

# FOR LEASE

## Avondale/Ortega Office Complex



**1727 Blanding**

**Total SF: 13,880**

**Suites from  
620 SF to 2,880 SF**

**Lease Rate :  
\$8.00 / SF NNN  
NNN = \$4.00**

**Zoning : CCG-1**

**Features:**  
Offices Range in Size  
Direct Access to Parking  
No Common Corridors

**1717– 1727 Blanding Blvd., Jacksonville, FL 32210**

- ◆ Small to mid-sized offices centrally located between the Avondale and Ortega neighborhoods.
- ◆ Great visibility on a major boulevard (23,000 cars daily)
- ◆ All NEW paint, carpet & ceiling.
- ◆ Offices range in size from 620 SF to 2,880 SF.
- ◆ Ample parking in front of Blanding Blvd.
- ◆ UPS and FEDEX drop boxes conveniently accessible.

Located on the main North/South corridor from downtown Jacksonville to Orange Park.

Adjacent to St. Johns Ave which connects to Roosevelt (US17). Property has great access from Blanding Blvd (SR21 and St. Johns Ave). Convenient to Downtown Jacksonville and Duval County Courthouse. Walking distance to retail, restaurants and residential neighborhoods in Avondale and Ortega.

**Chip Sistare**  
Phone: (904) 421-8546  
[csistare@cbcbenchmark.com](mailto:csistare@cbcbenchmark.com)

**Colin Nicholson**  
Direct 904-421-8527  
[cnicholson@cbcbenchmark.com](mailto:cnicholson@cbcbenchmark.com)

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4348 Southpoint Blvd., Ste #310  
Jacksonville, FL 32216  
904-281-1990 MAIN  
904-281-0998 FAX



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### Available Spaces

- ♦ **1717** - Unit 102 - 620/sf @ \$8.00 NNN  
Unit 103 - 620/sf @ \$8.00 NNN  
Unit 104 - 820/sf @ \$8.00 NNN  
Unit 105 - 720/sf @ \$8.00 NNN  
Unit 106 - 720/sf @ \$8.00 NNN
- ♦ **1719** - 4,456/sf Available @ \$8.00 NNN
- ♦ **1721** - Unit 102 - 720/sf @ \$8.00 NNN
- ♦ **1723** - Unit 105- 1,440/sf @ \$8.00 NNN
- ♦ **1727** - Unit 104 - 720/sf @ \$8.00 NNN  
Unit 105 - 1,440/sf @ \$8.00 NNN



**1717 Blanding**



**1719 Blanding**



**1723 Blanding**



**1721 Blanding**

### Features:

Offices Range in Size  
Direct Access to Parking  
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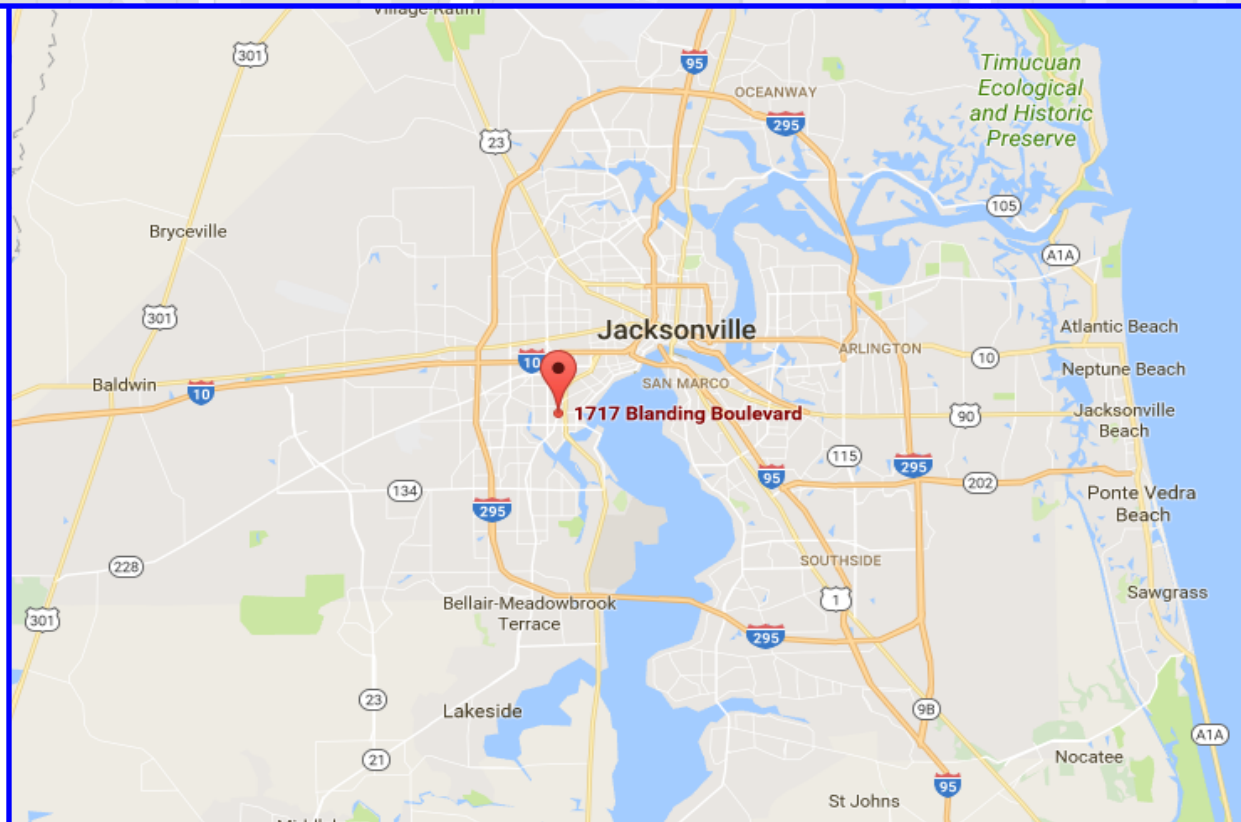
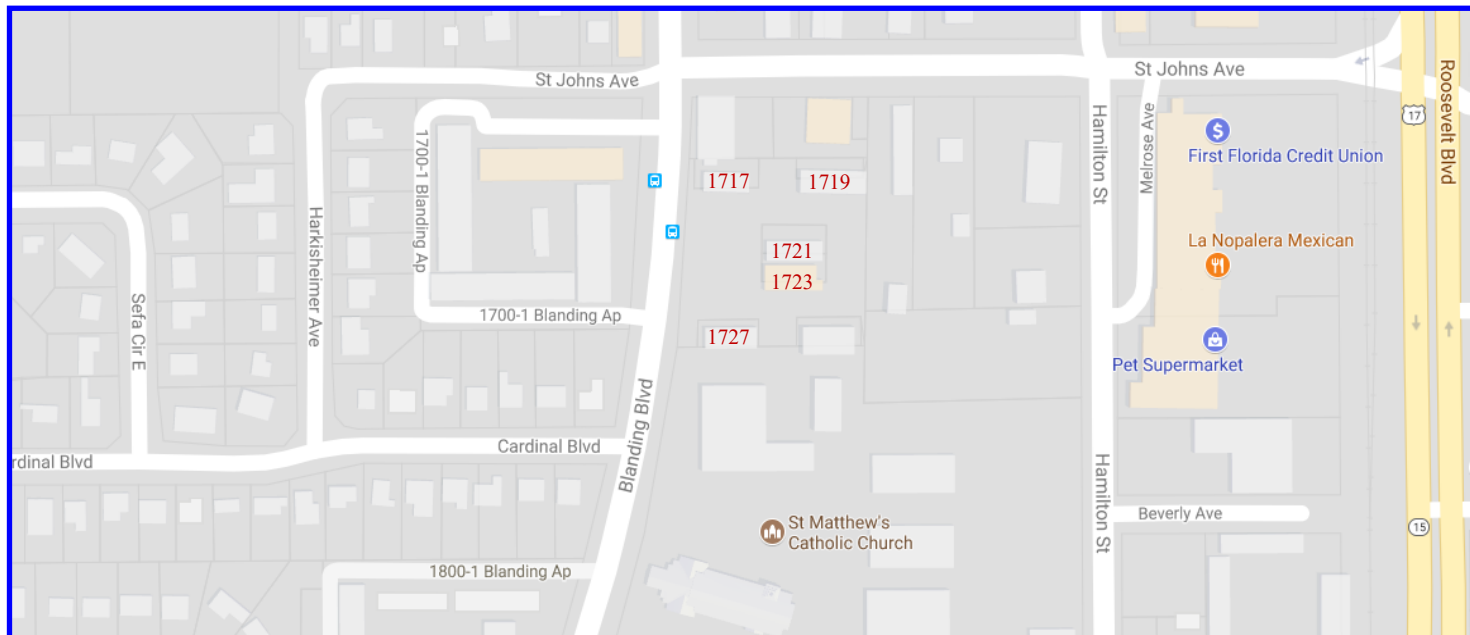
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