



- **Lease Rate: \$17.00/SF Full-Service**
  - Includes all utilities, excluding interior janitorial
  - Private entrance and signage
- Available Space:
  - Suite C-4: +/-2,500 SF
  - Floor plan includes: large reception area, restroom, break area, six large executive offices, conference room and large open work area
- Zoning: CRO - Commercial, Residential, Office
- Suitable for General Office or Medical Use
- Ample parking on shared lot
- Conveniently located in small suburban commercial business park; off University Blvd. with professional and medical uses

<b>2025 Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Estimated Population	9,611	58,690	165,637
Average HH Income	\$109,363	\$106,555	\$106,608
Daytime Total Employees	8,697	55,566	147,486



For Additional  
Information Contact:

**John Clifford**  
john@strategicsites.com

OR

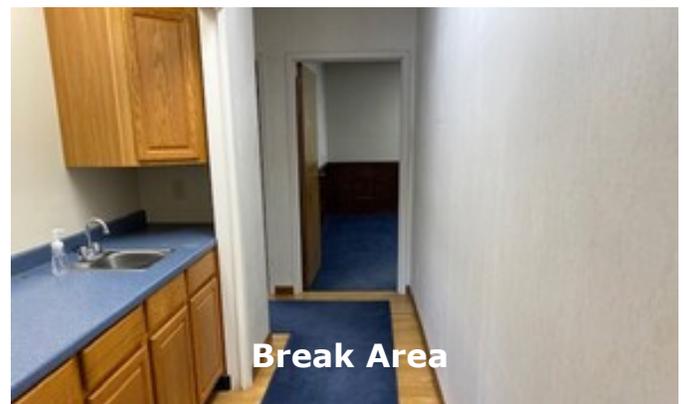
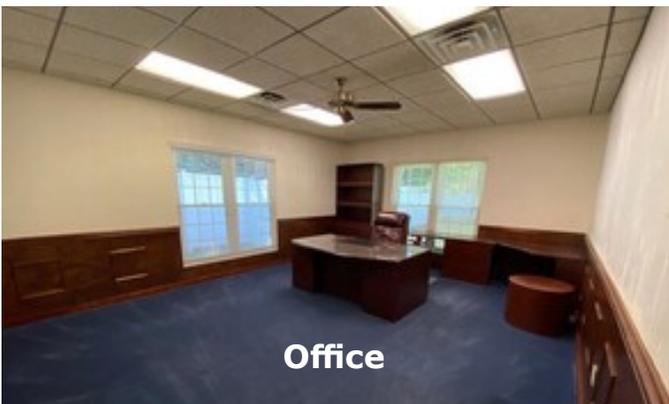
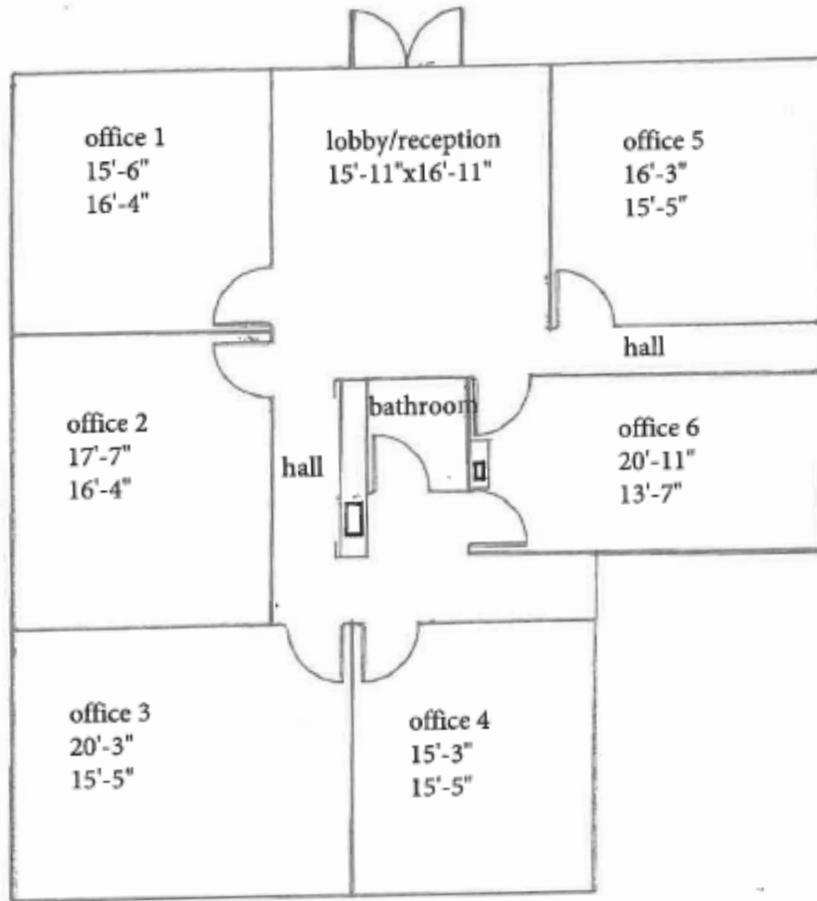
**Kate Clifford**  
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Floor Plan & Photos

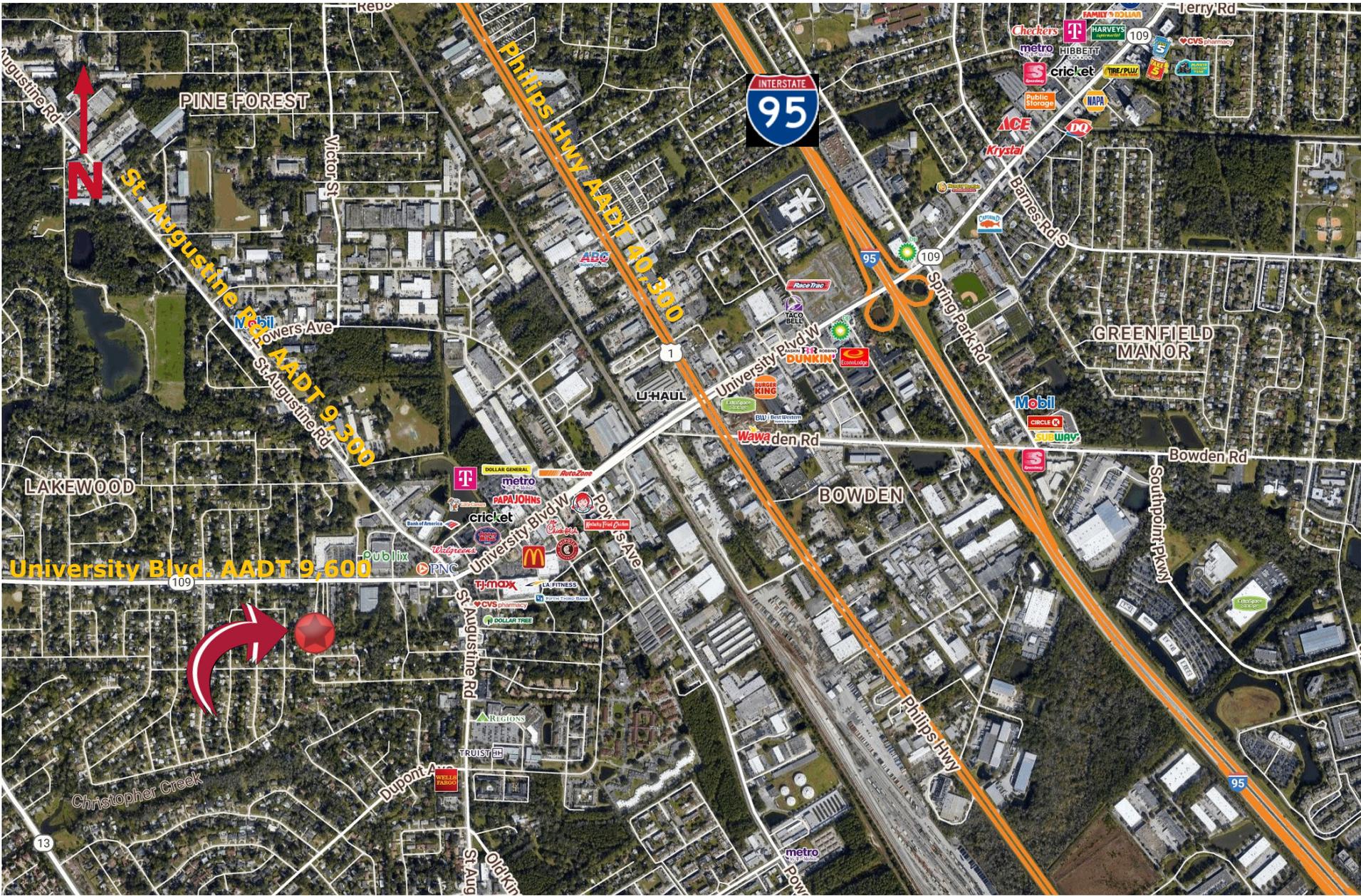


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# Aerial Map



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