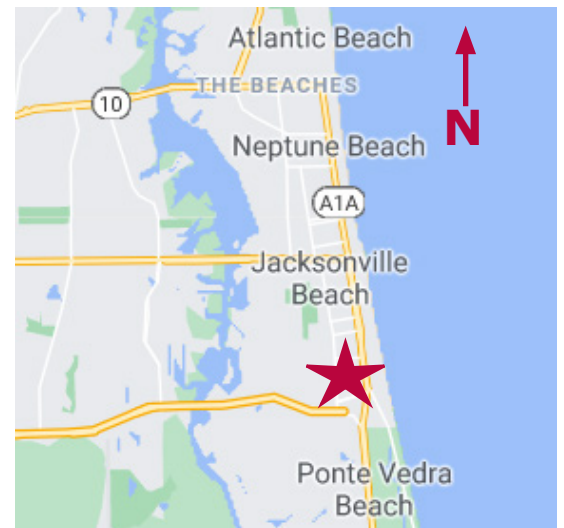


OFFICE SPACE FOR LEASE

3010 South 3rd St., Jacksonville Beach, FL 32250



- **Available Space:** Suite D +/-1,400 RSF
- **Lease Rate:** \$32.00/RSF Modified Gross plus Electric and Janitorial
- Zoning: JCPO (Commercial Professional Office)
- Parking: 20 Spaces on surface lot
- Efficient floor plan with reception, four offices and conference room
- Second floor space with stairwell access only, no elevator
- Attractive private paver parking lot; Mag Lock keyless building entry system
- Monument signage available on 3rd St.
- Traffic Counts: +/-42,000 AADT
- Conveniently located on 3rd Street near JT Butler Blvd. and multiple shopping centers



For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

Katie Kirchner
katiek@strategicsites.com

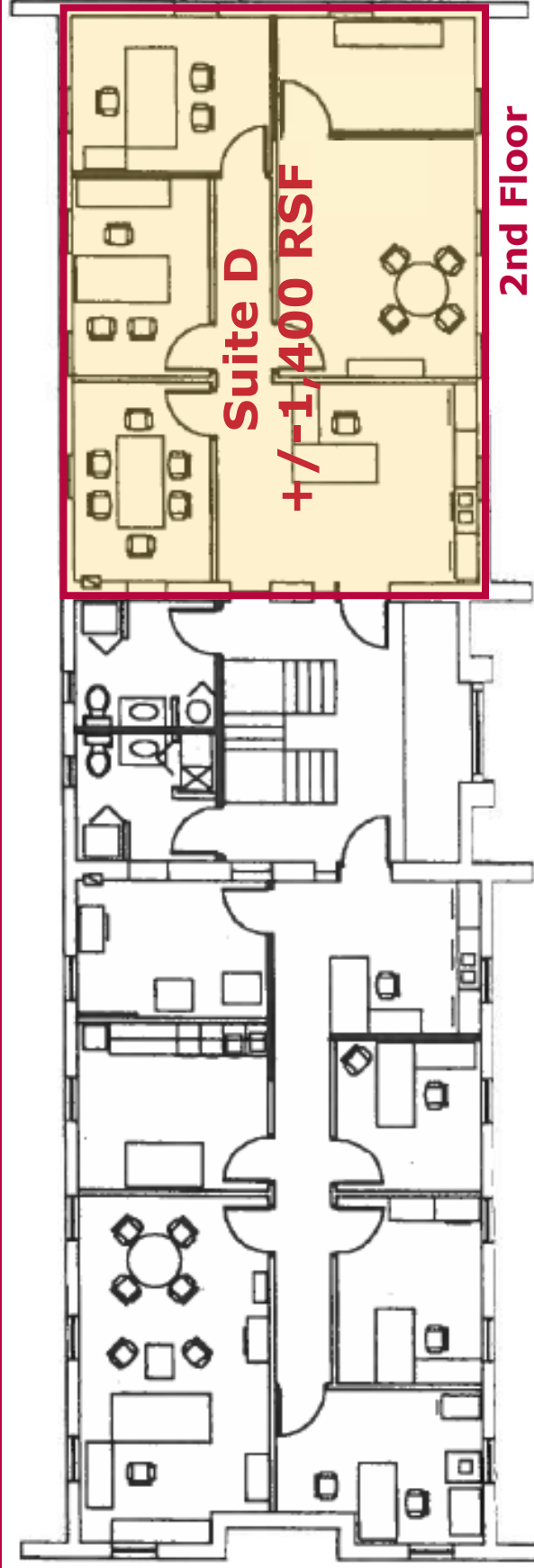


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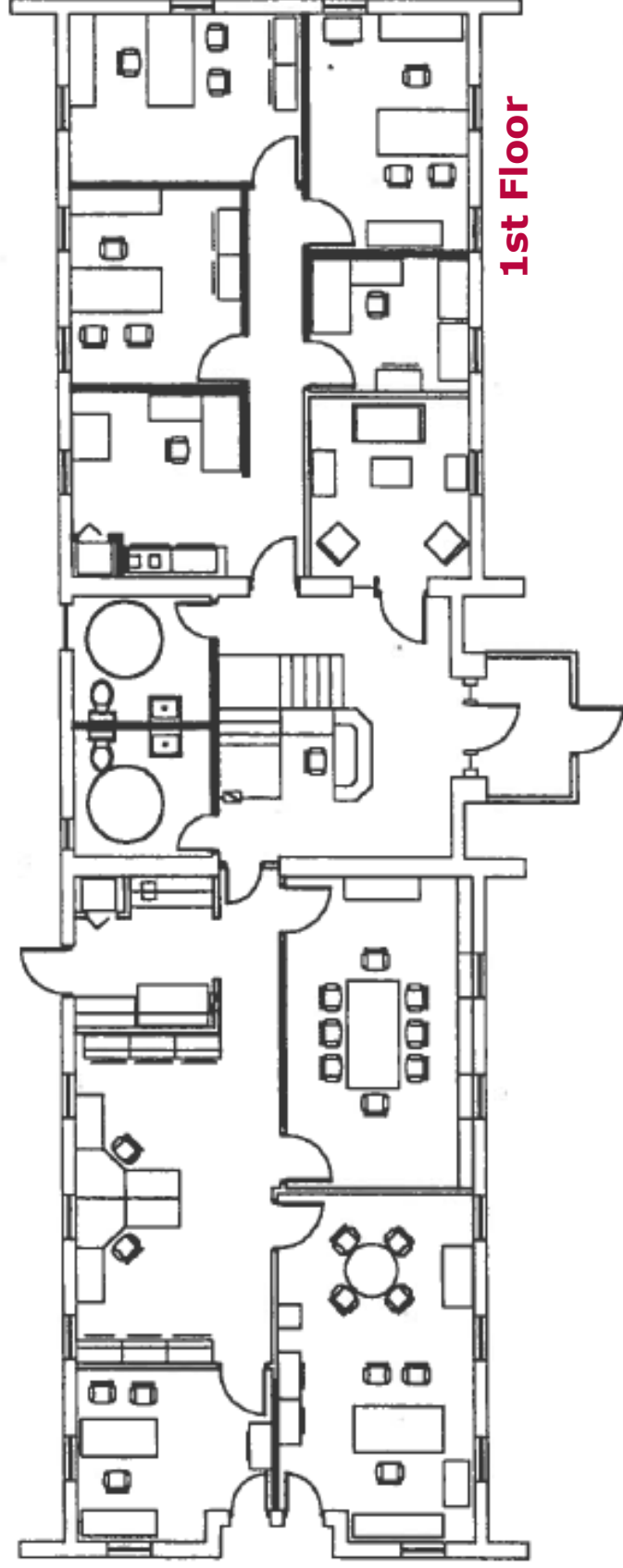
Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan



2nd Floor



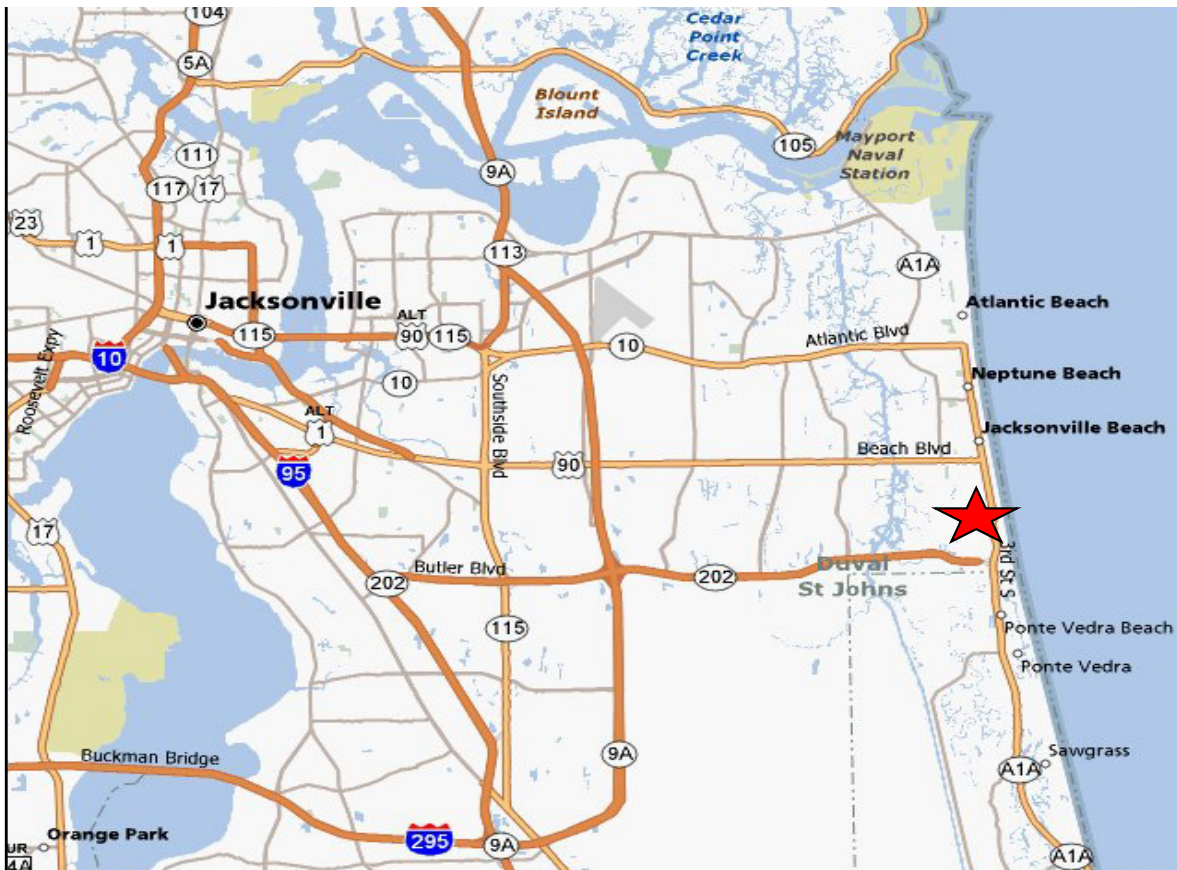
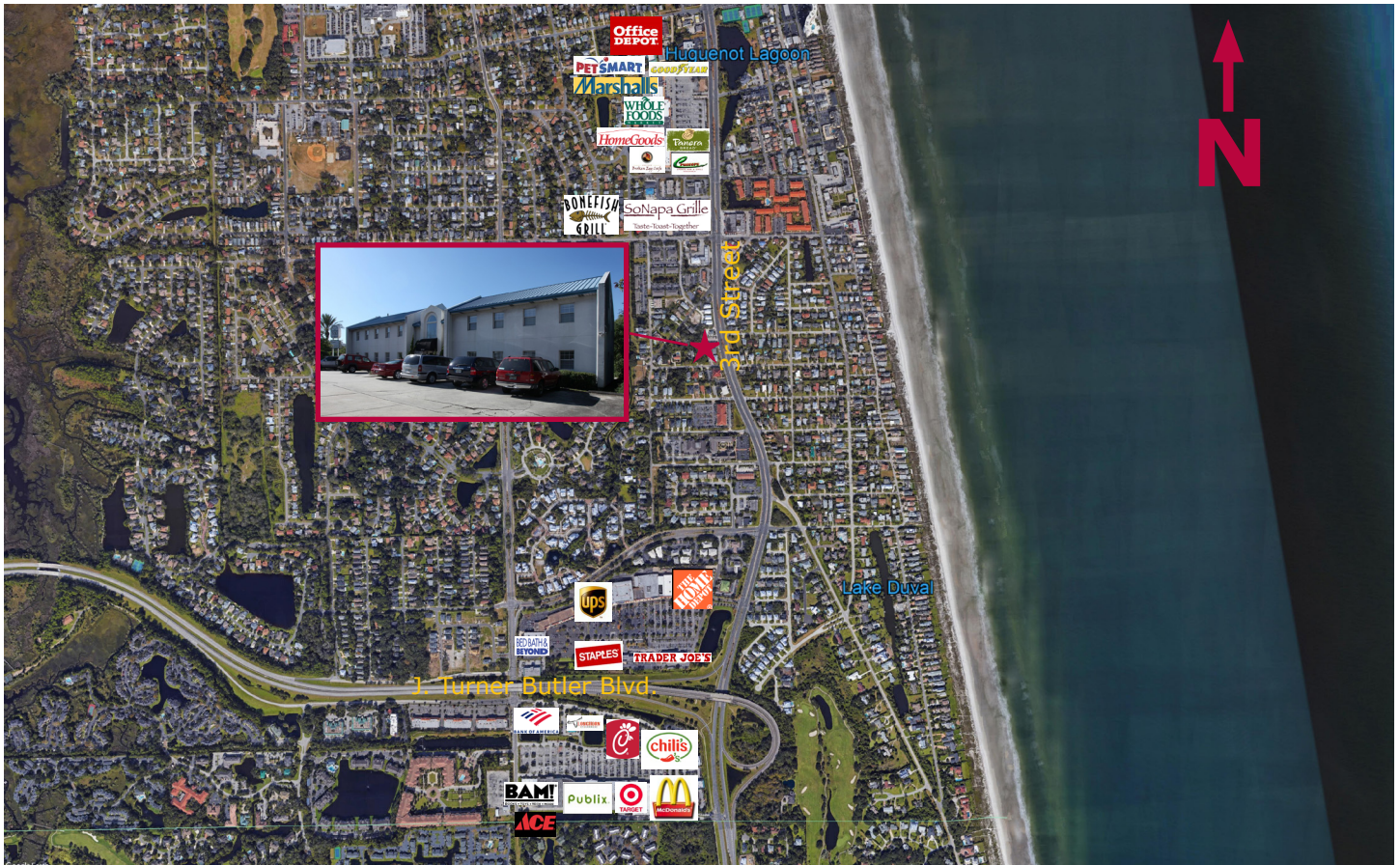
1st Floor

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Aerial and Location Map



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