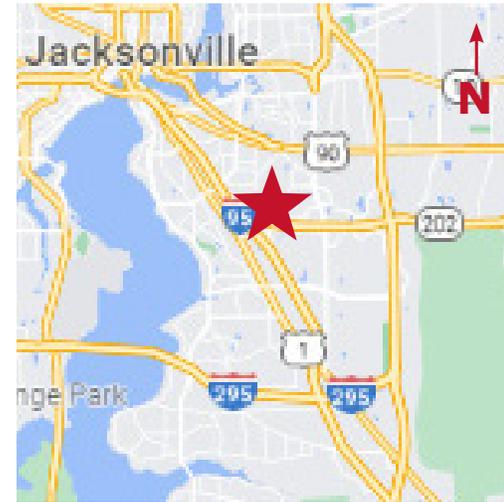




- **Lease Rate: \$24.00/RSF NNN OPEX \$6.25/RSF**
- Available Space: Suite 303: +/-1,958 RSF
- Zoning: PUD - Allows for Professional Office, Medical
- Occupancy Immediately
- Parking: On-site 23 spaces in dedicated surface lot - shared by all tenants
- Unit 303 requires renovation which Landlord has commenced.
- Signage available on monument and building
- Well-located, free-standing office building located in Southpoint just off Butler and Convenient to I-95. Close proximity to substantial office and medical users



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,121	88,285	208,873
Average HH Income	\$93,793	\$93,873	\$98,078
Daytime Total Employees	14,573	81,927	167,962

For Additional Information Contact:

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**JC Clifford**  
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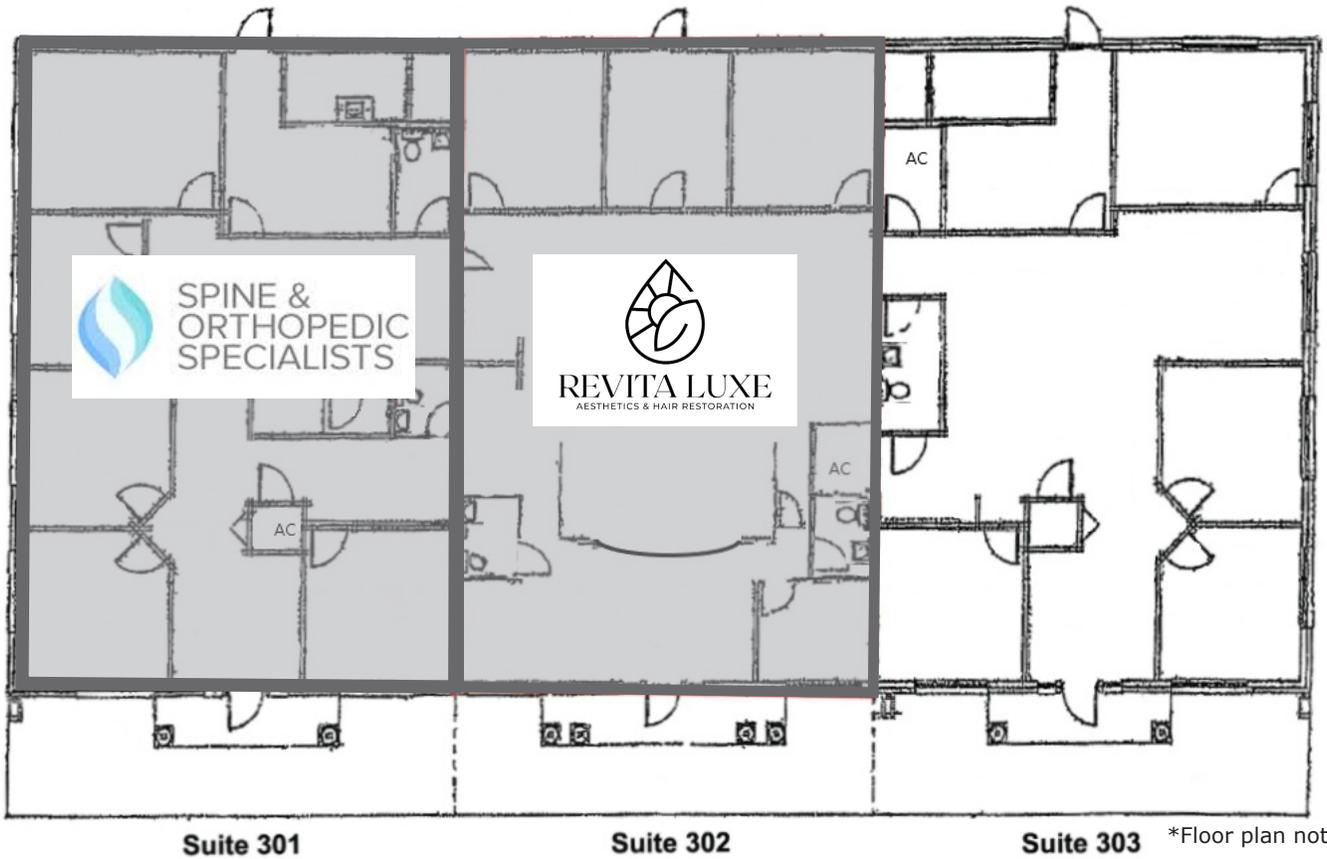
**STRATEGIC SITES**  
Clifford Commercial

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.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

# Suite 303: +/-1,958 RSF



\*Floor plan not to scale



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