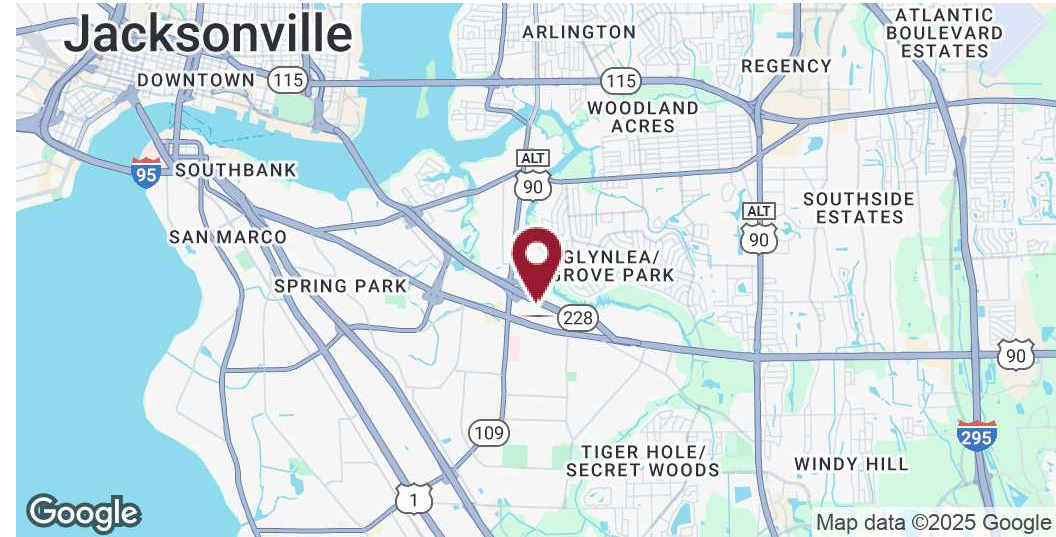


MEDICAL OFFICE FOR LEASE

Oak Plaza - 6269 Beach Blvd, Suite 2, Jacksonville, FL 32216



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (MG)
Building Size:	10,944 SF
Available SF:	2,200 SF
Year Built:	2005
Zoning:	CCG-2
Parking:	2.75 / 1,000 SF
Exam Rooms:	5
Restrooms:	2

PROPERTY OVERVIEW

Oak Plaza is ideally suited for medical users, providing a dedicated reception area, a large administrative area, five well-appointed exam rooms, two bathrooms, and other essential support spaces. Located in a high-visibility area near the intersection of Beach Blvd & University Blvd, with seamless access to major interstates and amenities, this adaptable space provides an outstanding foundation for your practice's success



Mark Wainwright

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Information provided is deemed accurate, but subject to errors and/or omissions.



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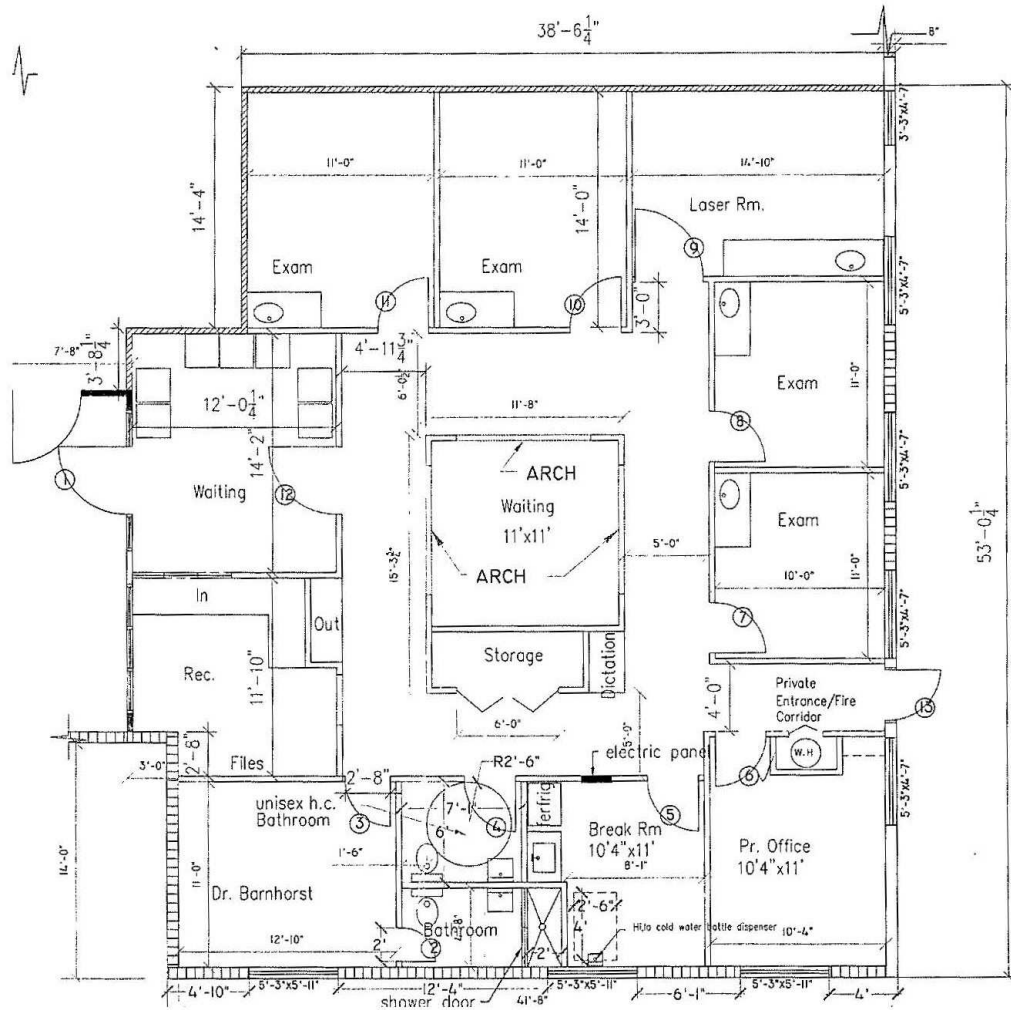
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Pine Street / RPS

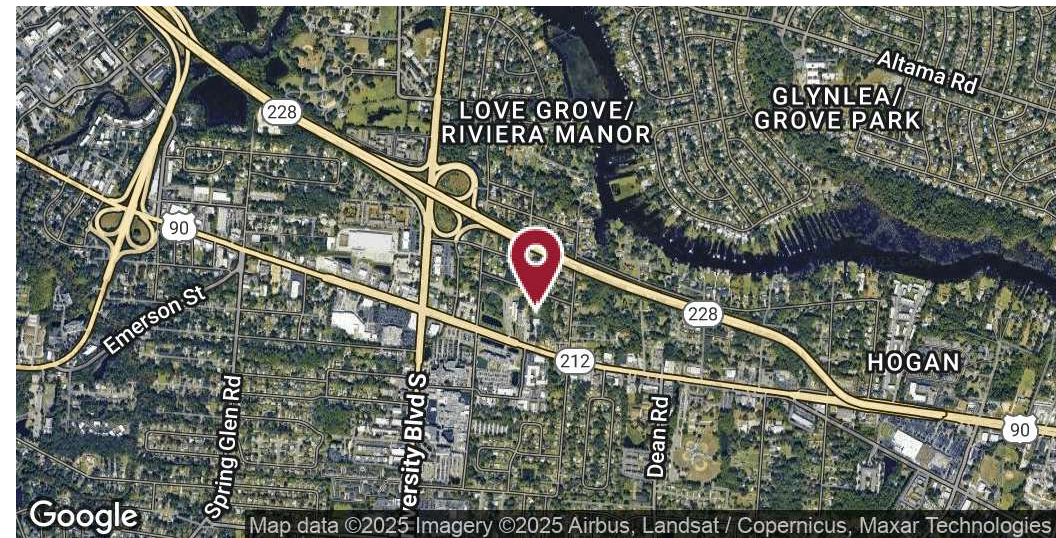
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DEMOGRAPHICS

	.03 MILES	.05 MILES	1 MILE
Total Population	486	1,610	10,705
Average Age	44	42	41
Total Households	207	676	4,304
# of Persons / HH	2.3	2.4	2.5
Average HH Income	\$88,547	\$81,708	\$78,360
Average House Value	\$292,684	\$272,718	\$285,234



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