

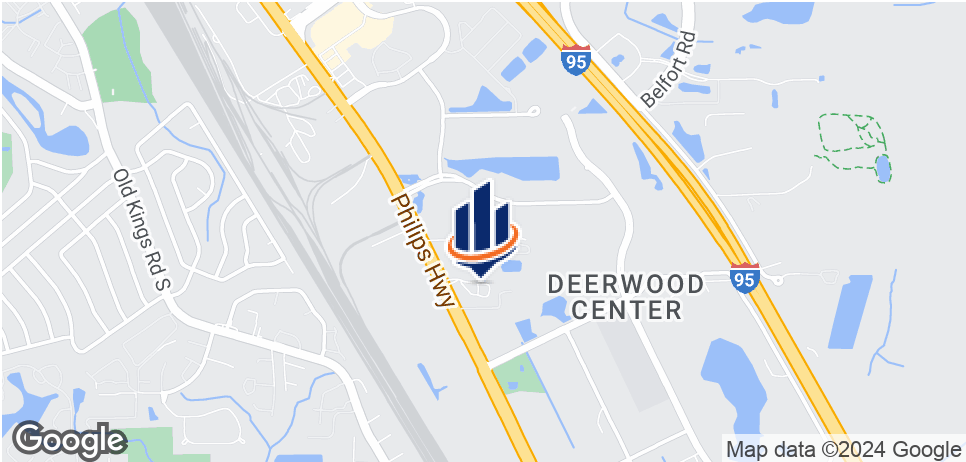


TREETOPS OFFICE CENTER

7563 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

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Property Summary



OFFERING SUMMARY

Available SF: 1,125 - 2,250 SF

Lease Rate: \$19.00 SF/yr (NNN)

Building Size: 6,385 SF

PROPERTY OVERVIEW

SPACE AVAILABLE JANUARY 1, 2026 - showings/tours available now.
For lease is a 2,250 SF office. Great layout. This space boasts our private offices, reception/lobby area, double office which can be either a bullpen or oversized conference room, restroom and small break area.

PROPERTY HIGHLIGHTS

- Natural setting
- Minutes from JTB and Baymeadows
- 4 private offices, conference room and reception

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
#303 & 304	\$19.00 SF/yr	1,125 - 2,250 SF

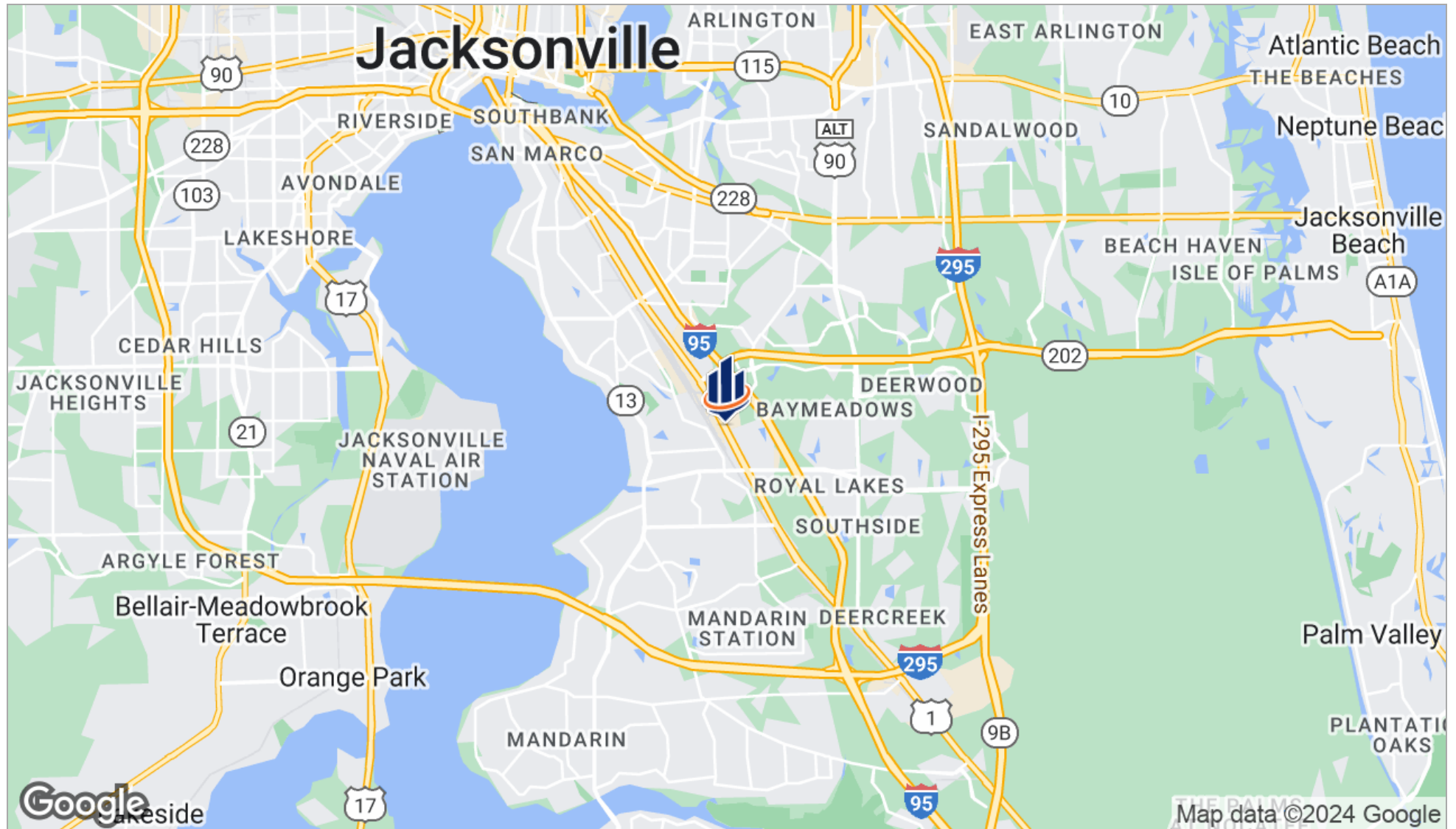
Additional Photos



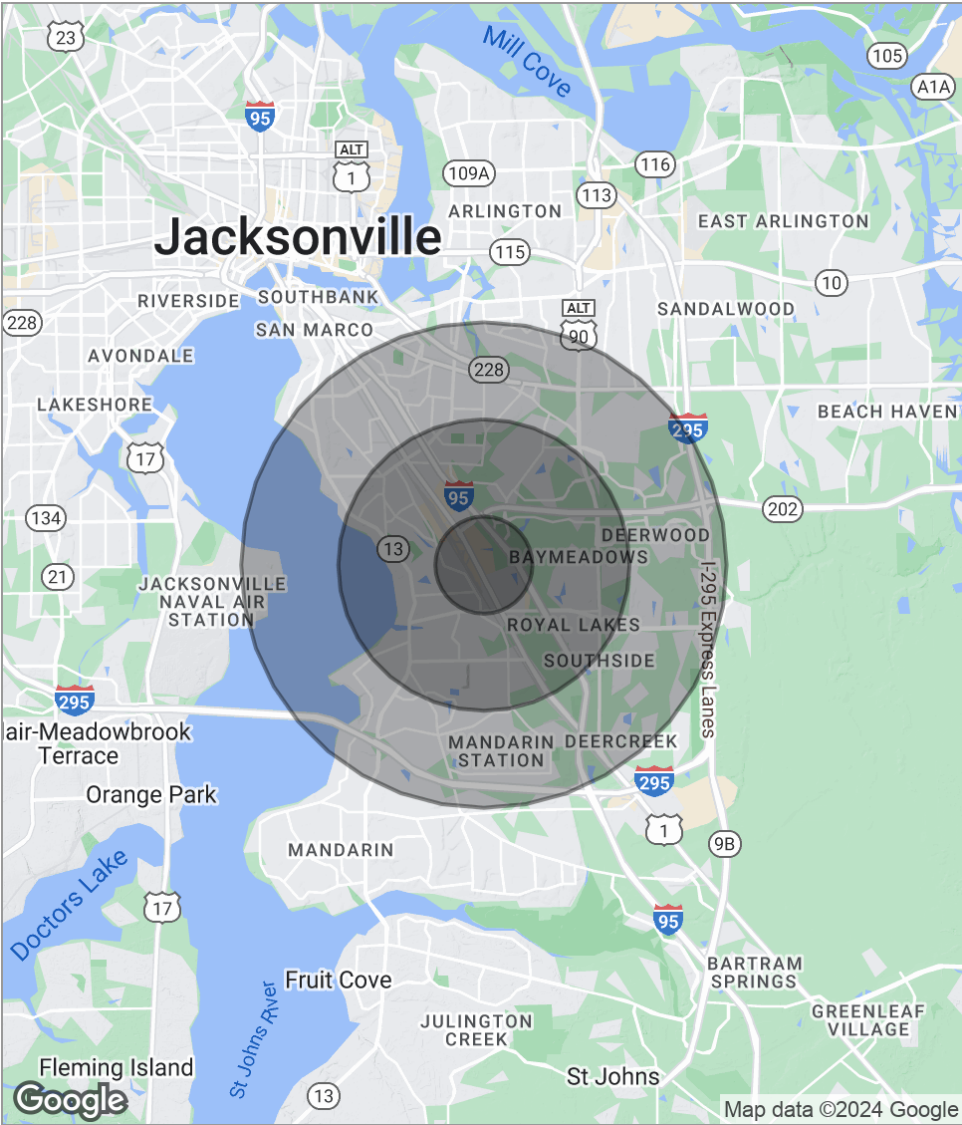
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,703	63,150	160,276
Median age	35.1	34.4	35.5
Median age [Male]	32.3	32.9	34.1
Median age [Female]	39.1	36.9	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,447	27,183	67,631
# of persons per HH	2.3	2.3	2.4
Average HH income	\$51,455	\$61,222	\$66,625
Average house value	\$185,640	\$216,597	\$262,124

* Demographic data derived from 2020 ACS - US Census

The Team



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Wesley Nicholson

Associate Advisor

SVN | First Coast Commercial Real Estate Specialists

Wes is the commercial real estate specialist you need by your side to navigate the ever-evolving landscape of commercial properties with unparalleled expertise. With a proven track record of success and a passion for delivering exceptional results, Wes is dedicated to helping investors, business owners, and developers unlock the full potential of their commercial real estate ventures.

With almost a decade of experience in the industry, Wes possesses an in-depth understanding of market trends, property valuations, and strategic investment opportunities. His comprehensive knowledge spans across diverse sectors, including office spaces, retail properties, industrial facilities, and mixed-use developments. Wes's keen eye for identifying hidden potential and his knack for negotiation make him an invaluable asset when it comes to maximizing returns and mitigating risks.

What sets Wes apart is his commitment to building strong and lasting relationships with his clients. He takes the time to truly understand their unique goals, aspirations, and risk tolerance, allowing him to tailor his strategies and recommendations accordingly. With Wes as your commercial real estate specialist, you can expect a trusted partner who will navigate the complexities of the market with unwavering dedication, ensuring your success every step of the way.

Phone:
Cell:
Email: