

FOR LEASE

7855 ARGYLE FOREST BLVD | SUITE 401, 402, 403, 404
JACKSONVILLE, FL 32244



ABOUT THE PROPERTY

Located at 7855 Argyle Forest Boulevard in a well-established West Jacksonville corridor,

Four 1,140 SF office suites are available for lease. Suites can be leased individually or combined with an adjacent suite to create two separate 2,280 SF suites, for a total of up to 4,560 SF available. Suite Options: 1,140 SF | 2,280 SF | Up to 4,560 SF

Zoned PUD, the property is best suited for traditional office occupancy, making it an ideal fit for professional tenants such as administrative offices, consulting firms, financial services, insurance agencies, and other business uses.

Lease Rate	\$21.00/NNN
Building Type:	Medical Office / Office
Office Building Size:	1,140 - 4,560 SF
Building Class:	B
Zoning:	PUD
Parking:	10-20 spaces within office center
Argyle Forest Blvd Frontage	Direct frontage on Argyle



PROPERTY HIGHLIGHTS

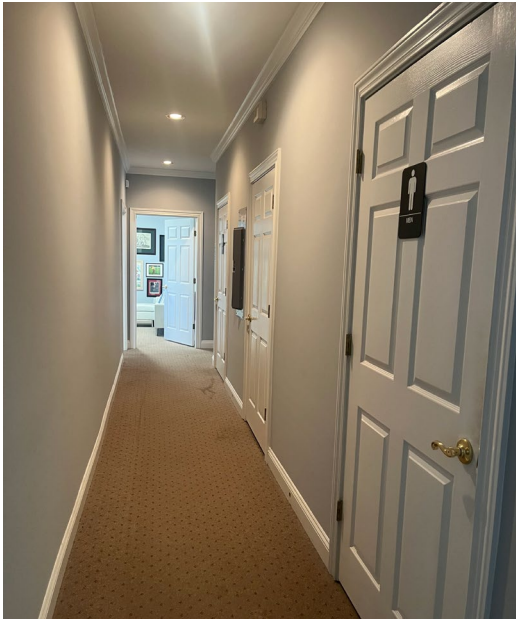


- Well-maintained professional office suites with clean, functional interior finishes
- Flexible configurations available individually or combined to accommodate various office needs
- Efficient layouts designed to support private offices, open work areas, and support space
- Move-in-ready condition with minimal tenant build-out required depending on use
- Bright interior environments with a professional, quiet atmosphere
- Zoned PUD, best suited for traditional office and professional business uses
- Strong building maintenance and overall well-kept common areas
- Secure and accessible building with professional tenant mix
- Ample on-site and nearby parking for employees and visitors
- Located along Argyle Forest Boulevard with strong visibility and convenient access to Collins Road, Blanding Boulevard, and I-295

PROPERTY PHOTOS



PROPERTY PHOTOS



DRIVE TIME MAP



1-2 miles / 3-5 minutes
to I-295



10-12 miles / 15-20 minutes
to US-1



15-18 miles / 20-25 minutes
to I-95



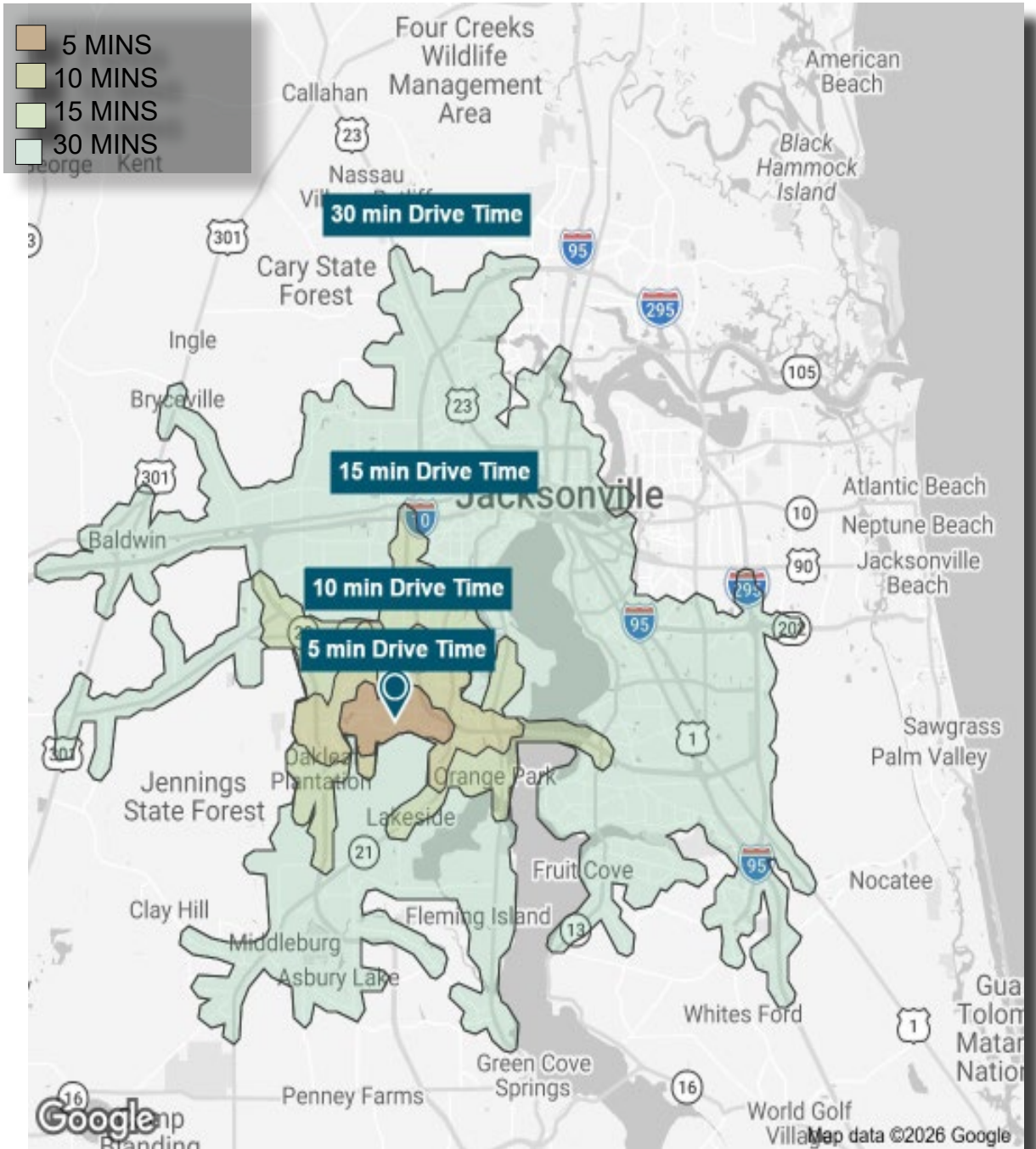
11-13 miles / 15-18 minutes
to I-10



14-16 miles / 20-25 minutes
to Downtown Jax



28-32 miles / 30-35 minutes
to JAX International Airport



AREA DEMOGRAPHICS



POPULATION

1 mile	6,965
3 miles	71,059
5 miles	190,595



MEDIAN INCOME

1 mile	\$115,798
3 miles	\$100,124
5 miles	\$93,521



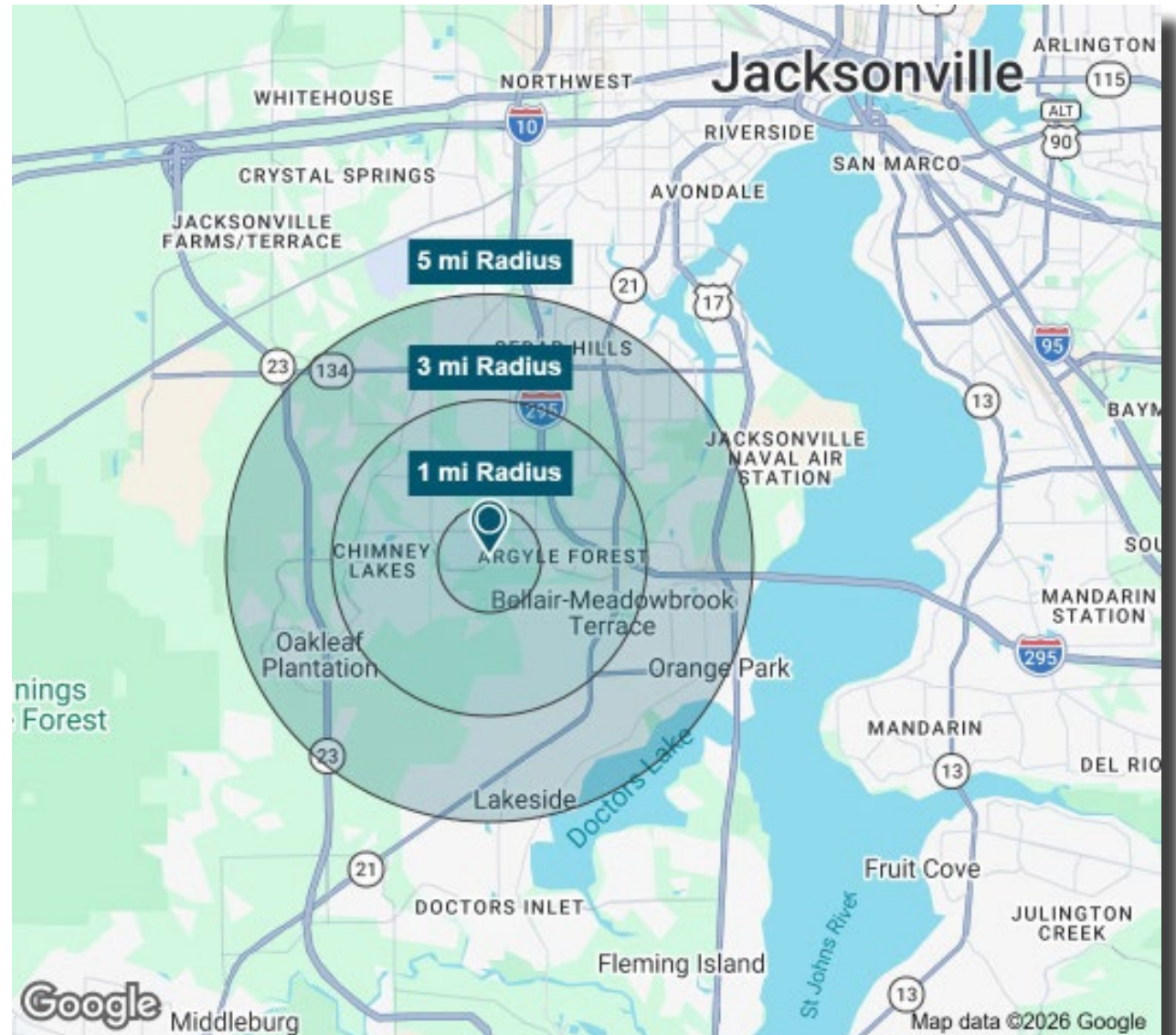
DAYTIME POPULATION

1 mile	~6,000
3 miles	~40,000
5 miles	~85,000



HOUSEHOLDS

1 mile	2,620
3 miles	71,218
5 miles	166,993



Jacksonville, FL

Jacksonville is a premier Southeast market for office and medical investment, supported by sustained population growth, a diversified employment base, and a rapidly expanding healthcare sector. As Florida's largest city by land area, Jacksonville offers the scale, accessibility, and infrastructure necessary for long-term institutional and physician-driven demand.

The city has emerged as a regional healthcare hub, anchored by major hospital systems, specialty practices, and outpatient providers drawn by strong demographics, favorable operating costs, and a growing retiree and working-age population. Medical office demand continues to be fueled by population in-migration, expanded healthcare services, and the ongoing shift toward outpatient and ambulatory care.

Jacksonville's office market benefits from a deep professional workforce across healthcare, finance, logistics, and insurance, combined with a business-friendly tax environment and comparatively affordable occupancy costs. Strategic connectivity via I-95, I-10, and a robust port system enhances regional accessibility for employers, patients, and professional services firms.

These fundamentals position Jacksonville as a resilient, long-term market for both traditional office users and medical office investors seeking stable tenancy and durable demand drivers.

Seasonal
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Art Walks



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Jacksonville
Jaguars



220 Days of
Sunshine



OFFICE & INDUSTRIAL TEAM



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