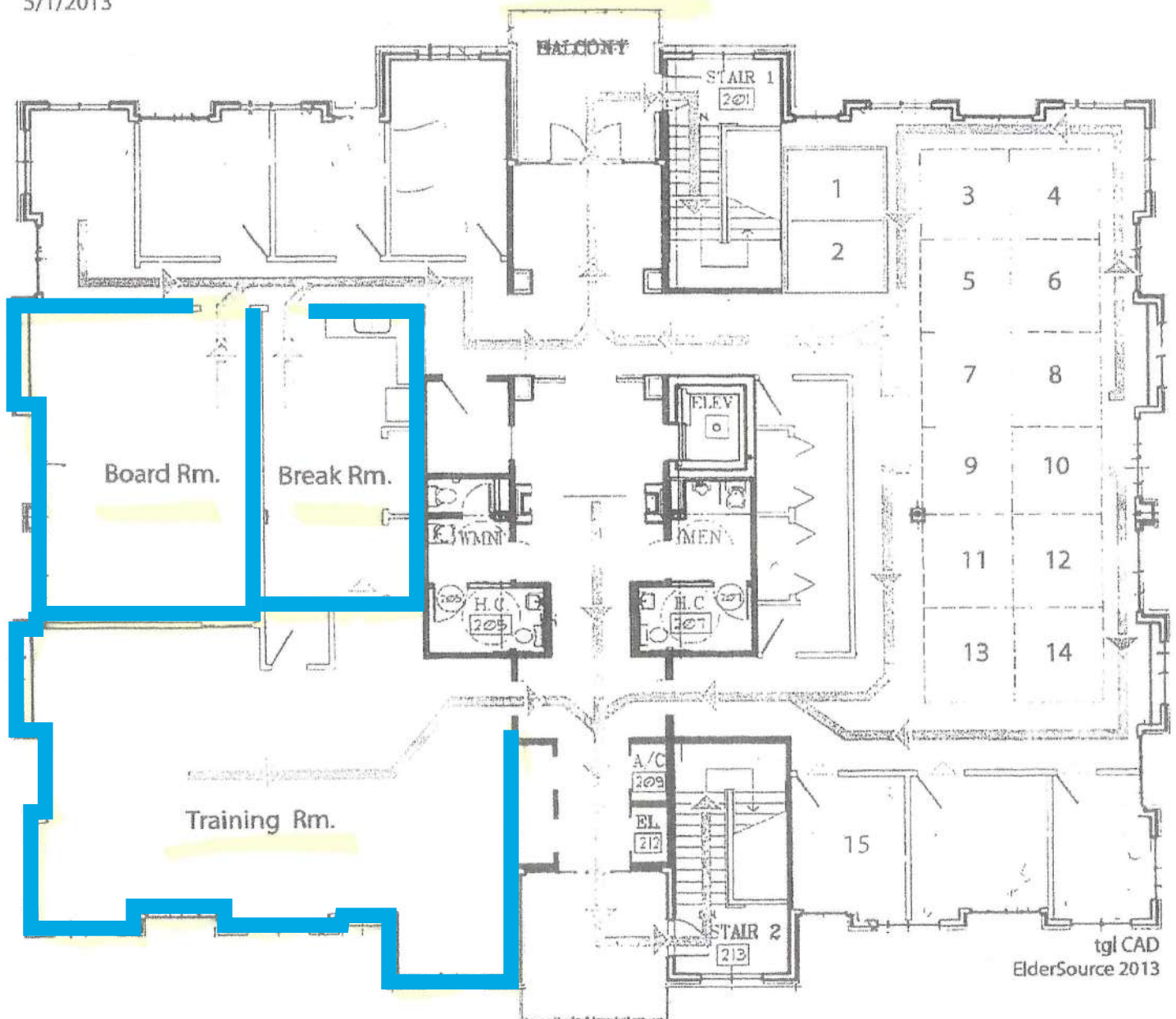


Photo Gallery

Suite 1

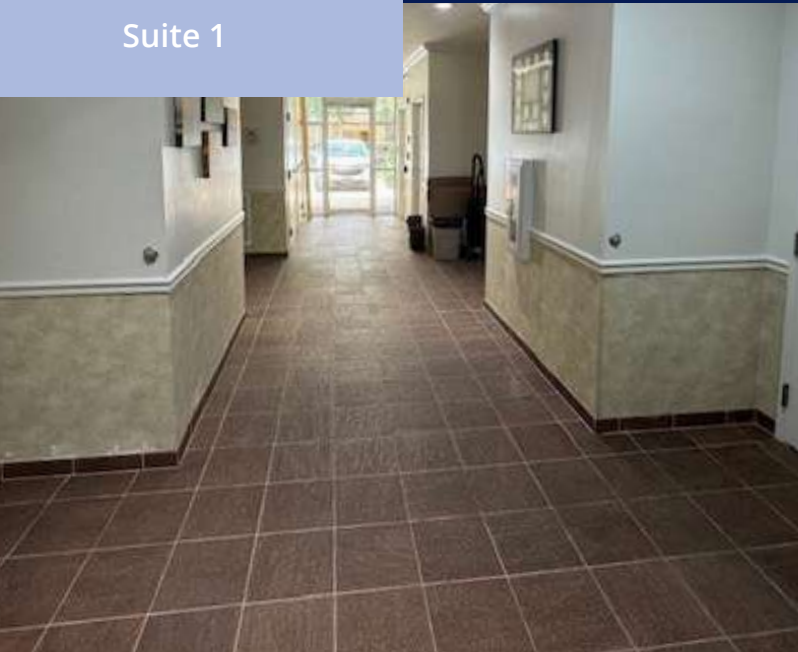
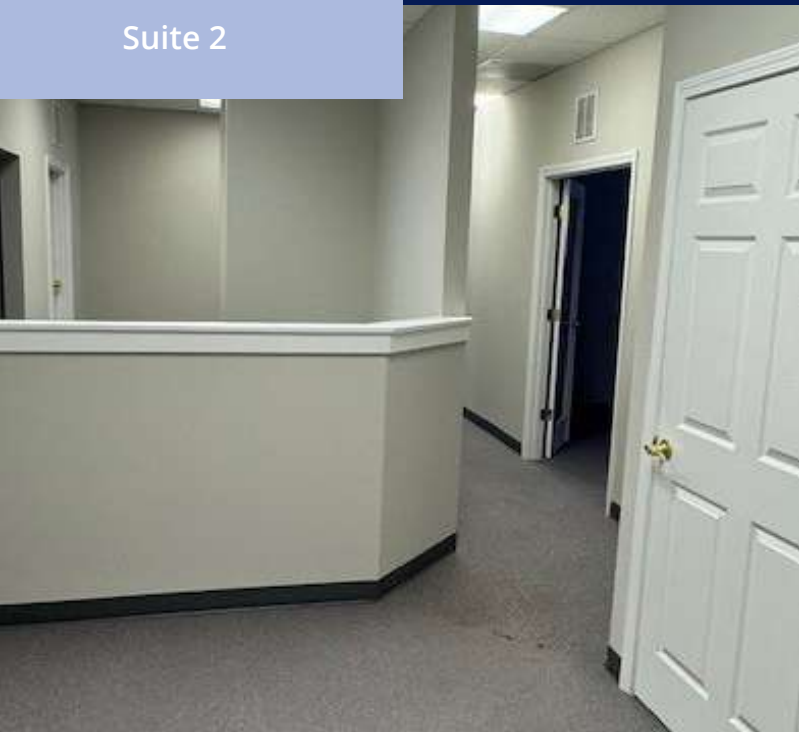
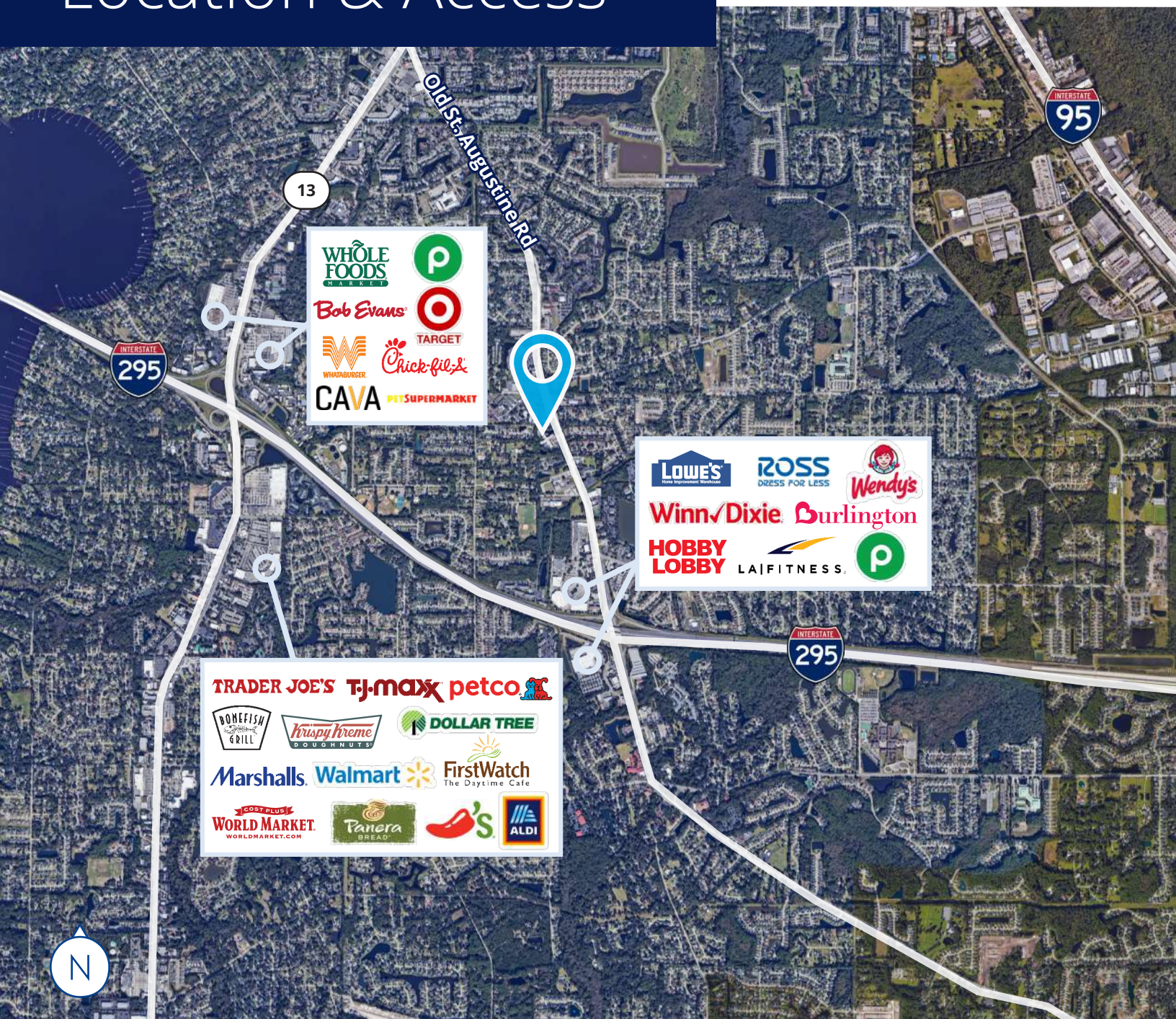


Photo Gallery

Suite 2



Location & Access



Area Demographics | 3 mile radius

Source: ESRI Business Analyst



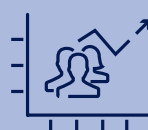
2023 Estimated
Population

69,344



2023 Est. Avg.
Household Income

\$101,483



2028 Projected
Population

69,344



2028 Proj. Avg.
Household Income

116,721



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