



Lakeside Professional Center

2511 St. Johns Bluff, Jacksonville, FL 32246



Conrad Boylan

Director

904.515.2590

cboylan@primerealtyinc.com

Brent Dennis

Director

904.930.4299

bdennis@primerealtyinc.com



Lakeside Professional Center

SUITE	SIZE	TYPE	LEASE RATE
203	1,900 sf	Dark Shell	\$19.00 psf
204 & 205	2,648 sf	Dark Shell	\$19.00 psf

***Combined 4,548 sf**

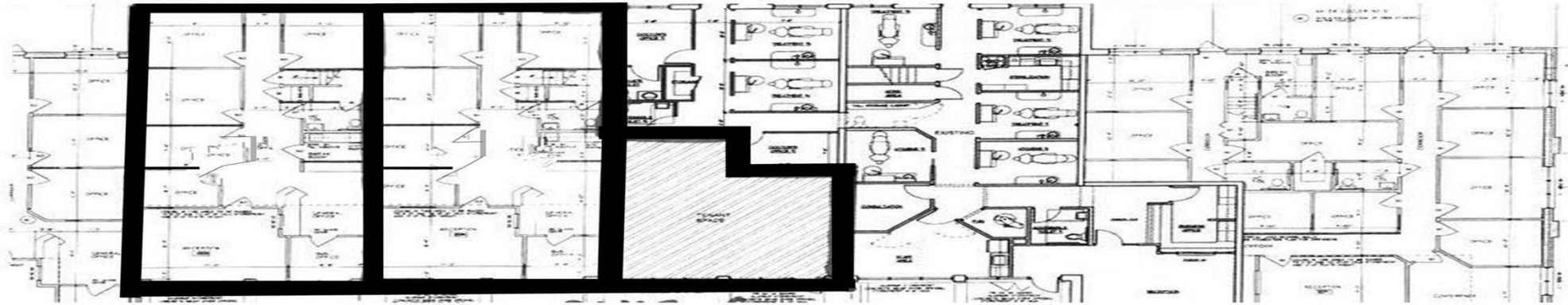
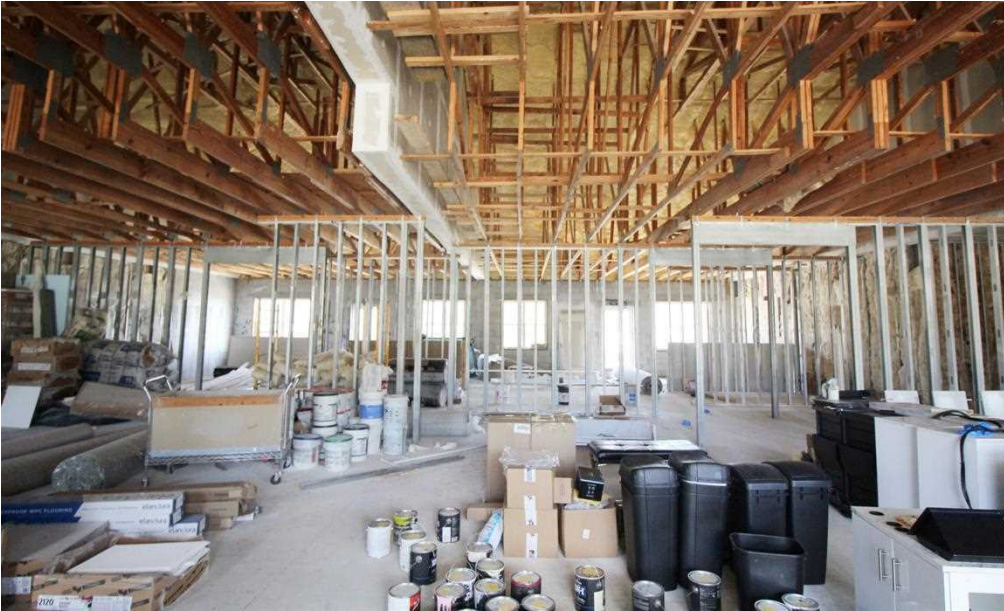


HIGHLIGHTS

- Landlord is an experienced licensed contractor and willing to build out dark shell spaces, allowing for a custom build-out with negotiable timeline
- 491 ft. of frontage on St. Johns Bluff Rd.
- Suites 203, 204 & 205 can be combined for a total of 4,548 SF
- Monument and building signage available
- Parking ratio of 5:1,000
- High level of new construction activity in the area
- Easy access to I-295, Beach and Atlantic Blvd.



Suite 203, 204 & 205 Shell Space | 4,548 SF



Suite 203, 204 & 205 Shell Space | 4,548 SF

2511 St. Johns Bluff, Jacksonville, FL 32246

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



Lakeside Professional Center

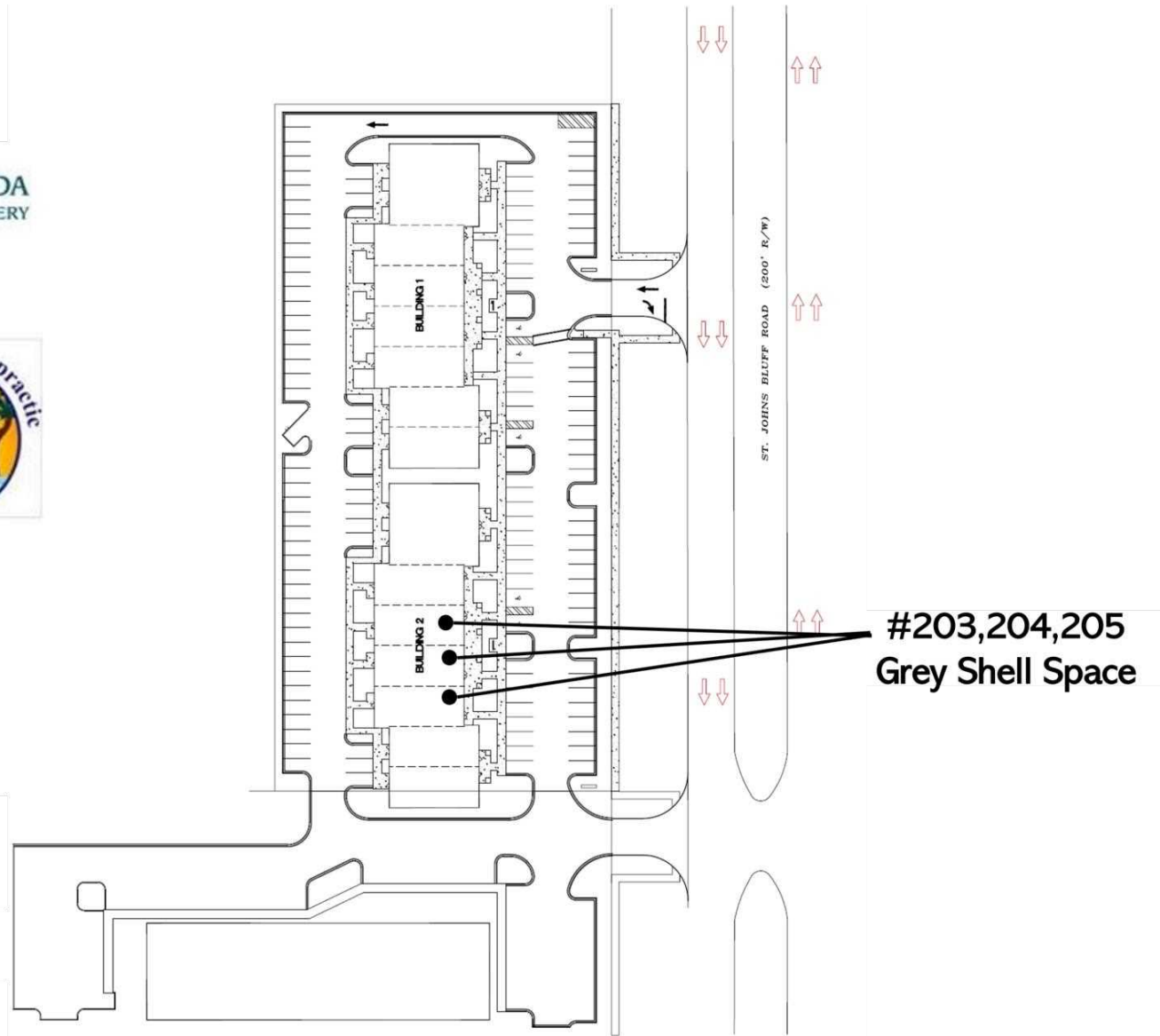
Come Join...



SOPHROS
RECOVERY



..At Lakeside Professional
Center!





DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Total Households

3,192

24,206

69,042

Total Population

9,521

66,272

183,668

Average HH Income

\$60,520

\$59,922

\$68,166

Median Age

35.6

33.5

33.5



Demographic Snapshot

2511 St. Johns Bluff, Jacksonville, FL 32246

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



About the Greater East Arlington Sub-Market.

Suites for Lease in the East Arlington sub-market near Jacksonville Executive at Craig Airport and blocks away from I-295.

The East Arlington sub-market is considered to be a connecting point between many major areas in Jacksonville: the Urban Core, Northside, Southside, Westside, and the Beaches. Surrounded by national retailers, and high traffic counts and with easy access to I-295, Beach and Atlantic Boulevard, these suites are ideal for medical or professional tenants.

The property has excellent visibility on St. Johns Bluff Road and is located just minutes from St. Johns Town Center, the University of North Florida, dense residential neighborhoods and many national retailers. There is a high level of new construction activity in the area, including a fourth phase to the St. John's Town Center, Jacksonville's premier location for upscale retail. The new phase will include a brand name hotel and a 36,000 SF movie theater.

