

# FOR LEASE

## TINSELTOWN OFFICE SUBLEASE



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

4540 Southside Blvd., Suite 504, Jacksonville, FL 32216



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (6.54)
Building Size:	1 SF
Available SF:	1,659 SF
Number of Units:	1

### PROPERTY OVERVIEW

1,659 +/- SF of professional office space available for sublease. Excellent layout with a reception area, six (6) offices, a conference room, one (1) restroom and break room/kitchen. Current lease expires 12/31/27.

Great location close to Tinseltown in an established professional office park.

### PROPERTY HIGHLIGHTS

- 1,659 +/- SF of professional office space available for sublease
- Excellent southside location close to JTB (SR 2020) and Southside Blvd.
- Established office park

### PRESENTED BY:

**AMANDA KINKADE**

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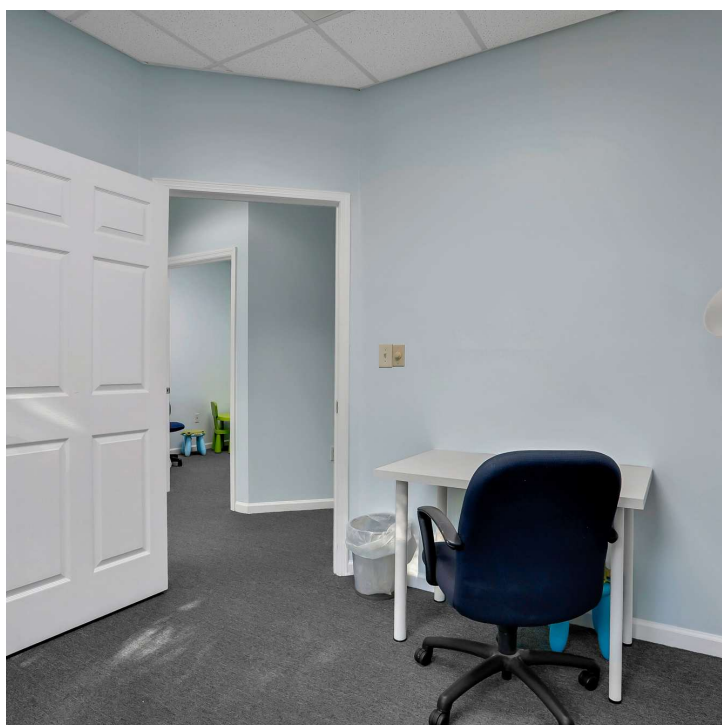
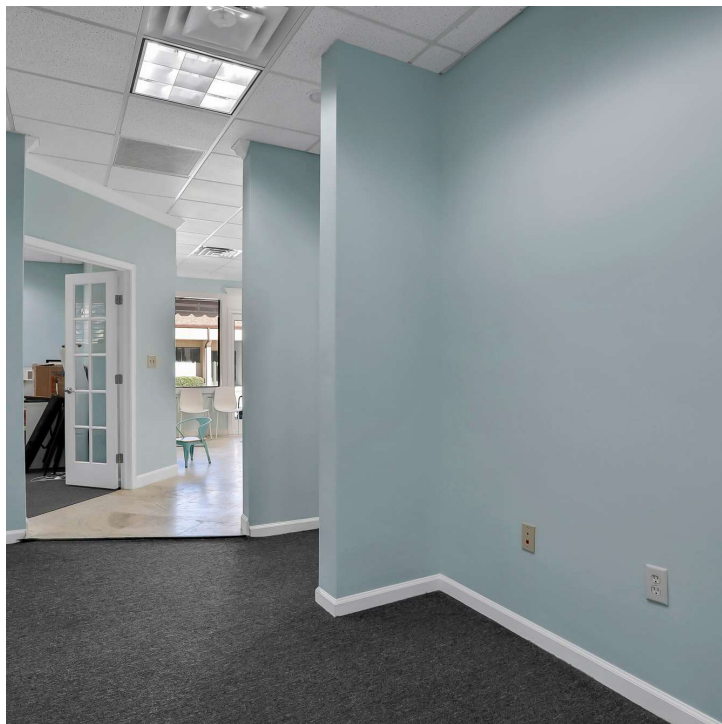
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ADDITIONAL PHOTOS



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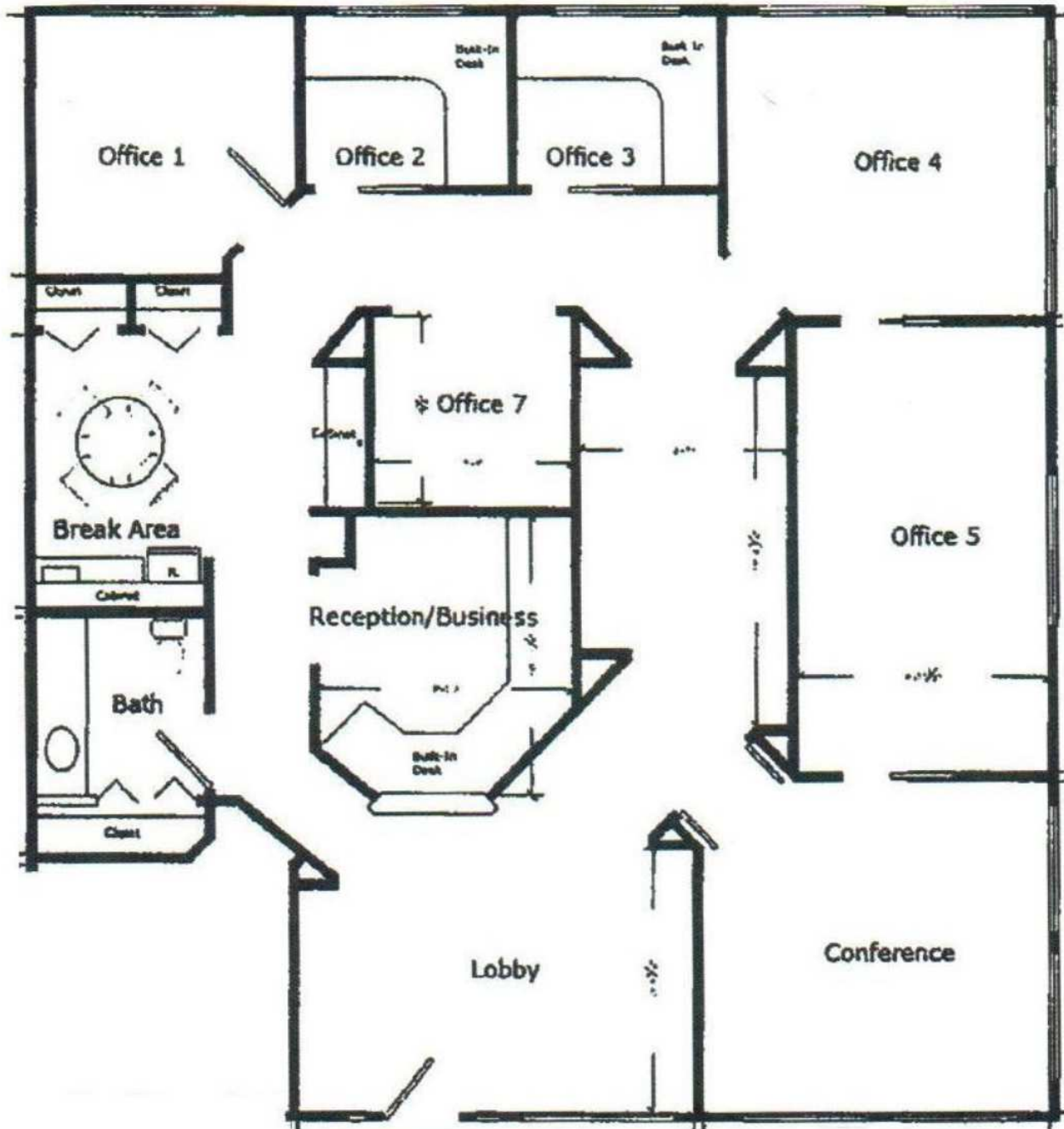
ADDITIONAL PHOTOS

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## TINSELTOWN OFFICE SUBLEASE

4540 Southside Blvd., Suite 504, Jacksonville, FL 32216

SUITE 504 – 1,659 SF



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ADDITIONAL PHOTOS

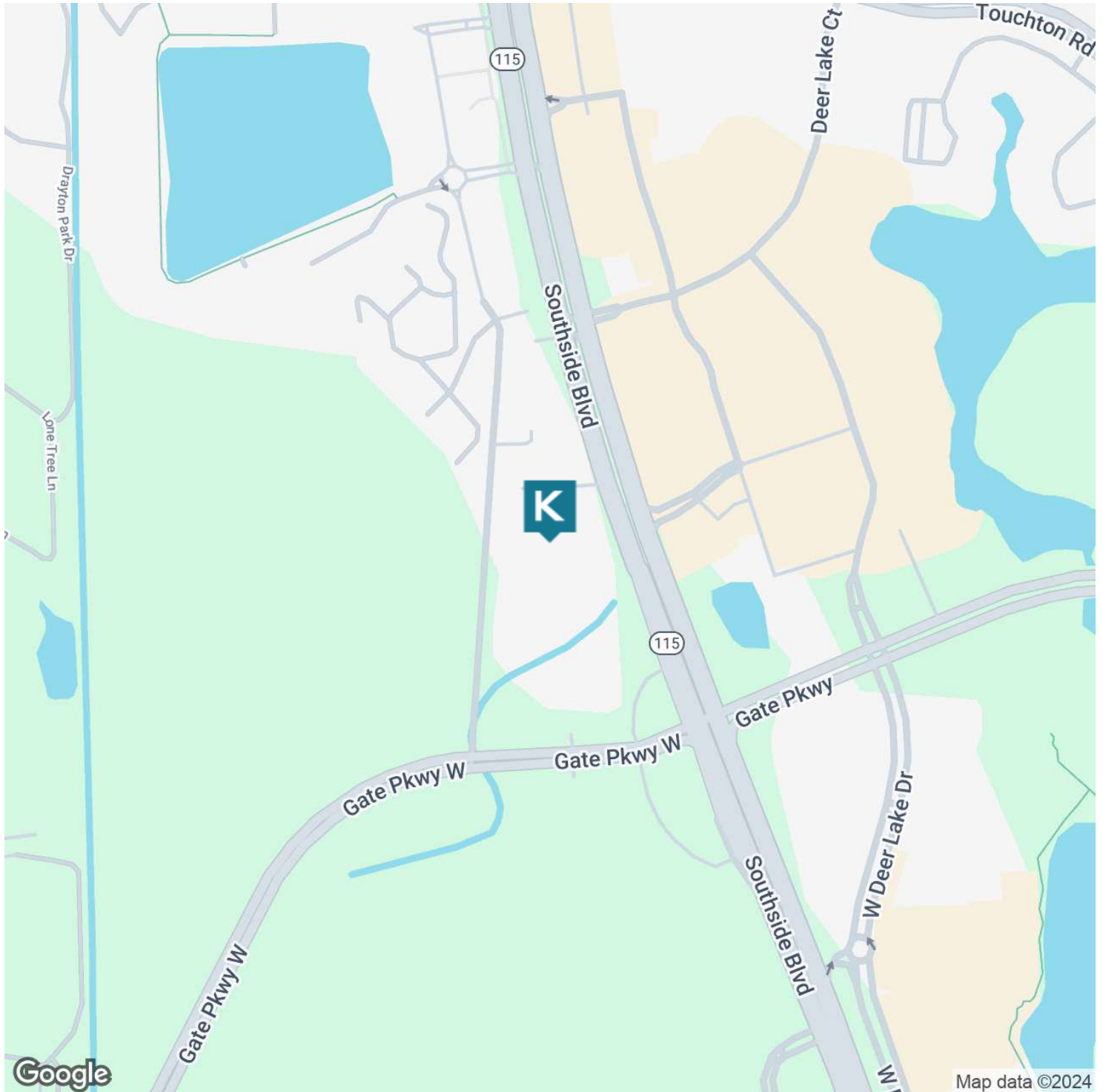
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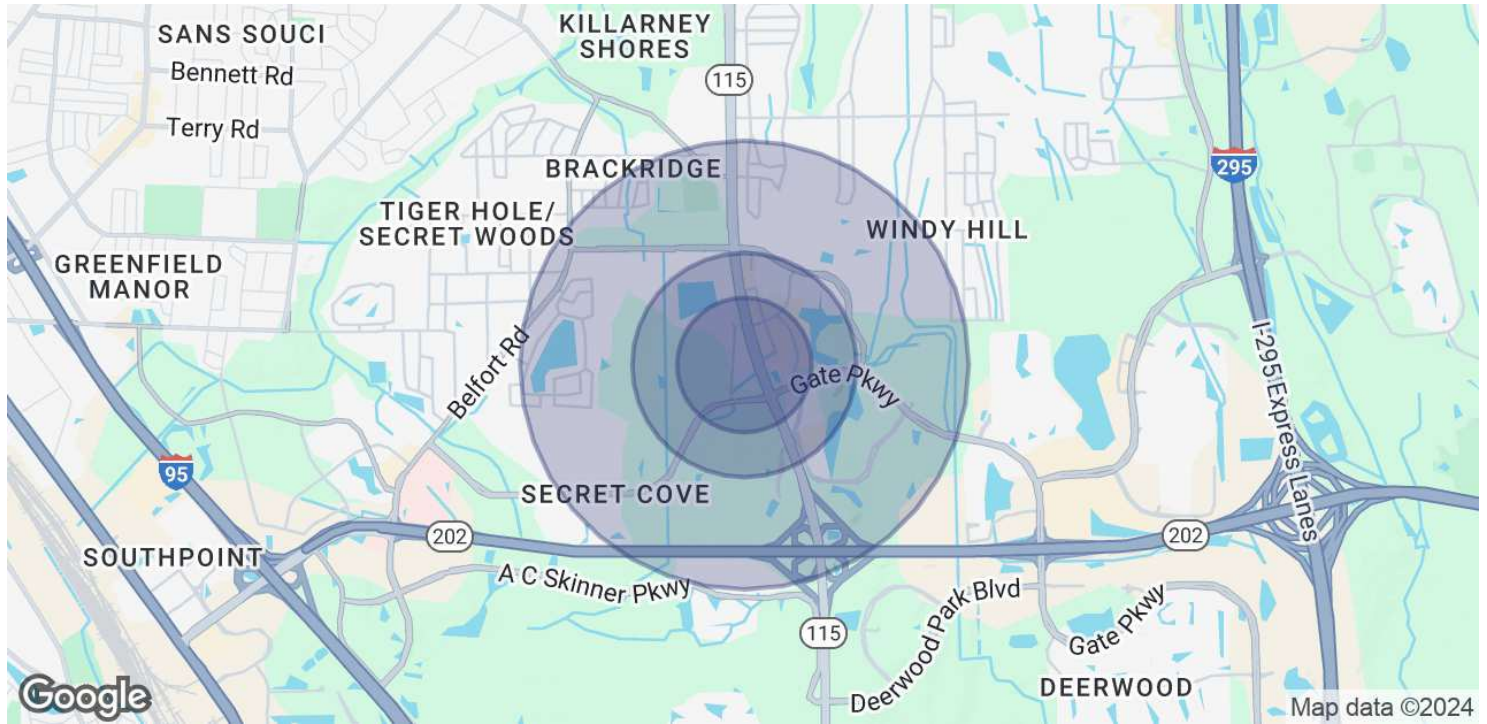
LOCATION MAP



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	479	2,665	12,915
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	1,369	6,339
# of Persons per HH	2	1.9	2
Average HH Income	\$88,997	\$90,261	\$92,220
Average House Value	\$299,806	\$320,640	\$303,613

Demographics data derived from AlphaMap

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