



## 2,781 SF OFFICE SPACE | FOR LEASE

2801 St Johns Bluff Road  
Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)

 CANTRELL  
& MORGAN

# PROPERTY OVERVIEW

Now available: 2,781 SF second-generation office suite located in a well-maintained multi-tenant building on Saint Johns Bluff Road. This prime office space offers excellent visibility with large monument signage at a signalized intersection. Zoned IBP, the property is ideal for a variety of professional office uses.

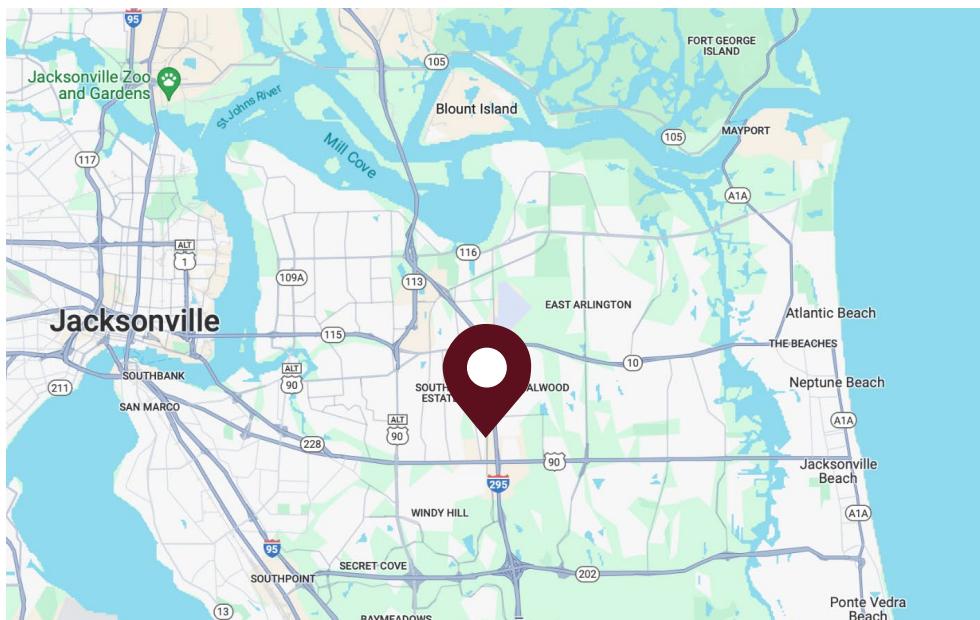
## FEATURES INCLUDE:

- Abundant natural lighting throughout the suite
- Multiple private offices
- Large bullpen area or flexible conference room
- Full kitchen
- Private patio
- Two bathrooms (including one full bathroom with shower)
- Ample onsite parking for staff and visitors

This highly functional office suite provides a balance of private offices and collaborative space, with quality finishes and a professional setting. Conveniently located near major roadways, retail, and dining, Unit 201 is ready to accommodate your business.

## LEASE DETAILS

Address:	2801 Saint Johns Bluff Road. Unit 201
Size:	2,781 SF
Base Rent:	\$20/SF
NNN:	\$8.47/SF
Zoning:	IBP
Property type:	Office
Floor:	2nd



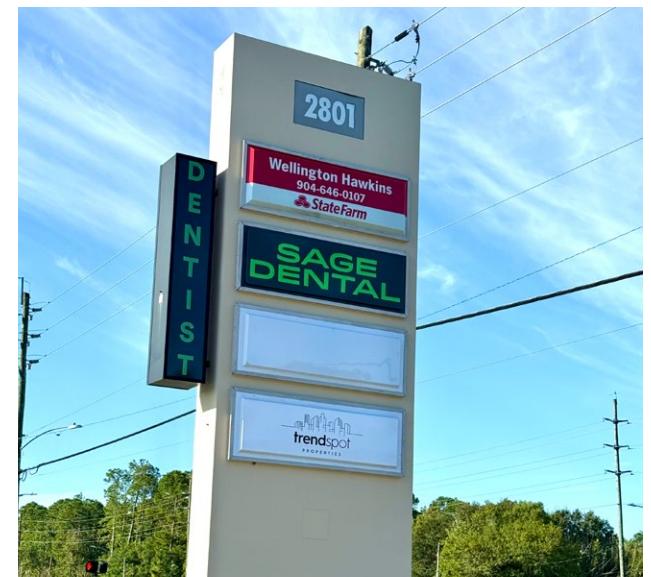
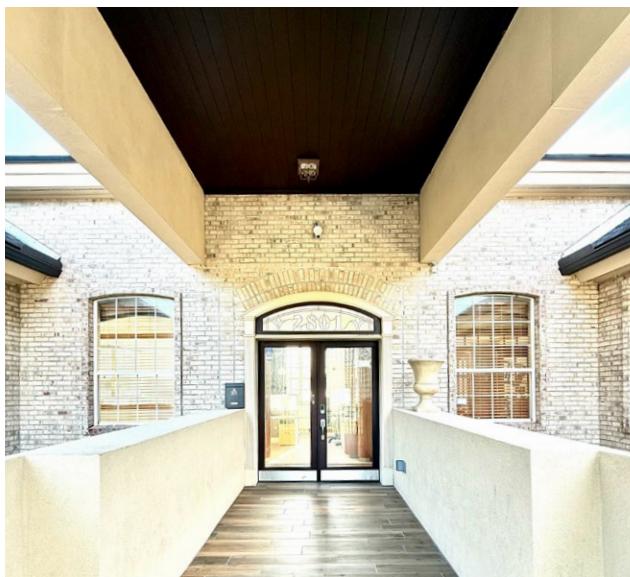
2801 St Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com

 CANTRELL  
& MORGAN

## PROPERTY PHOTOS

---



---

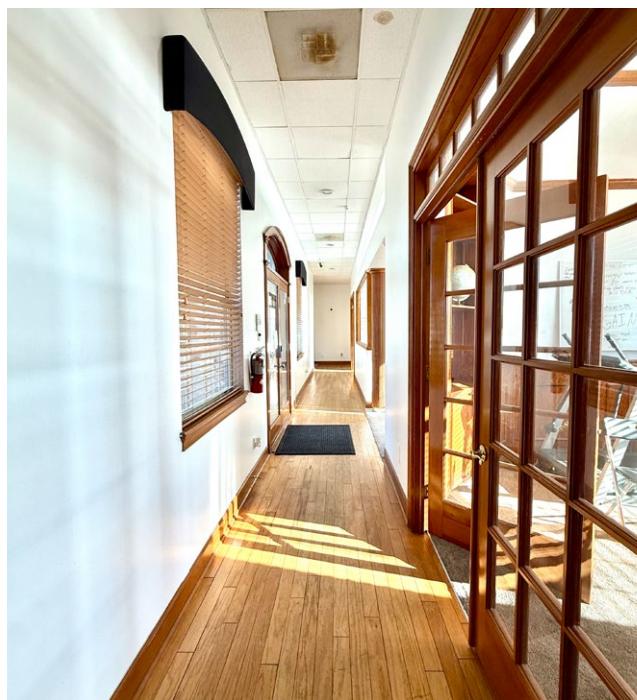
2801 St Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)

 **CANTRELL  
& MORGAN**

## INTERIOR PHOTOS

---



---

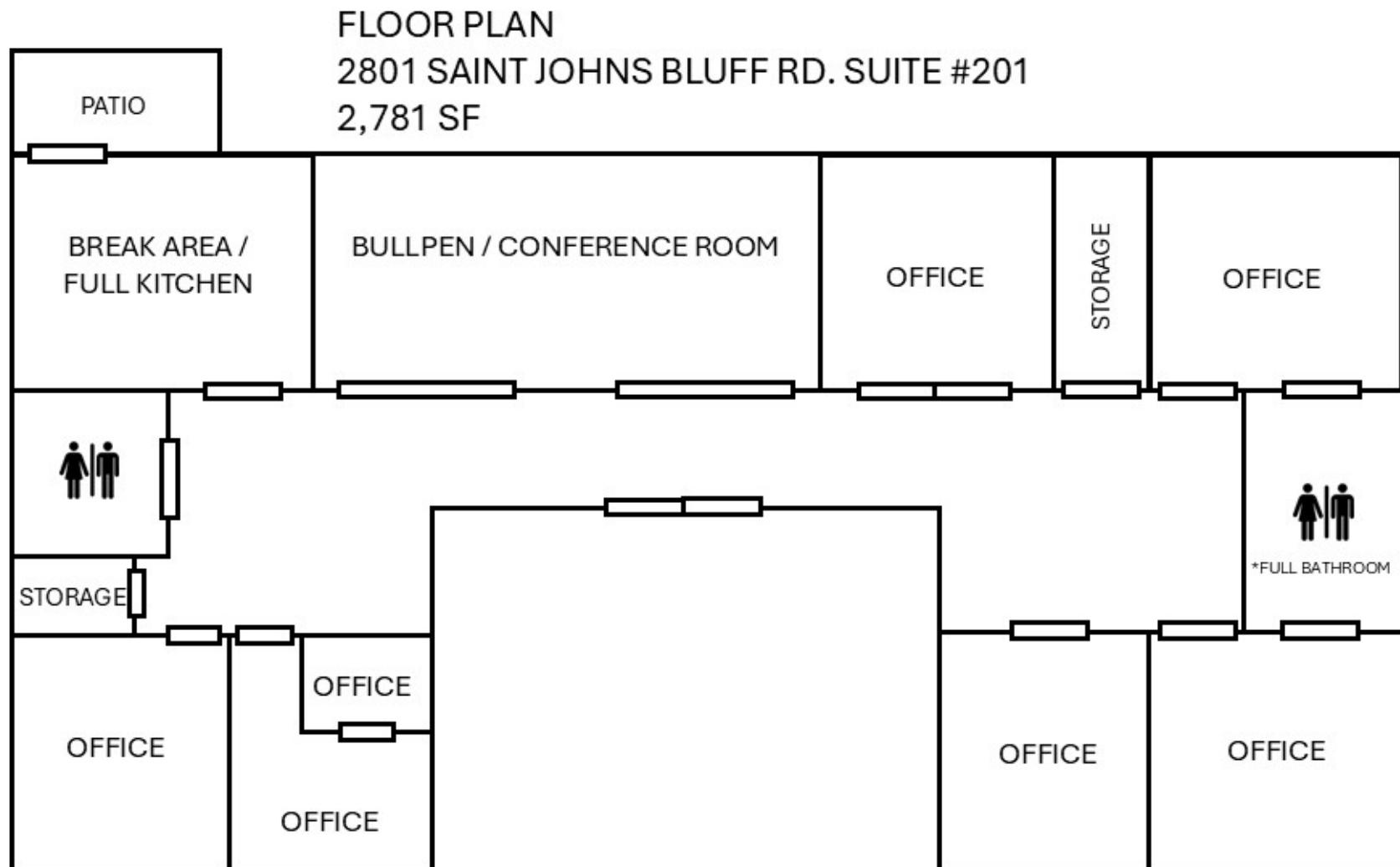
2801 St Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)

 CANTRELL  
& MORGAN

# FLOOR PLAN

---



---

2801 St Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com

 CANTRELL & MORGAN

## SURROUNDING AREA

---



---

2801 St Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)

