



LEASE

Medical/Office Space

11555 CENTRAL PKWY

Jacksonville, FL 32224

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	1,220 SF
LOT SIZE:	153,643 SF
BUILDING SIZE:	4,800 SF

PROPERTY DESCRIPTION

Exceptional opportunity to lease a move-in-ready professional office suite in Jacksonville's thriving Southside submarket. This 1,220 SF suite offers an efficient, well-appointed layout ideal for a boutique firm or growing practice seeking a polished address in one of the city's most sought-after business corridors.

PROPERTY HIGHLIGHTS

- Move-In Ready — Professionally built out and immediately available
- Prime Southside Location — Positioned in Jacksonville's most sought-after business corridor, offering excellent visibility and accessibility.
- Efficient 1,220 SF Layout — A well-appointed suite right-sized for a boutique firm or growing practice.

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PROPERTY DETAILS

LEASE RATE	\$19.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Medical/Office Space
STREET ADDRESS	11555 Central Pkwy
CITY, STATE, ZIP	Jacksonville, FL 32224
COUNTY	Duval
MARKET	Jacksonville
CROSS-STREETS	Central Parkway and Southside Boulevard / State Road 115
TOWNSHIP	25
RANGE	28
SECTION	32
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	0.2 Miles to I-295, 0.8 Miles to US 90
NEAREST AIRPORT	Jacksonville International Airport (JAX) Distance: Approximately 22 miles north

BUILDING INFORMATION

BUILDING SIZE	4,800 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	2004

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	IBP
LOT SIZE	153,643 SF
APN #	165425 2550
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	I - 295
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	4.17
NUMBER OF PARKING SPACES	20

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,220 SF	LEASE RATE:	\$19.00 SF/yr

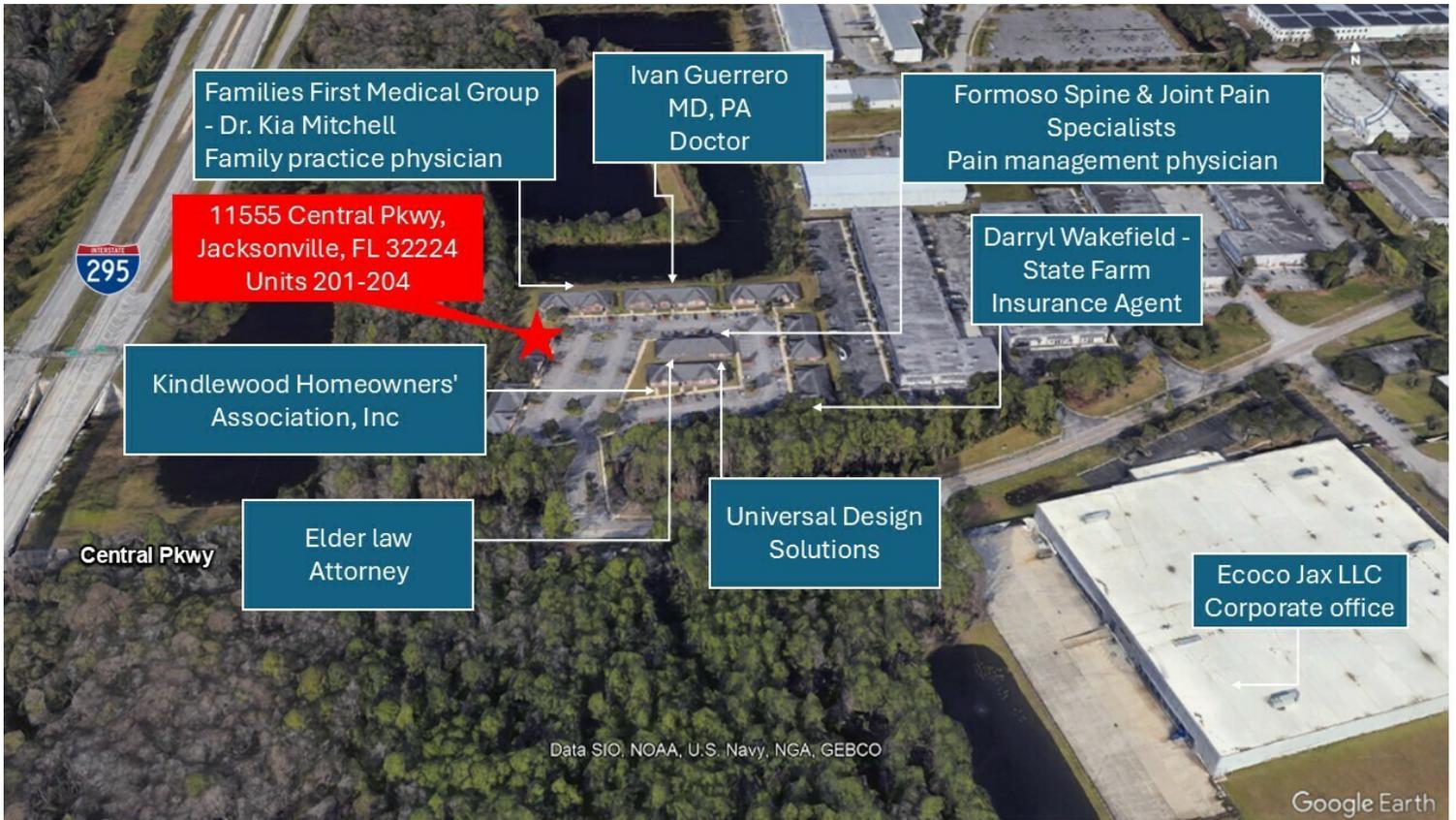
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office Space	Available	1,220 SF	NNN	\$19.00 SF/yr

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AERIAL MAP



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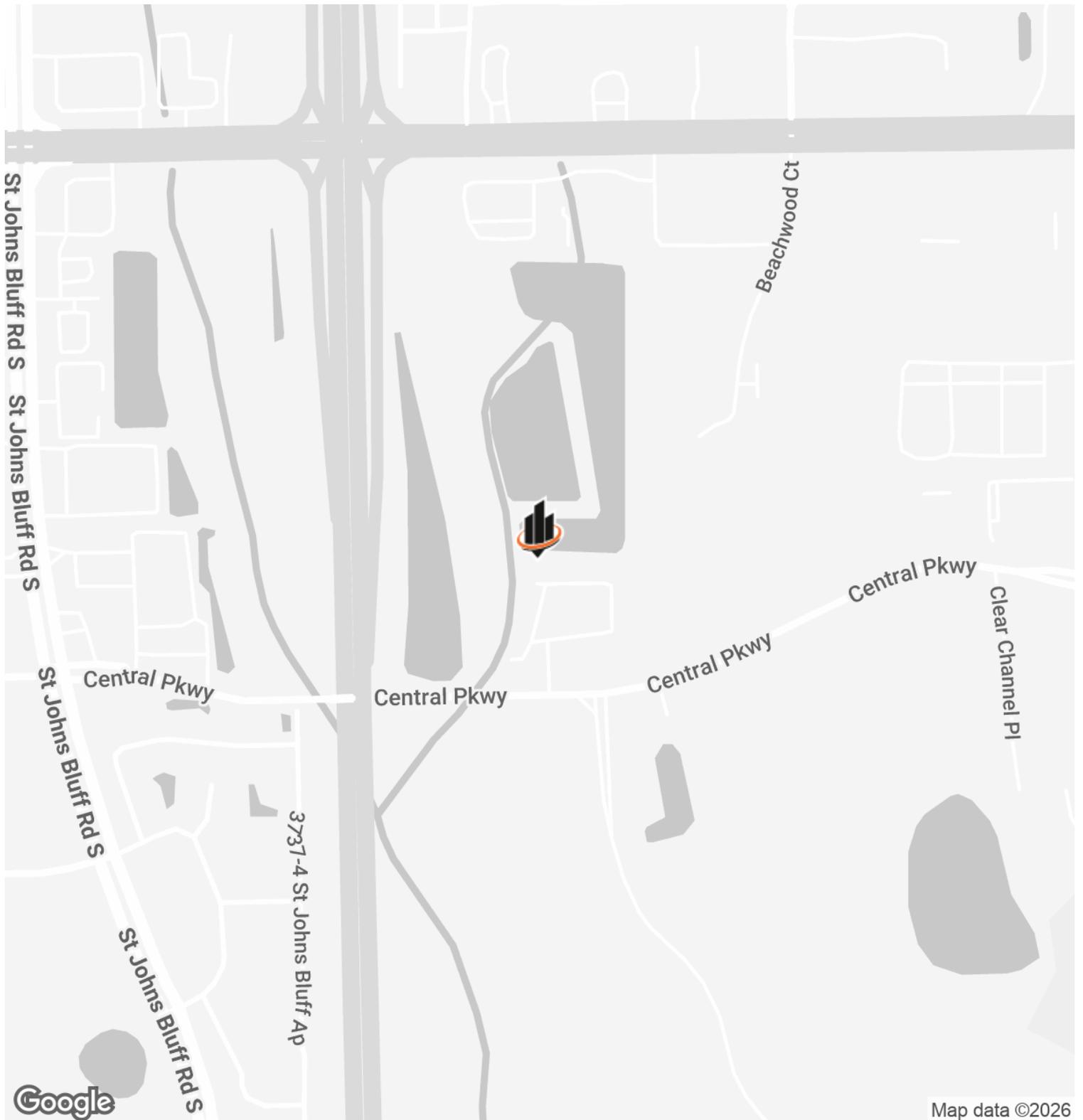
AERIAL MAP



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LOCATION MAP



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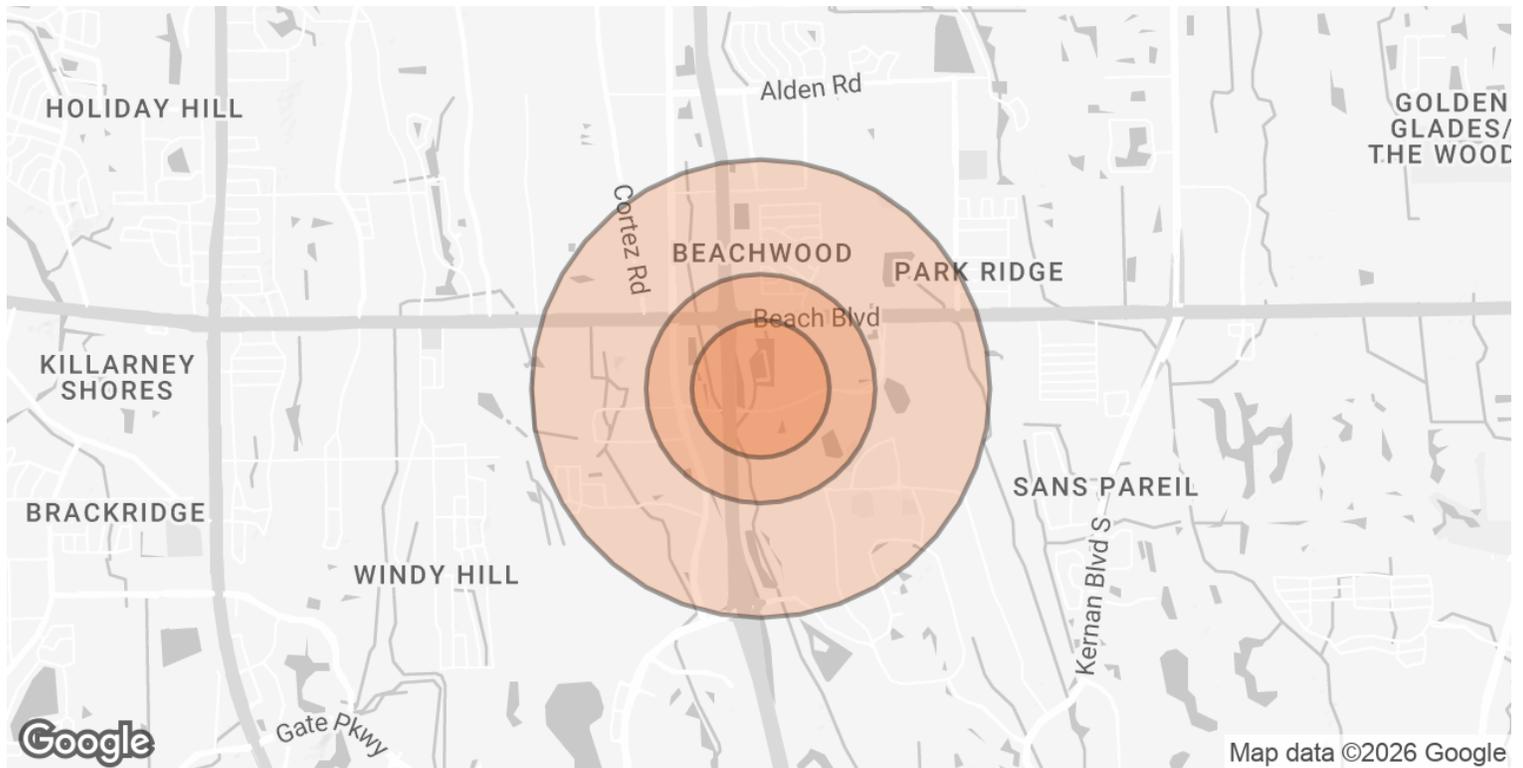
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	224	949	6,100
AVERAGE AGE	25	28	34
AVERAGE AGE (MALE)	26	28	33
AVERAGE AGE (FEMALE)	24	27	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	56	267	2,131
# OF PERSONS PER HH	4	3.6	2.9
AVERAGE HH INCOME	\$57,669	\$59,488	\$67,358
AVERAGE HOUSE VALUE	\$0	\$69,453	\$228,483

Demographics data derived from AlphaMap

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GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
- Real Estate Forum’s Women of Influence 2020 & 2016
- SVN’s prestigious honor “Partners Circle” 2022, 2021, 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail’s propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail’s ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail’s ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

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LANCE COBB

Advisor

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PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

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