

VILLAGE CROSSING CENTER

11525 VILLAGE CROSSING DR, JACKSONVILLE, FL 32256

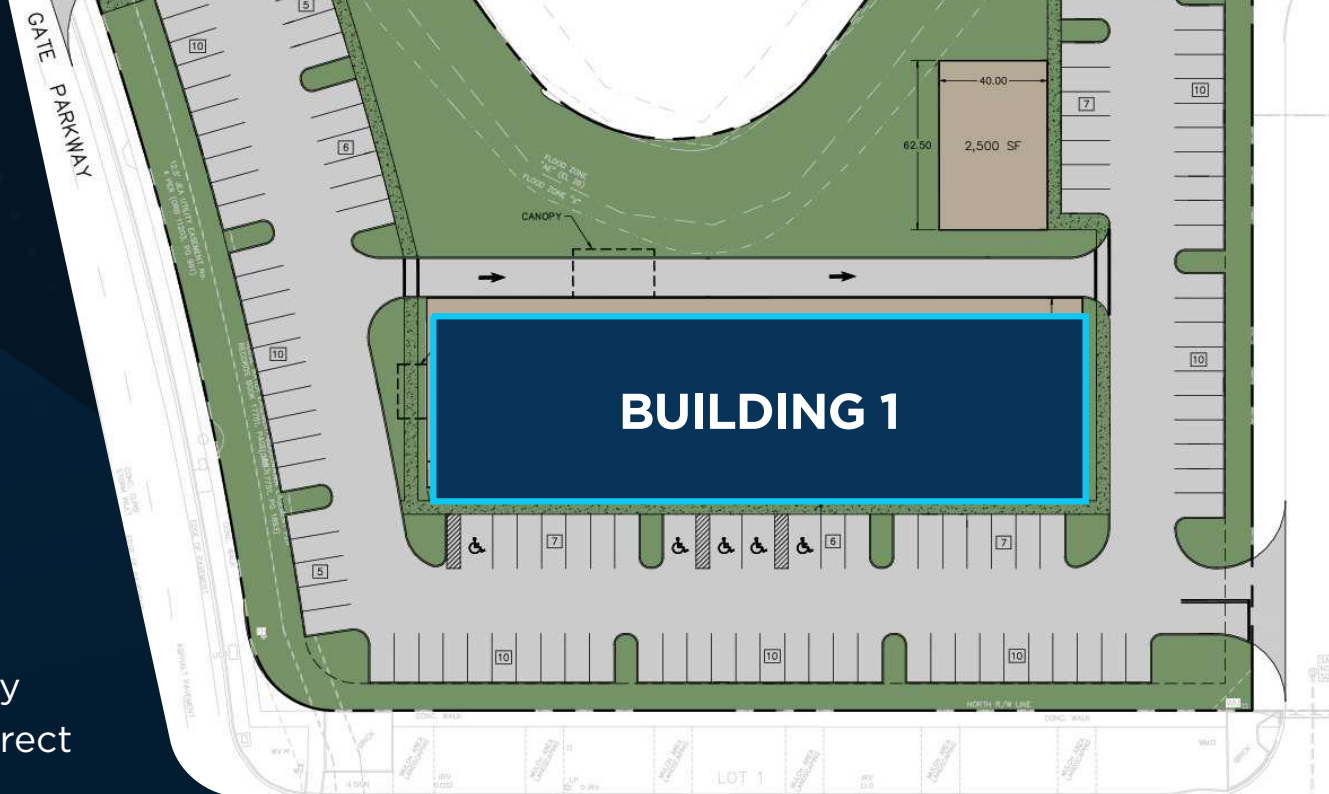


CUSHMAN &
WAKEFIELD

BUILDING 1 AVAILABLE FOR LEASE
±1,500–27,000 SF

PROPERTY OVERVIEW

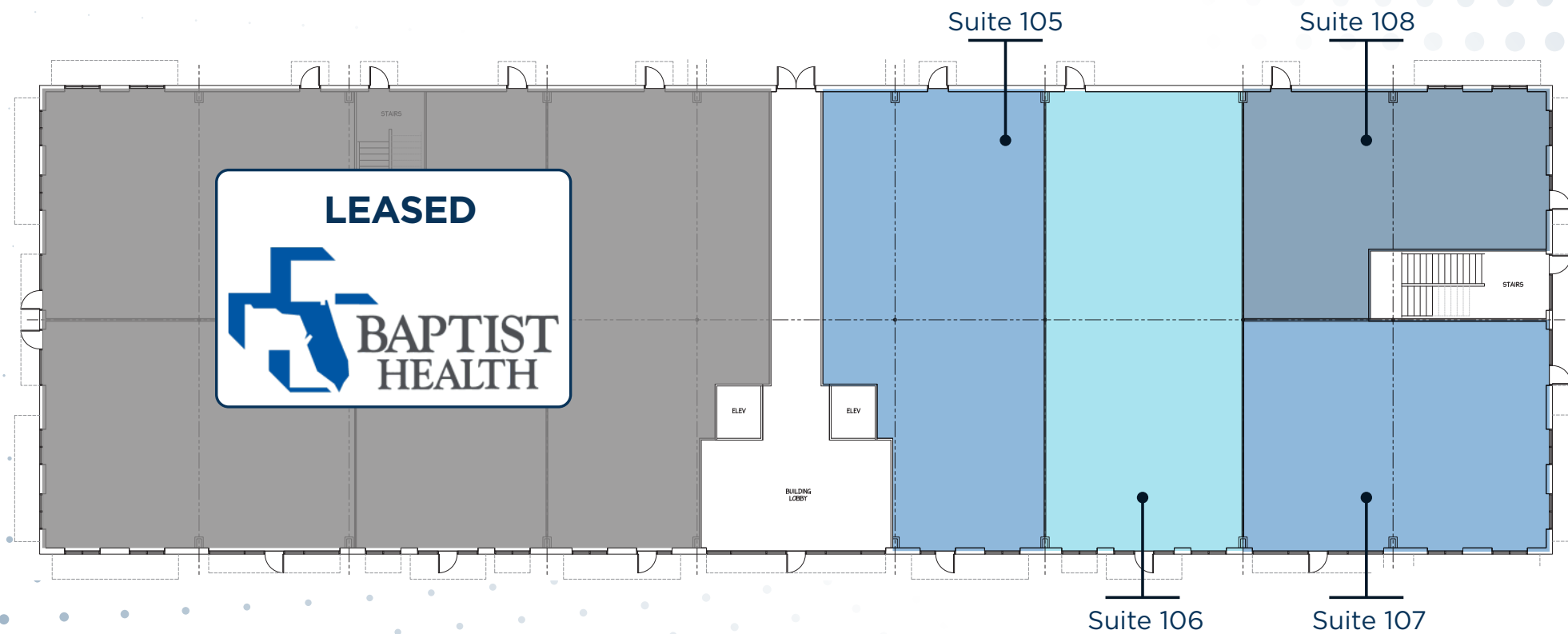
- Class A, two-story medical office opportunity.
- Strategic location situated in Southside Quarter at Gate Parkway and Village Crossing Drive, with direct access to I-95, I-295, and JTB.
- Prominent visibility within the Village Crossing Center, offering monument and building signage opportunities.
- Ideal for medical or professional users with layouts designed to accommodate healthcare, wellness, and office tenants.
- Located in a mixed-use development with walkable amenities.



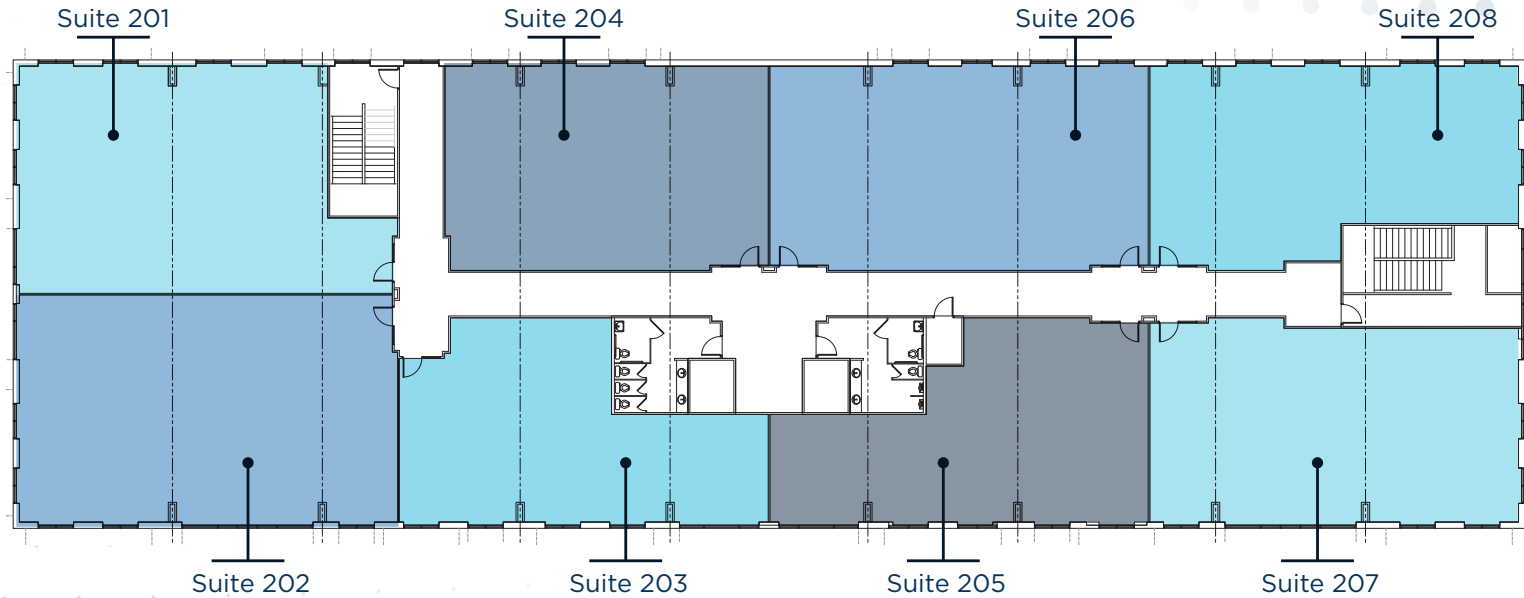
PROPERTY HIGHLIGHTS

- Building Size: ±36,000 SF Class A medical office
- Space Available: ±1,500-27,000 SF
- Floorplates: 18,000 SF
- Core and shell delivery: Q3 2025

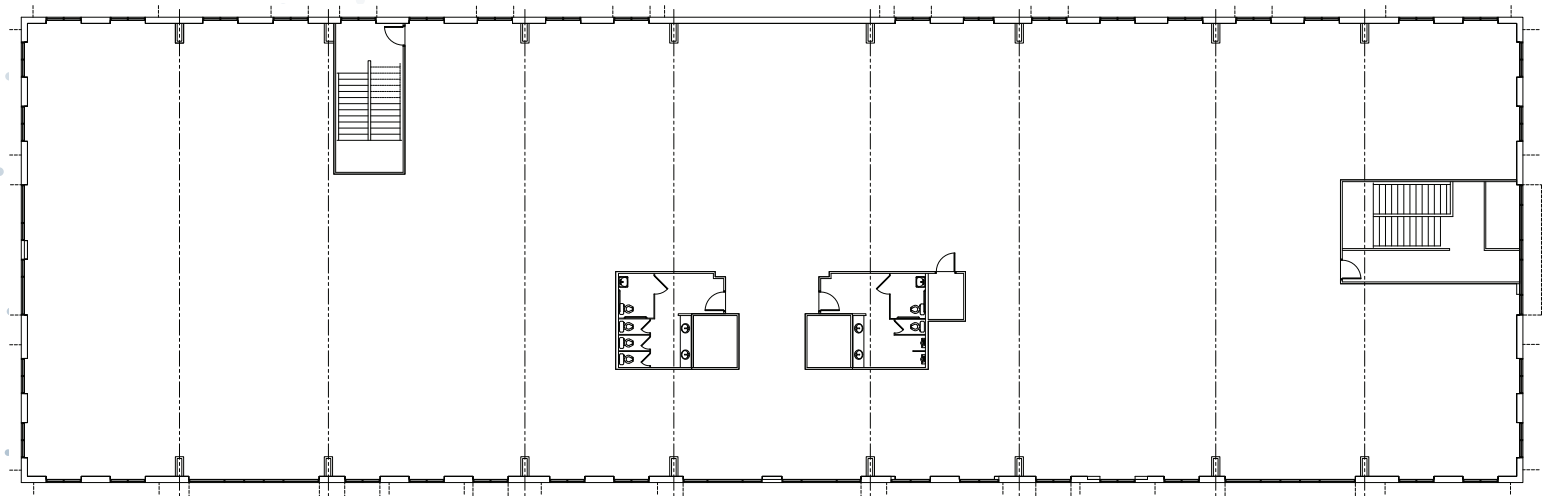
1ST FLOOR



2ND FLOOR



2ND FLOOR - FULL FLOOR CONCEPTUAL LAYOUT



NEARBY AMENITIES



LOCAL DRIVE TIMES:

Ascension St. Vincent's	2 minutes	Baptist South	16 minutes
Mayo Clinic	12 minutes	Nemours Children's	17 minutes
UF Health	12 minutes	Hospital	
Baptist Downtown/MD Anderson	15 minutes	Baptist Beaches	20 minutes

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