

# FOR LEASE

13119 Professional Dr, Suite 200  
Jacksonville, FL

Located in the prestigious Harbour Place Professional Park, this 1,500 SF office suite offers an ideal setting for medical or professional office users. Positioned in a high-income area with strong demographics and convenient access to major roadways, the property provides ample parking, existing plumbing infrastructure, and a professional environment tailored for success. With a starting lease rate of \$24.00/SF NNN, this space is a rare opportunity in a sought-after Jacksonville location.

 OFFICE

 \$24 PSF + NNN

 1,500 SF



## PROPERTY DETAILS

**ASSESSORS PARCEL #** 167316-0420  
**ZONING** PUD  
**SUITES** 2  
**YEAR BUILT / RENOVATED** 1998 | 2022  
**NET RENTABLE AREA** 3,000 SF

## UTILITIES

**ELECTRIC** CITY  
**WATER** CITY

## CONSTRUCTION

**EXTERIOR WALL** CONCRETE PANELING  
**ROOFING COVER** ASPH/COMP SHNG  
**INTERIOR WALL** DRYWALL  
**INT FLOORING** CARPET  
**INT FLOORING** CERAMIC CLAY TILE



# RETAILER MAP



Inteacostal Waterway

Blue Orchid  
SMOOTHIE KING  
Erika Windhaus, APRN (Pediatrician)  
PABLO RIVER  
LIONSHARE COWORK

THE FRESH MARKET  
sugaring LA  
Cobra Smoke & Vape  
CRUNCH  
Bella Nail Salon

STRETCH LAB  
Jax Nutrition  
ME

Harbortown Marina

Walmart  
Banfield PET HOSPITAL  
ATLANTIC DENTISTRY  
PRIMERICA  
CATULLO'S Italian Restaurant  
SMOKEBUCKS

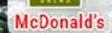


Hodges Blvd 29,000



Annie's BAL DORIA  
Gretchen's LIQUOR STORE II  
Cinco de Mayo CHINA 1  
crypto dispensers  
Sport Clips  
HAND & STONE MASSAGE AND FACIAL SPA

HARBOR NIGHT BAR  
TOP'S BAR & GRILL  
FIREHOUSE SUBS  
CHASE  
OUTBACK



Atlantic Blvd 54,000



Publix  
ZENSHI HANDCRAFTED SUSHI



RETAILER MAP



N Kernan Blvd - (AADT) 13,500



Winn-Dixie



54,000

Atlantic Blvd





### MAP SHOWING

**PARCEL 5B**  
A PORTION OF PARCEL 5, AS SHOWN ON PLAT OF HARBOUR PLACE PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 48, PAGES 75, 75A AND 75B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 5, AS SHOWN ON SAID PLAT OF HARBOUR PLACE PROFESSIONAL PARK, SAID POINT BEING SITUATE ON THE SOUTHERLY BOUNDARY LINE OF FOREST GREENE SUBDIVISION UNIT ONE, AS RECORDED IN PLAT BOOK 43, PAGES 10 AND 10A OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 18°17'00" WEST, ALONG SAID SOUTH LINE OF FOREST GREENE SUBDIVISION UNIT ONE, A DISTANCE OF 123.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°22'04" WEST, 80.00 FEET TO A POINT SITUATE ON THE CENTERLINE OF A 60 FOOT EASEMENT FOR HIGHWAYS, SEWER, DRAINAGE AND UTILITIES AS SHOWN ON SAID PLAT OF HARBOUR PLACE PROFESSIONAL PARK; THENCE ALONG SAID CENTERLINE BEING THE ARC OF A CURVE LEADING WESTERLY, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 28.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°42'14" WEST, 29.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 71°42'14" WEST, 15.18 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE LEADING WESTERLY, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 28.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°42'14" WEST, 28.84 FEET; THENCE NORTH 10°12'51" WEST, 89.76 FEET TO AN INTERSECTION WITH SAID SOUTHERLY BOUNDARY LINE OF FOREST GREENE SUBDIVISION UNIT ONE; THENCE RUN THE FOLLOWING FOUR COURSES AND DISTANCES ALONG SAID SOUTHERLY BOUNDARY LINE (COURSE NO. 1) THENCE NORTH 18°16'51" EAST, 23.00 FEET; COURSE NO. 2, THENCE NORTH 84°19'03" EAST, 62.01 FEET; COURSE NO. 3, SOUTH 84°19'03" EAST, 10.81 FEET; COURSE NO. 4, SOUTH 71°40'46" EAST, 51.30 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 22,852 SQUARE FEET, MORE OR LESS, IN AREA.



### LEGEND

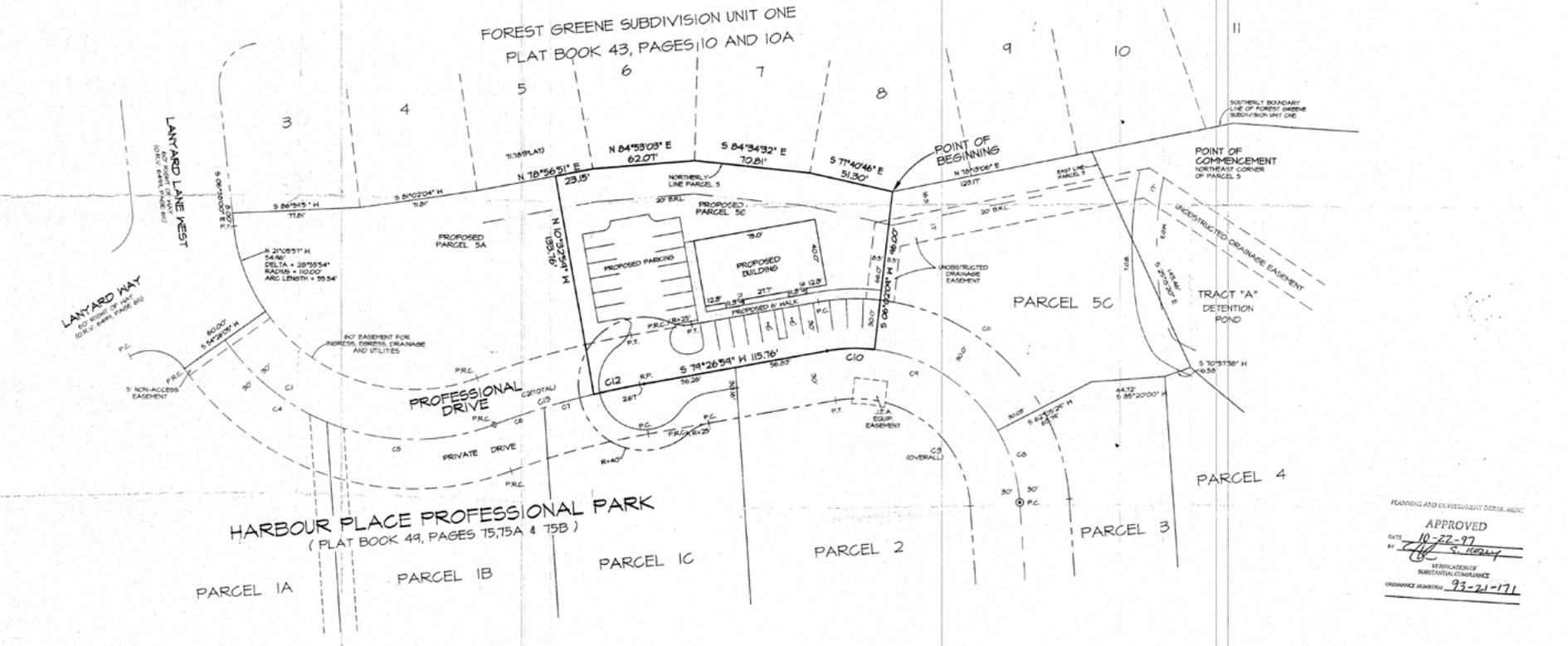
- Δ = DELTA
  - EDM = EDGE OF MATTER
  - IP = IRON PIPE
  - L = ARC LENGTH
  - Q.C.V. = OFFICIAL RECORDS VOLUME
  - P.C. = POINT OF CURVATURE
  - P.O. = PORTION OF
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.T. = POINT OF TANGENCY
  - R = RADIUS
  - T.O.B. = TOP OF BANK
- CELESTIO TO, THE LOUIS SABATIER GROUP

### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	28.85	100.42	100.42	S 71°42'14" E	151°30'42"
C2	500.00	28.34	48.26	48.26	S 71°42'14" E	151°30'42"
C3	100.00	67.89	110.83	140.44	N 52°36'30" W	28°33'00"
C4	100.00	80.34	84.26	120.44	S 12°42'04" W	28°33'00"
C5	100.00	104.39	54.27	120.44	S 28°42'04" E	28°33'00"
C6	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C7	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C8	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C9	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C10	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C11	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C12	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"
C13	500.00	28.34	50.00	50.00	N 71°42'14" W	28°33'00"

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON HARBOUR PLACE PROFESSIONAL PARK, PLAT BOOK 48, PAGES 75, 75A AND 75B.
2. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
3. NOTICE - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. DECLARATION OF EASEMENT IS RECORDED UNDER OFFICIAL RECORDS VOLUME 3487, PAGES 1601 THROUGH 1603 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED UNDER OFFICIAL RECORDS VOLUME 7481, PAGES 1644 THROUGH 1654 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
6. THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
7. IMPROVEMENTS NOT LOCATED ON THIS MAP, PROPOSED IMPROVEMENTS SHOWN HEREON ARE AS FOR SITE PLAN BY ENGINEER.



PLANNING AND DEVELOPMENT DEPARTMENT  
**APPROVED**  
 DATE: 10-22-97  
 BY: [Signature]  
 VERIFICATION OF SUBSTANTIAL COMPLIANCE  
 ORDINANCE NUMBER: 93-21-171

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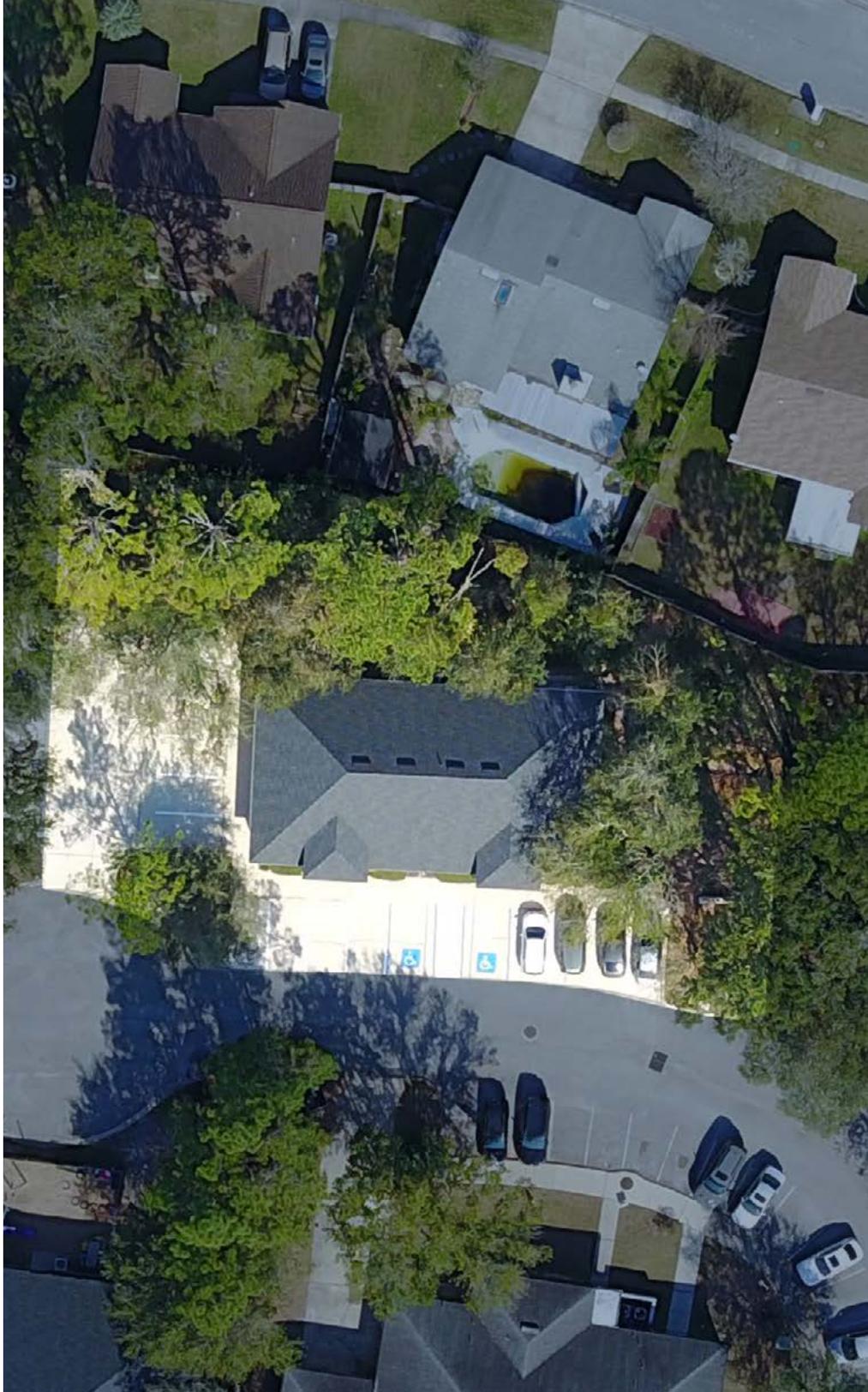
<b>HOLLAND BASSETT</b> <b>H&amp;B</b> SURVEYORS, INC.	 ROBERT E. HOLLAND FL. REGISTRATION NO. 4542	 CHARLES E. BASSETT, JR. FL. REGISTRATION NO. 4561
1801 ALTON AVENUE JACKSONVILLE, FLORIDA 32211 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6789	TEL: (904) 808-6946 FAX: (904) 808-6661	DATE: AUGUST 2, 1997 WORK ORDER NO.: 316-97 PROJECT NUMBER: 20446 SHEET 1 OF 1 DRAWING NO.: D2046085

C D TECH. FBI CAD FILE: 204 85 P.B. - P.B. -

# LEASE COMPARABLES

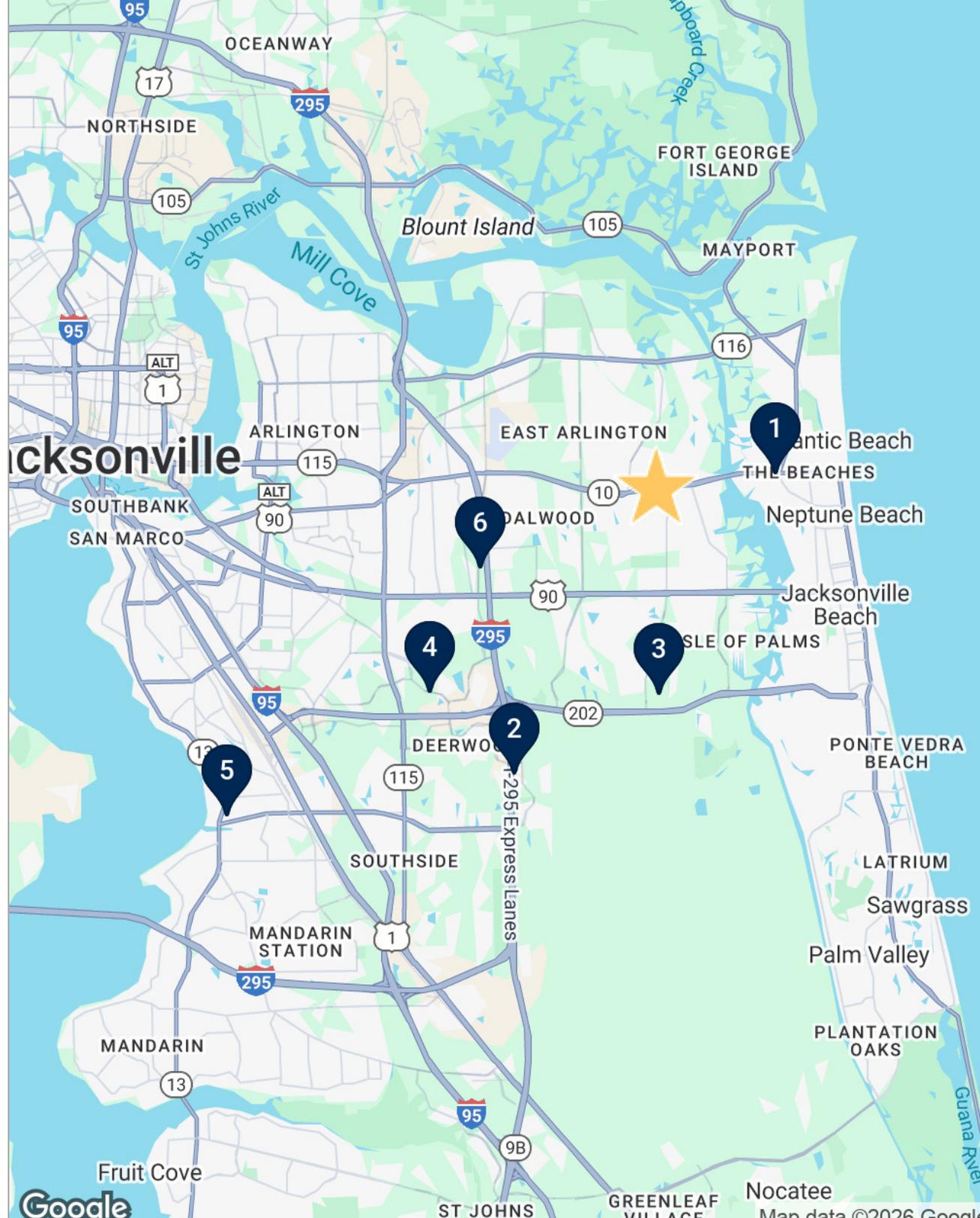
ACTIVE LEASE COMPARABLES SUMMARY

LEASE COMPARABLES SUMMARY



# RENT COMPS MAP

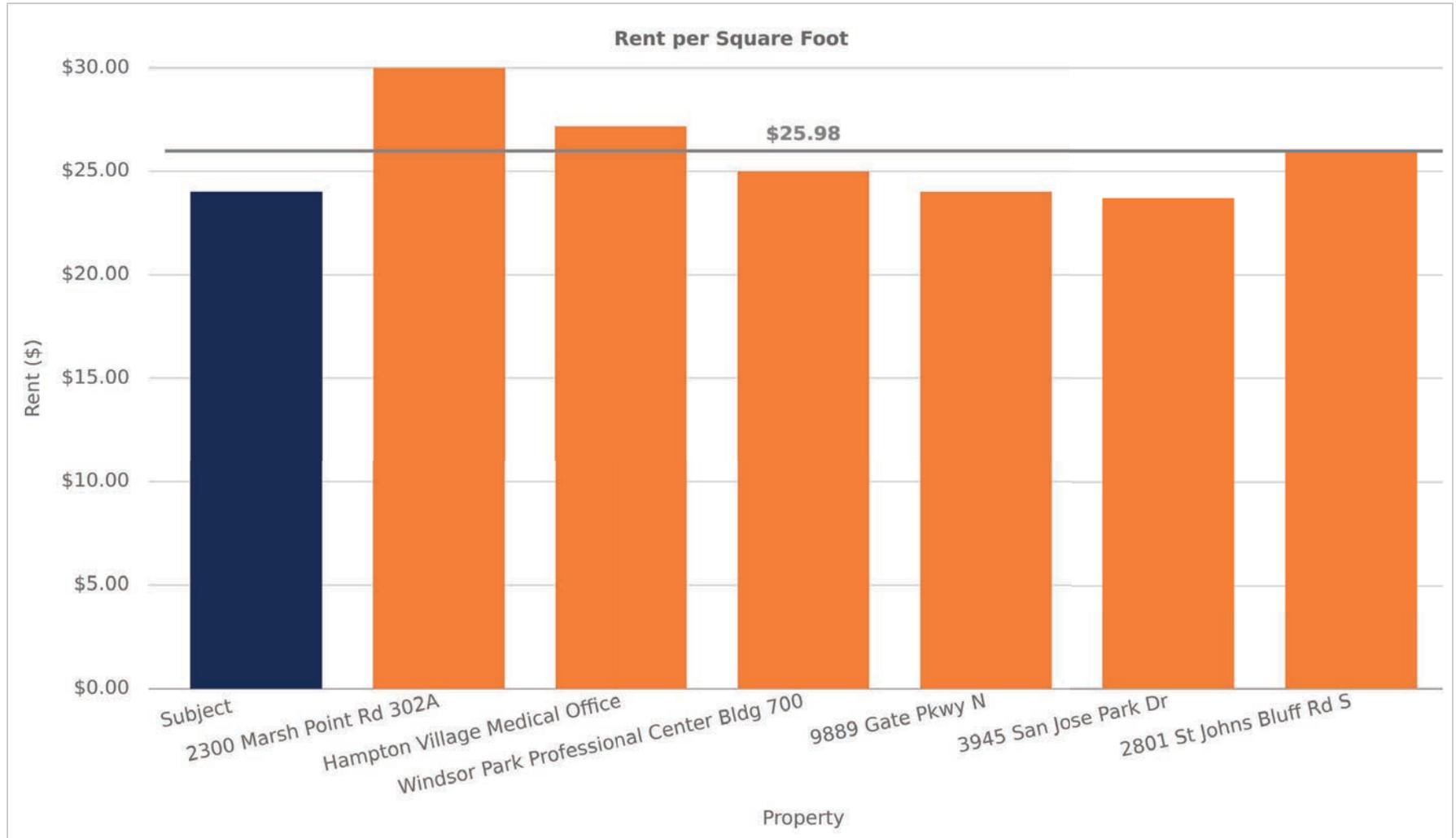
- ★ 13119 Professional Dr
- 1 2300 Marsh Point Rd 302A
- 2 Hampton Village Medical Office
- 3 Windsor Park Professional Center Bldg 700
- 4 9889 Gate Pkwy N
- 5 3945 San Jose Park Dr
- 6 2801 St Johns Bluff Rd S



## RENT COMPS SUMMARY // 13119 Professional Dr

	SUBJECT PROPERTY	NET RENTABLE AREA	AVERAGE RENT
	<b>13119 Professional Dr</b> Jacksonville, FL 32225	3,000 SF	\$24.00/SF
	RENT COMPARABLES	NET RENTABLE AREA	AVERAGE RENT
	<b>2300 Marsh Point Rd 302A</b> Neptune Beach, FL 32266	1,000 SF	\$30.00/SF
	<b>Hampton Village Medical Office</b> 11512 Lake Mead Ave Jacksonville, FL 32256	2,492 SF	\$27.17/SF
	<b>Windsor Park Professional Center Bldg 700</b> 4745 Sutton Park Ct 700 Jacksonville, FL 32224	2,800 SF	\$25.00/SF
	<b>9889 Gate Pkwy N</b> Jacksonville, FL 32246	2,400 SF	\$24.00/SF
	<b>3945 San Jose Park Dr</b> Jacksonville, FL 32217	4,871 SF	\$23.71/SF
	<b>2801 St Johns Bluff Rd S</b> Jacksonville, FL 32246	600 SF	\$26.00/SF
	<b>AVERAGES</b>	<b>2,361 SF</b>	<b>\$25.98/SF</b>

# RENT PER SF CHART // 13119 Professional Dr



# 13119 Professional Dr // RENT COMPS

★ **13119 Professional Dr**  
Jacksonville, FL 32225

👤 50% Occupancy



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$24.00/SF
Net Rentable Area:	3,000 SF	Lot Size:	0.51 Acres
Year Built/Renovated:	1998/2022		

1 **2300 Marsh Point Rd 302A**  
Neptune Beach, FL 32266



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$30.00/SF
Net Rentable Area:	1,000 SF	Lot Size:	-
Year Built/Renovated:	2008/-		

3rd Floor Office Condo, NNN Lease, CAM \$2.91/SF, 9/1/25-8/31/28

## RENT COMPS // 13119 Professional Dr

**2 Hampton Village Medical Office**  
11512 Lake Mead Ave, Jacksonville, FL 32256

 100% Occupancy



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$27.17/SF
Net Rentable Area:	2,492 SF	Lot Size:	0.06 Acres
Year Built/Renovated:	2007/2025		

Jacksonville Dental Specialists NNN Lease, 10 yr term, 4/1/25-3/31/34, 2, 5-yr options, 2% annual increases in base rent

**3 Windsor Park Professional Center Bldg 700**  
4745 Sutton Park Ct 700, Jacksonville, FL 32224



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$25.00/SF
Net Rentable Area:	2,800 SF	Lot Size:	0.03 Acres
Year Built/Renovated:	2002/-		

Baptist Primary Care, NNN Lease, CAM \$11/SF, 1/1/25-12/31/27

# 13119 Professional Dr // RENT COMPS

**4** 9889 Gate Pkwy N  
Jacksonville, FL 32246



NNN Lease, 12/1/24-11/30/29

### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$24.00/SF
Net Rentable Area:	2,400 SF	Lot Size:	0.06 Acres
Year Built/Renovated:	2007/-		

**5** 3945 San Jose Park Dr  
Jacksonville, FL 32217

 100% Occupancy



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$23.71/SF
Net Rentable Area:	4,871 SF	Lot Size:	0.66 Acres
Year Built/Renovated:	1979/-		

Baptist Primary Care, Modified NNN Lease, 7yr term, 1/1/24-12/31/30, 1, 7yr option, 3% annual increases in base rent

# RENT COMPS // 13119 Professional Dr

**6** 2801 St Johns Bluff Rd S  
Jacksonville, FL 32246



NNN Lease, 4/14/24-4/14/26

## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$26.00/SF
Net Rentable Area:	600 SF	Lot Size:	0.73 Acres
Year Built/Renovated:	1988/-		





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