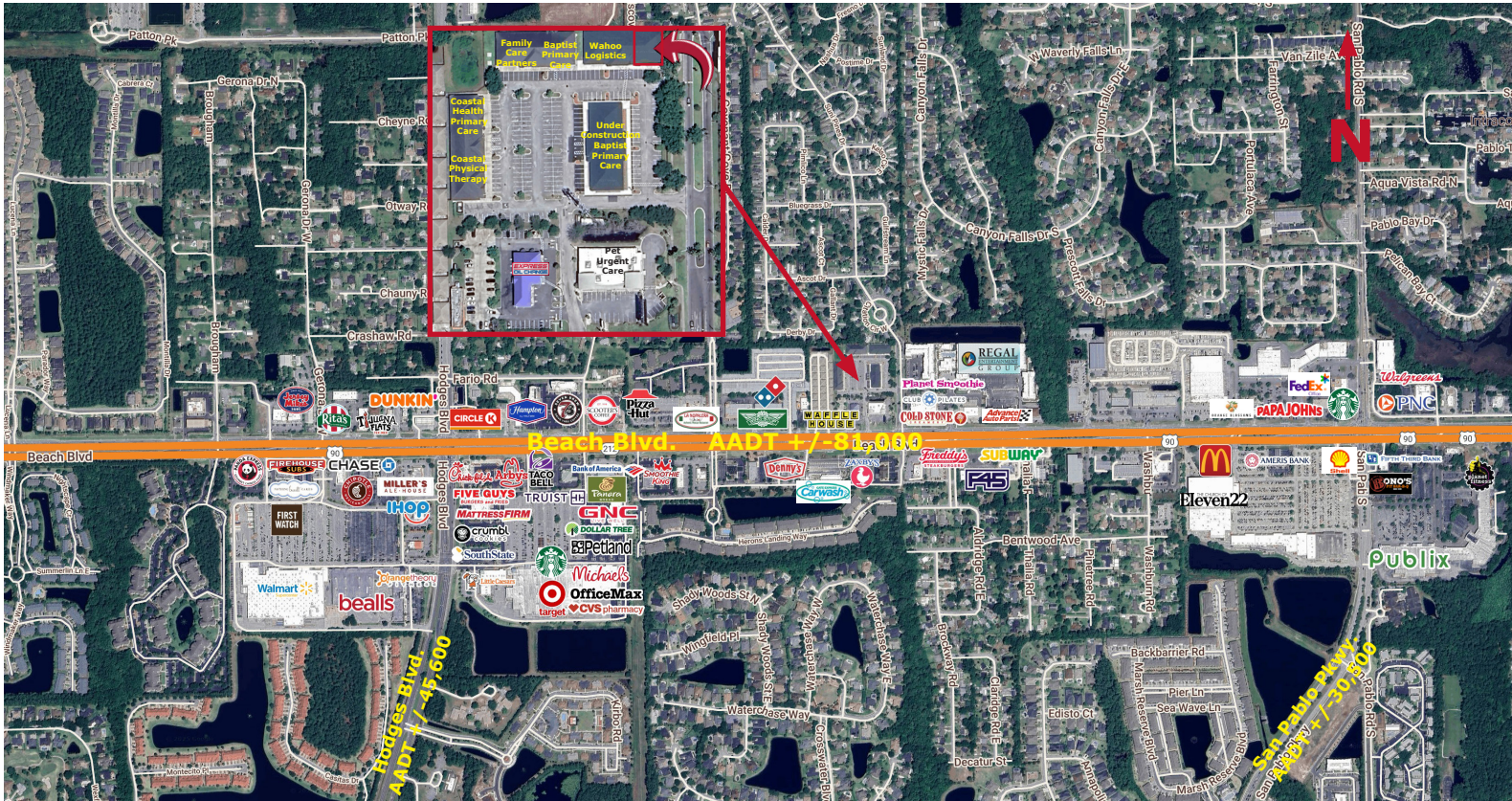


MEDICAL OFFICE
FOR LEASE

Morgar Professional Center

14011 Beach Blvd., Unit #340, Jacksonville, FL 32224



- **Lease Rate:** \$23.00/SF NNN (CAM estimated at \$8.00/SF)
- **Available Unit:** #340 +/-2,821 SF
- Zoning: CCG1 - allows for professional and medical uses
- Landlord to provide Tenant Improvement Allowance for qualified Tenants
- Space is ready for interior build-out. Current floor plan includes two restrooms, break area, and janitorial closet
- Signage available at both tenant's entrance and monument on Beach Blvd.
- Building constructed in 2023
- Ample parking in surrounding surface lot (5.4/1000 SF)
- Well-located in the Morgar Professional Center off of Beach Blvd. between San Pablo Rd. and Hodges Blvd. Other medical users in the center include Family Medical Centers, Coastal Physical Therapy and Coastal Kidney Center.

| 2025 Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| Estimated Population | 12,356 | 77,822 | 170,468 |
| Average HH Income | \$122,360 | \$143,012 | \$147,550 |
| Daytime Total Employees | 3,919 | 21,554 | 58,873 |



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

Kate Clifford
kate@strategicsites.com

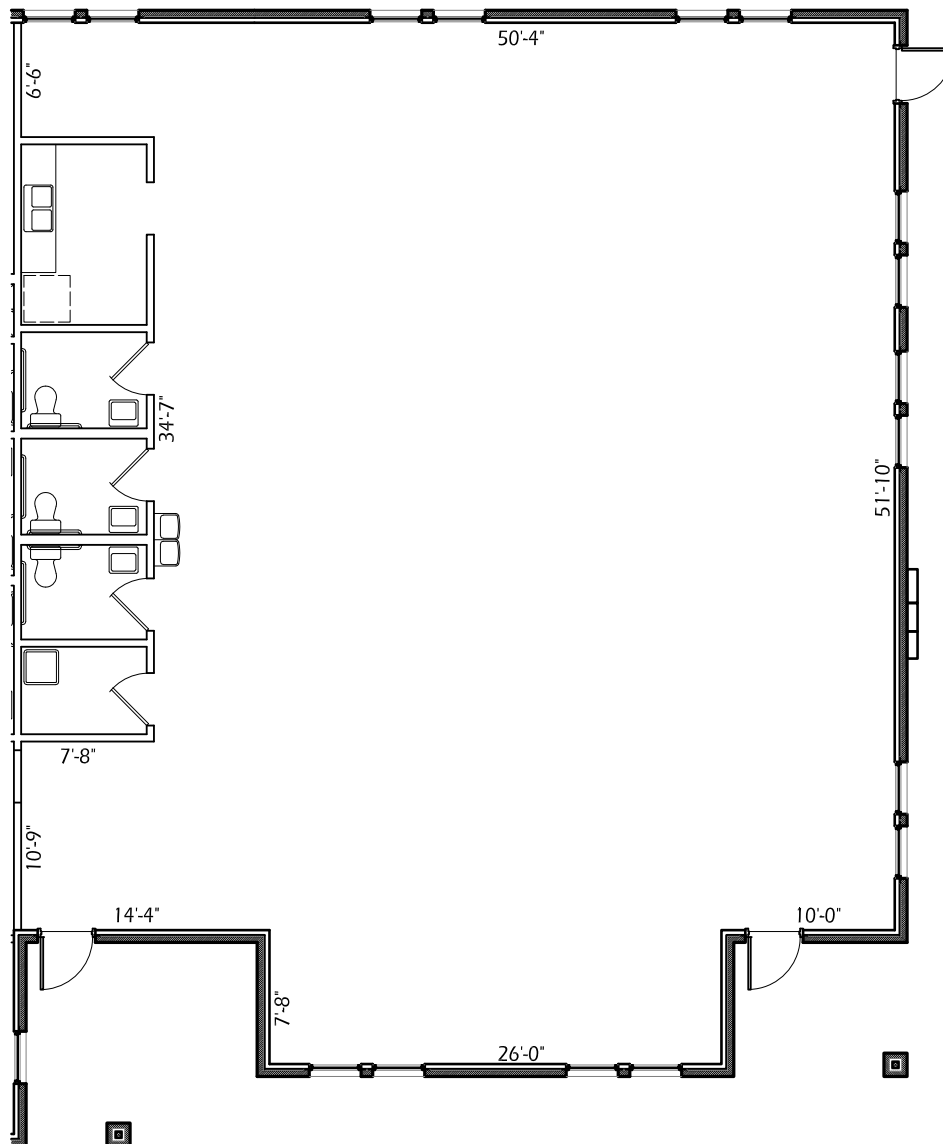
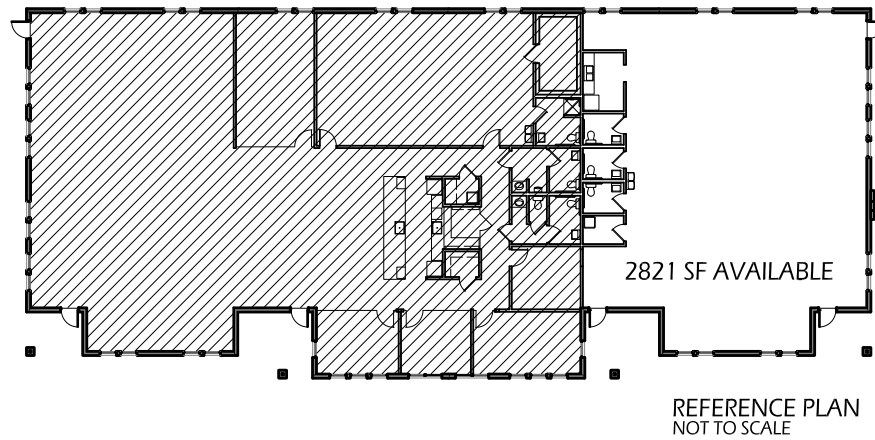
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

Unit #340 +/-2,821 SF



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