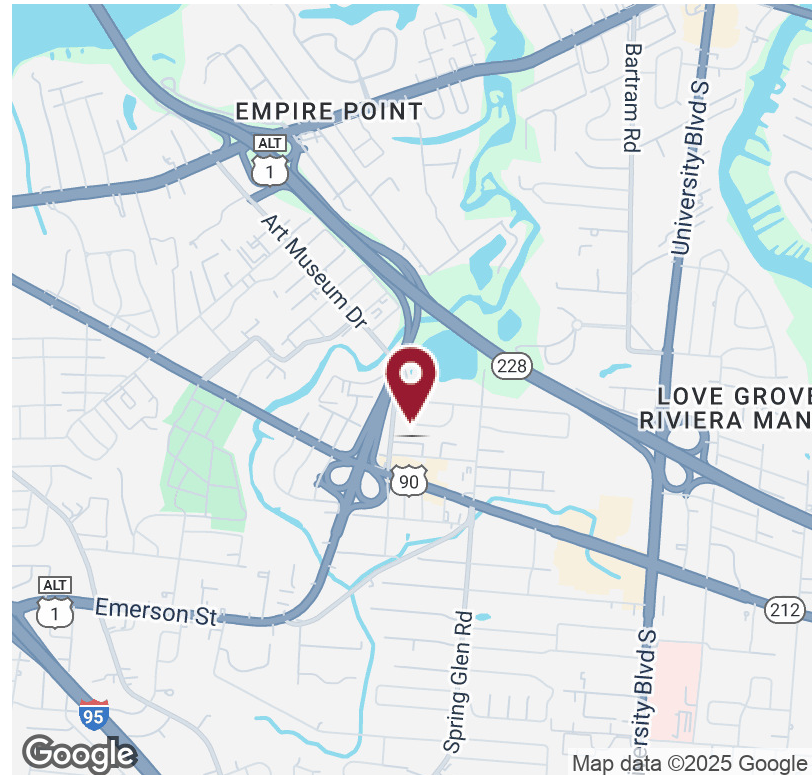


## OFFICE BUILDING FOR LEASE

# 2809 Art Museum Dr Jacksonville, FL 32207



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Gross)
Building Size:	16,148 SF
Available SF:	1000-3,150 SF
Year Built:	1972
Zoning:	CCG-2

### PROPERTY OVERVIEW

Set your business up for success at this prestigious commercial property on Art Museum Drive in Jacksonville, FL. The property offers a versatile and modern space designed for productivity and functionality. With elegant architecture and professional landscaping, the building presents an impressive image for your clients and employees. Inside, you'll find customizable floor plans suitable for a range of businesses, with high-speed internet and state-of-the-art facilities to support your operations. Ample parking and easy access enhance the convenience for both visitors and staff. Elevate your business in this prime location with a lease at this exceptional property.

**Jack Robison**

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.

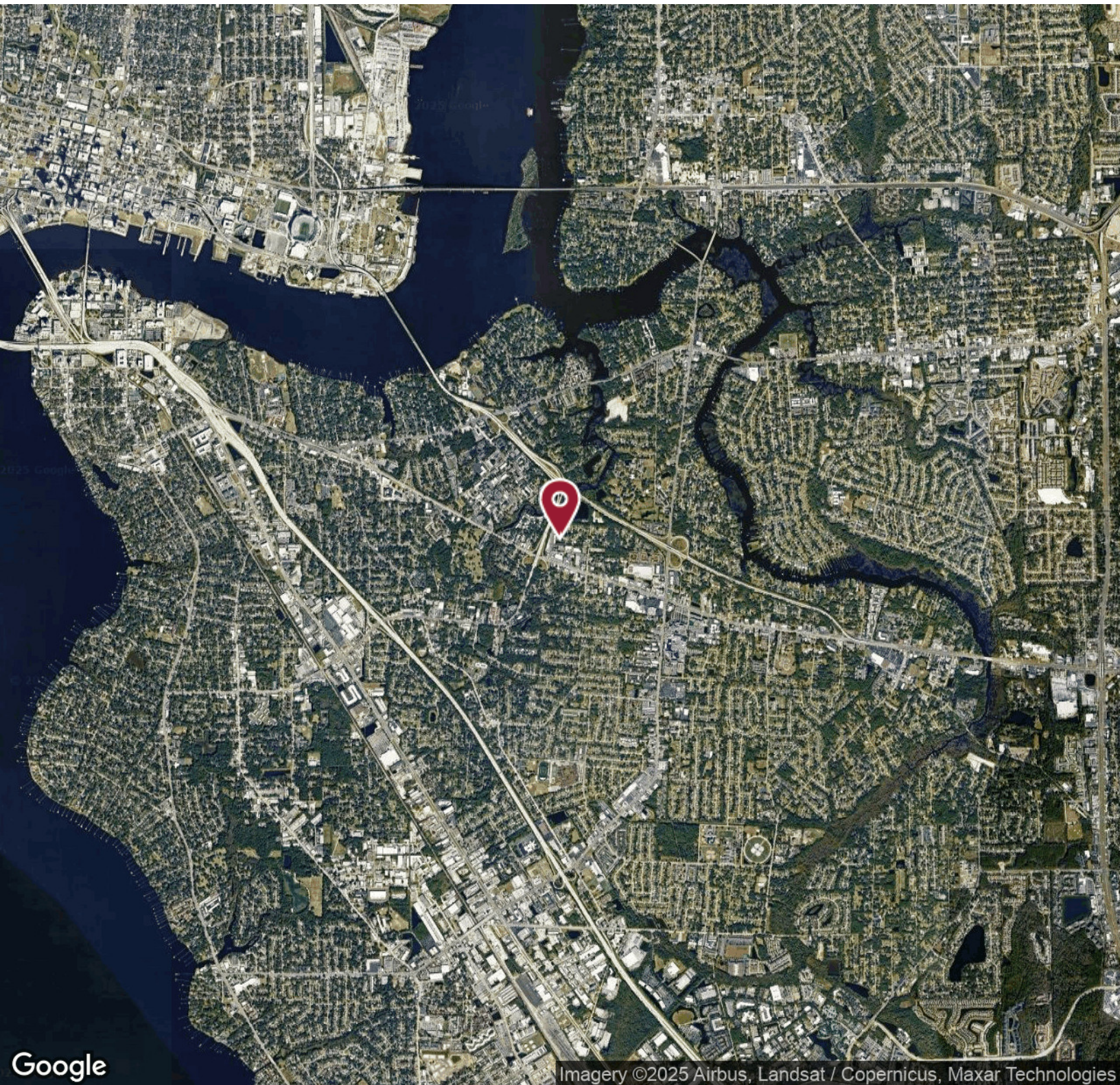


Pine Street / RPS



OFFICE BUILDING FOR LEASE

**2809 Art Museum Dr Jacksonville, FL 32207**



**Jack Robison**

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.

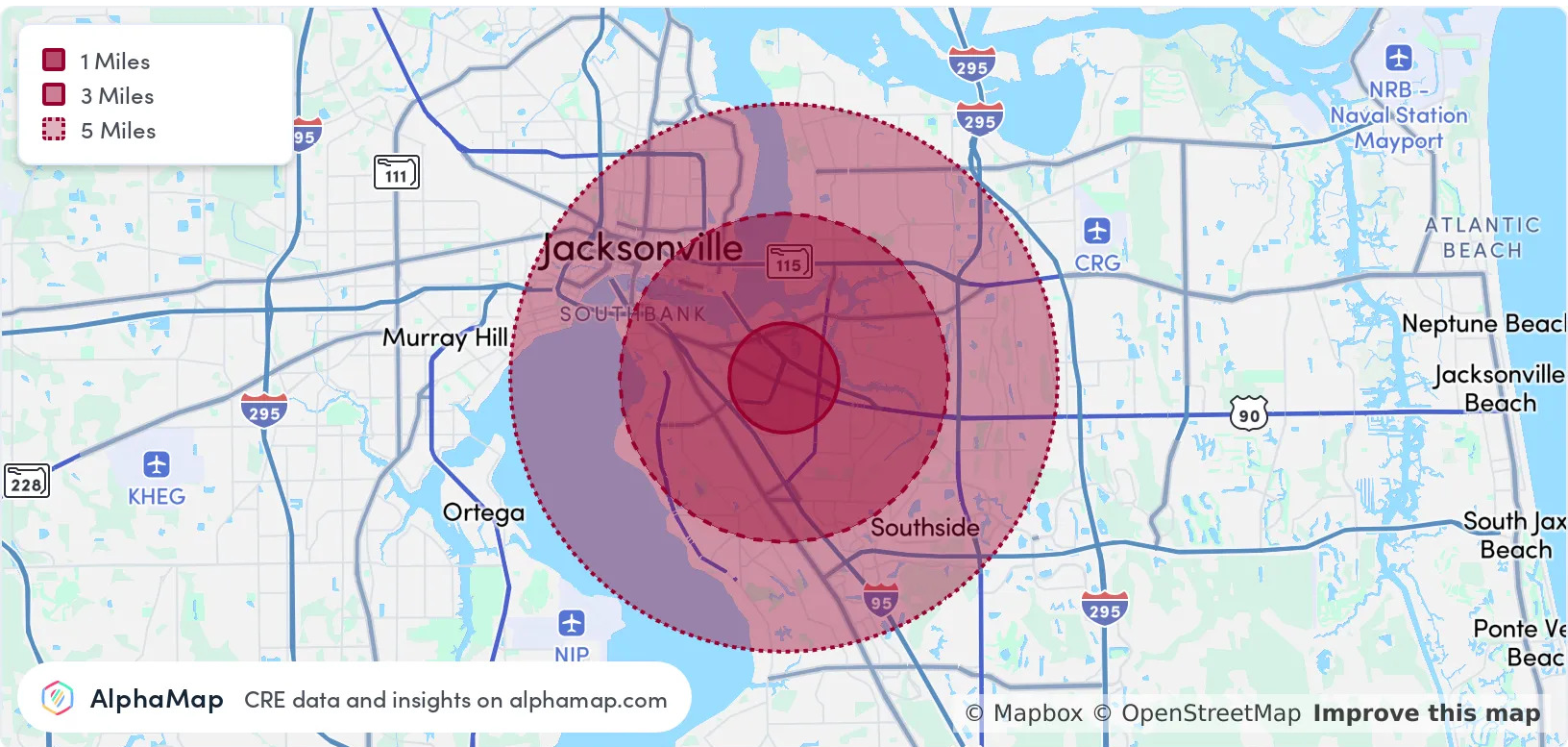


**Pine Street / RPS**



# OFFICE BUILDING FOR LEASE

## 2809 Art Museum Dr Jacksonville, FL 32207



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,863	85,036	233,109
Average Age	39	40	40
Average Age (Male)	37	39	38
Average Age (Female)	40	42	41

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,451	35,074	98,400
Persons per HH	2.4	2.4	2.4
Average HH Income	\$74,170	\$77,531	\$74,898
Average House Value	\$347,759	\$322,366	\$296,176
Per Capita Income	\$30,904	\$32,304	\$31,207

Map and demographics data derived from AlphaMap

Jack Robison

904.398.1044 / [jack@psrps.com](mailto:jack@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](https://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS