



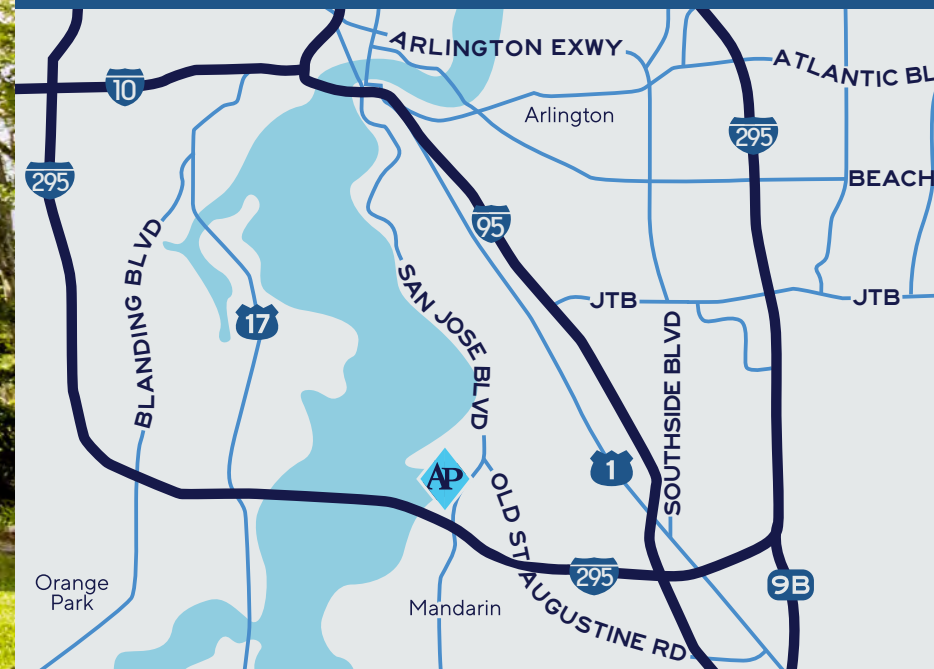
CONCORDE OFFICES

📍 3020 Hartley Rd | Jacksonville, FL 32257



QUICK FACTS

- ◆ Well-established office park featuring twin three-story buildings collectively offering 53,718 square feet
- ◆ Ideally situated at the intersection of San Jose Boulevard and I-295, providing excellent visibility and accessibility in a prime location
- ◆ Amenities include a 40-person training room, covered parking and a secure 24-hour keypad access system



904.992.9000 ◆ leasing@ashproperties.com

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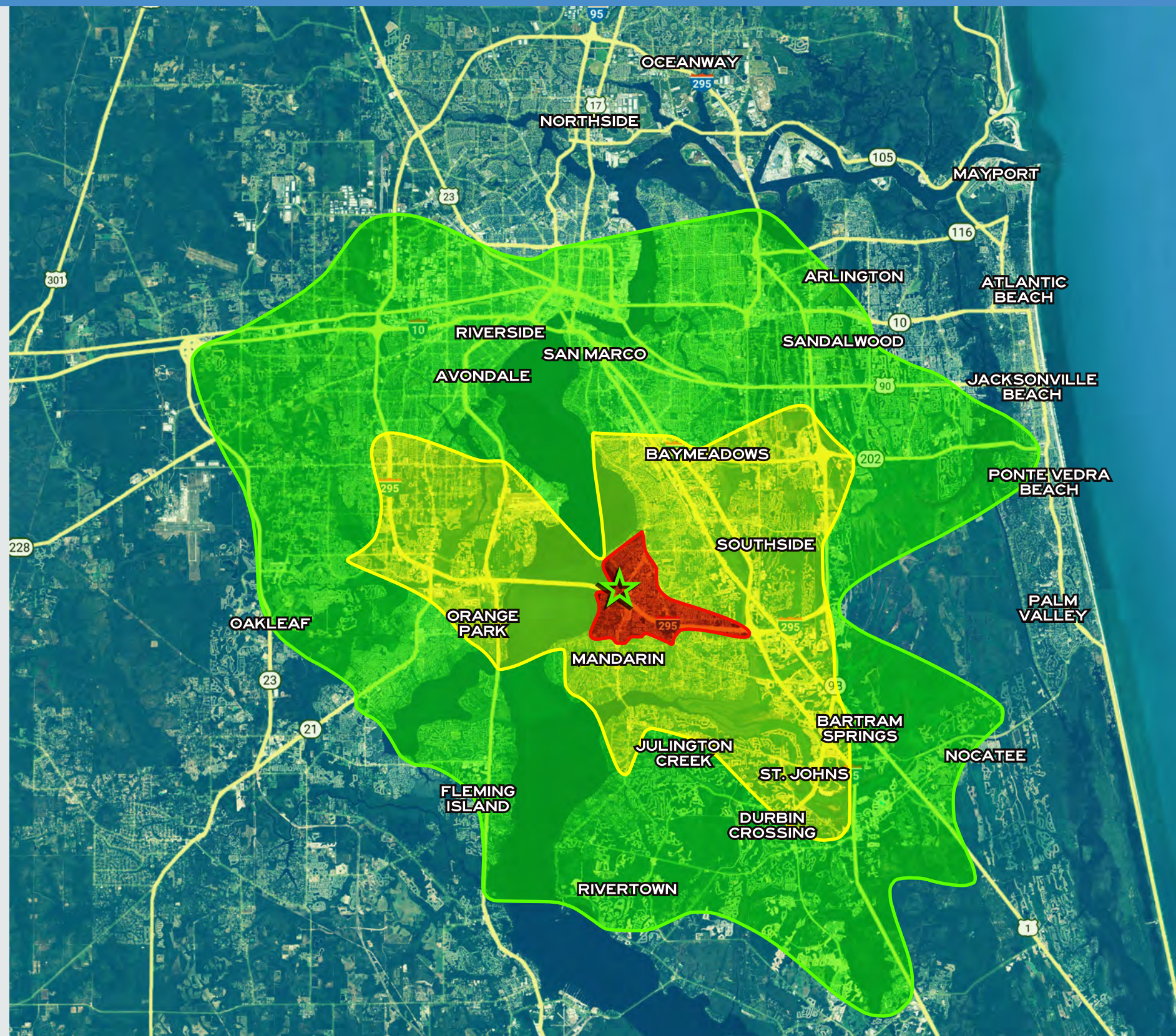
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DRIVE TIME

10 MINUTES

20 MINUTES

30 MINUTES

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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,438	63,159	126,405
Daytime Population	6,730	58,914	161,033
Households	3,114	26,282	52,527
Average HH Income	\$131,648	\$113,754	\$113,005

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Shopping

Concorde Offices are direct neighbors to major shopping centers anchored by Publix, Target, and Whole Foods. Within a mile are more national retailers such as Walmart, Trader Joe's, Barnes & Noble and World Market.

Dining

Tenants will enjoy and benefit from the traffic of a wide range of dining options from fast food/fast casual chains like Chipotle and Chick-fil-A to fine dining like Chophouse 13.

Mandarin, San Jose and Baymeadows

Neighboring areas are densely populated, with daytime populations doubling the general population at a 5 mile radius. Location within half a mile of the St. Johns River ensures a steady nearby population of wealthy homeowners.

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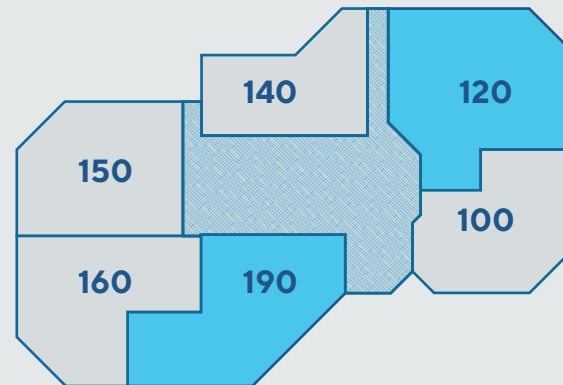
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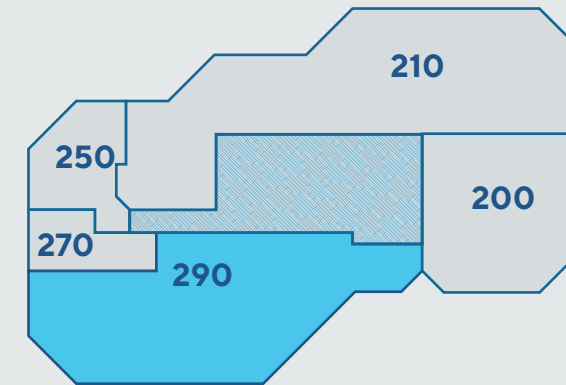
BUILDING I

SUITE	TENANT	SF
100	Jade Consulting	1,506
120	Available	2,122
140	Southeast X-Ray	1,191
150	Monica Henschel	1,422
160	Joensin FI	1,636
190	Available	1,740
200	Shipper Software, LLC	1,673
210	The Edwards Law Firm	3,908
250	Susan Stanford-Rue	775
270	Massage Therapy	505
290	Available	2,492
300	Available	1,802
310	Lakeside Dental Mgmt	5,641
320	WRH Realty	3,579

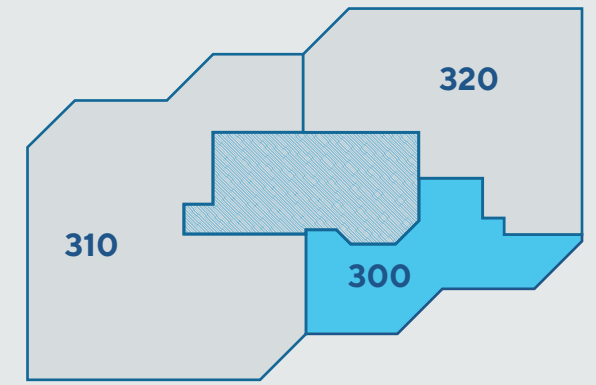
Building 1: Floor 1



Building 1: Floor 2



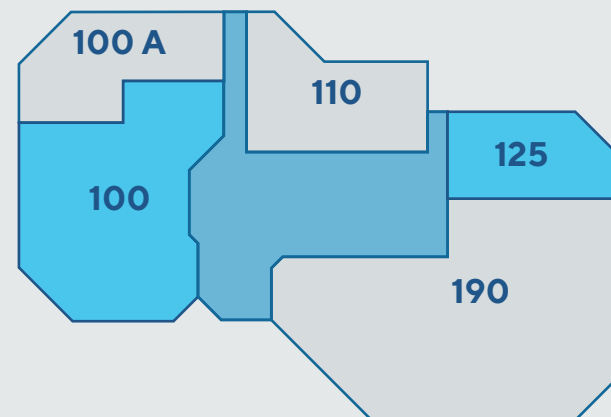
Building 1: Floor 3



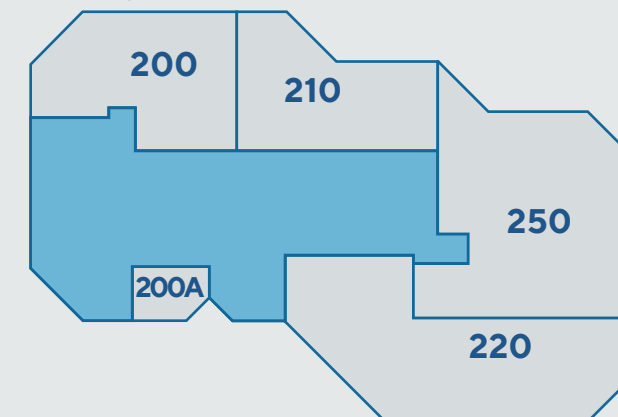
BUILDING II

SUITE	TENANT	SF
100	Available	2,375
100A	Nationwide Data Center	1,145
110	Vanguard Realty	1,215
125	Available	787
190	Levenson Eye	4,215
200, 200A, 210, 250	Applied Insurance	5,858
220	Clay Behavioral Health	2,174
300, 300B	Applied Bsn Solutions	12,294

Building 2: Floor 1



Building 2: Floor 2



Building 2: Floor 3

