

# FOR LEASE: Riverside Professional Office

2861 College Street  
Jacksonville, Florida 32205

*For Lease*



Your Name Here



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# PROPERTY HIGHLIGHTS

**Location:** Riverside Market  
East of US 17 & South of I-10

**Suite Size:** 2,350 +- SF

**Parking:** Adequate

**Frontage/Access/Exposure:** 144 +- FF along the north side of College Street in Riverside

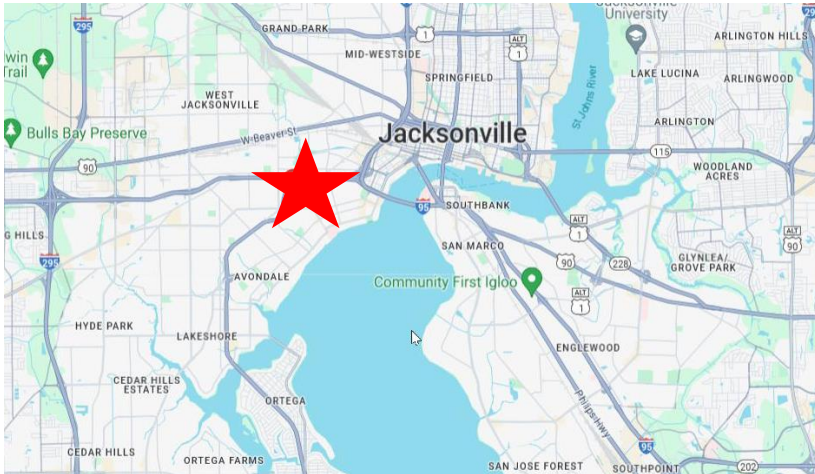
**Zoning:** IL - Industrial Light

**Utilities:** JEA, City Water & Sewer

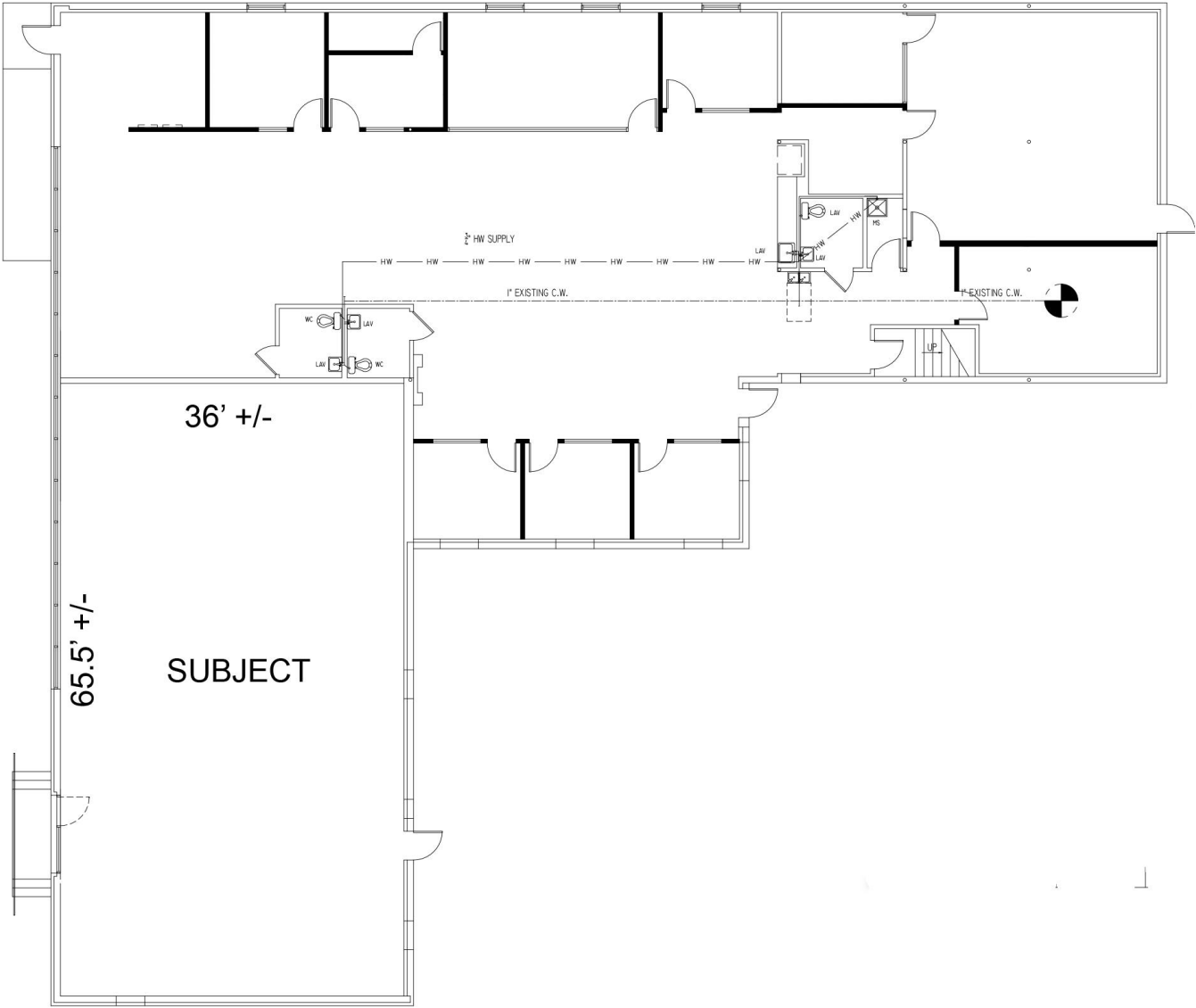
**Renovations:** Lease Space (shell condition)  
Interior of adjacent unit fully renovated.

**Rate:** \$12.95 SF NNN / Negotiable TI Allowance

**CAM/Real Estate Tax & Insurance:** \$4.00 SF (Estimated)



# FLOOR PLAN





# SUBJECT PHOTOS

