

LaVilla I & LaVilla II

425 N. Lee St. & 915 W. Monroe St., Jacksonville, FL 32202



- **Lease Rate: \$24.50/RSF Full-Service**
- Available Spaces:
 - LaVilla I
 - Suite #101/101A: +/-2,405 RSF
 - Suite #102B: +/-1,012 RSF
 - Suite #202: +/-5,314 RSF
 - Suite #203: +/-5,574 RSF
 - LaVilla II
 - Suite #100B: +/-2,070 RSF
 - Suite #201B: +/-3,602 RSF
 - Suite #302: +/-3,474 RSF
- Zoning: CCBD - Commercial Central Business District
- Buildings constructed in 2002 and 2008 respectively
- Ample parking in garage and adjacent surface lots



2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,249	90,553	209,101
Average HH Income	\$57,626	\$72,509	\$82,557
Daytime Total Employees	35,092	93,653	152,165

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

Katie Kirchner
katiek@strategicsites.com

Kate Clifford
kate@strategicsites.com



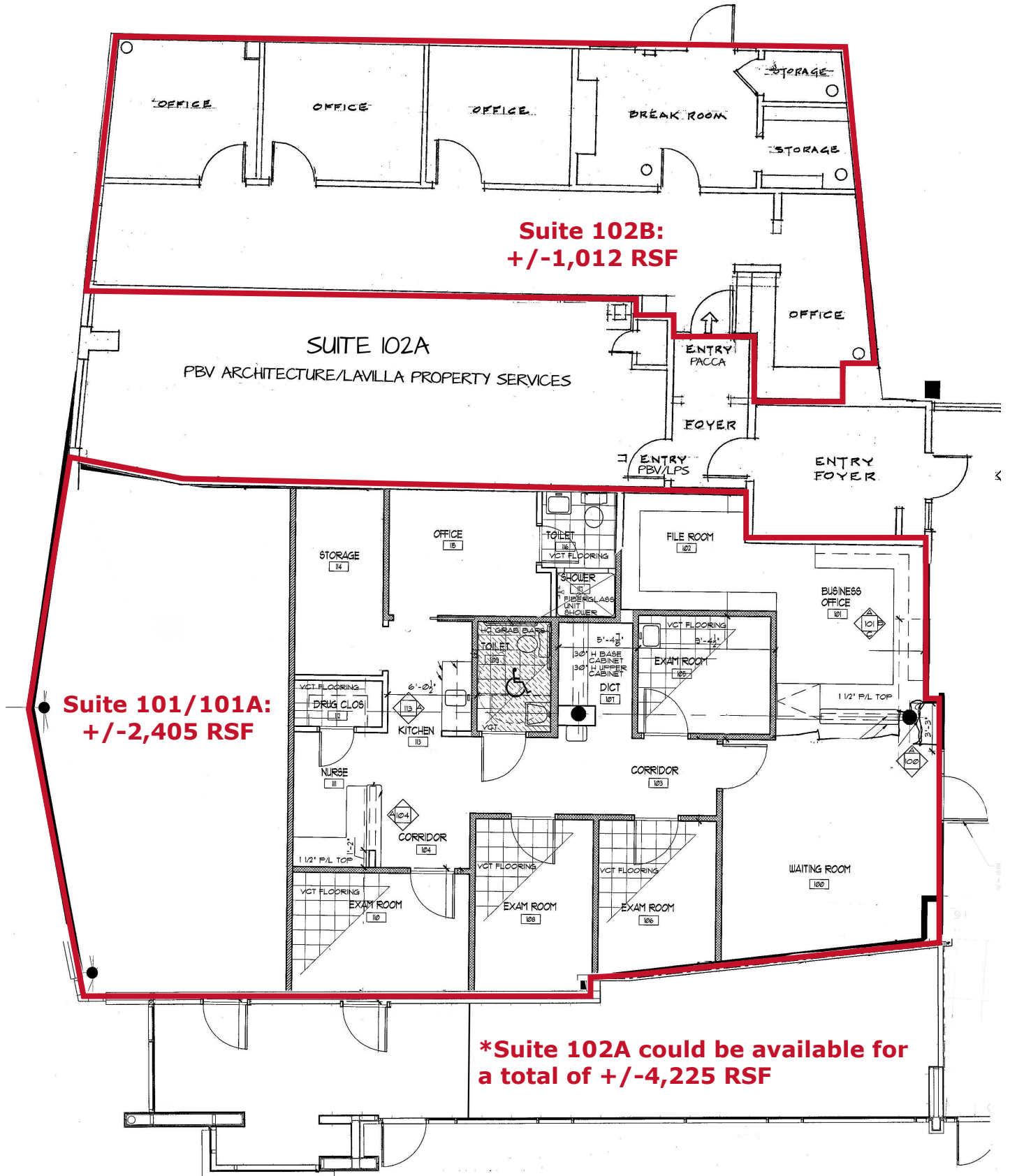
STRATEGIC SITES
Clifford Commercial

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

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

LaVilla I Floor Plan - First Floor

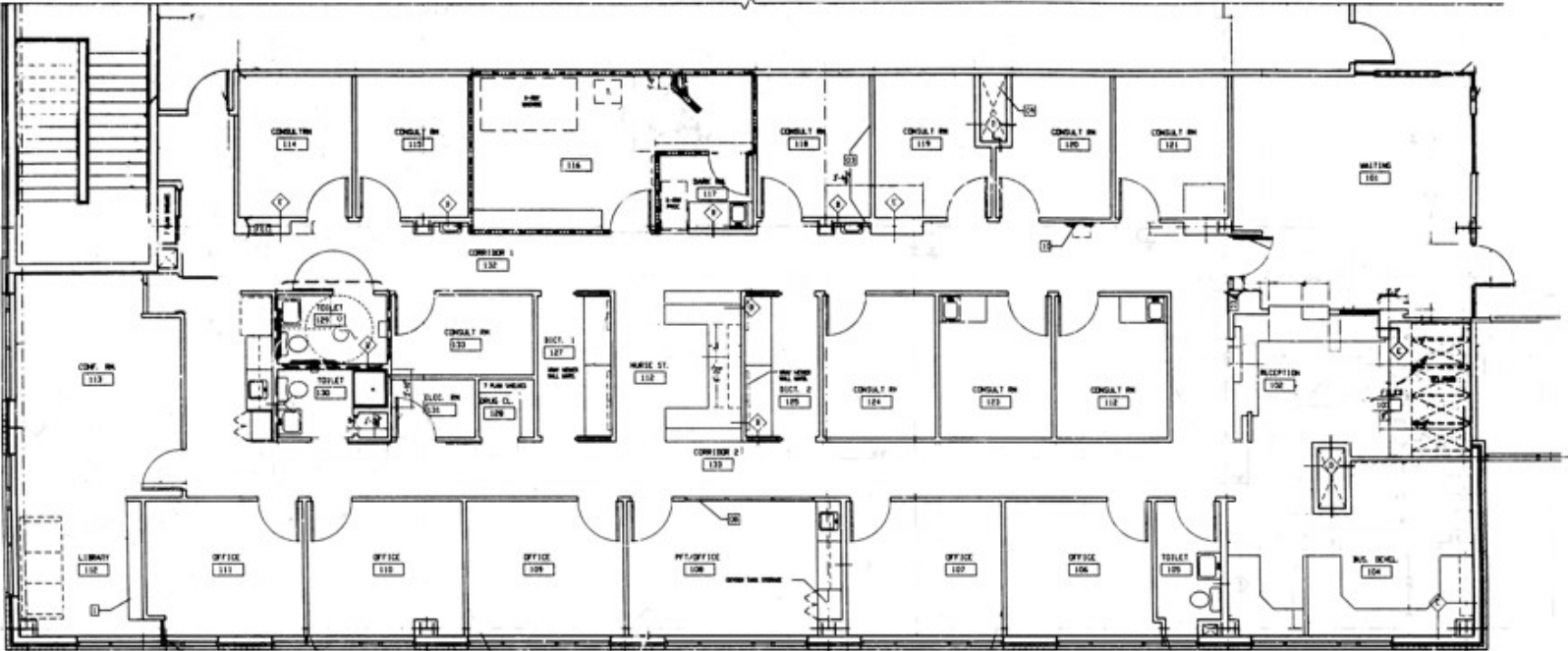


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

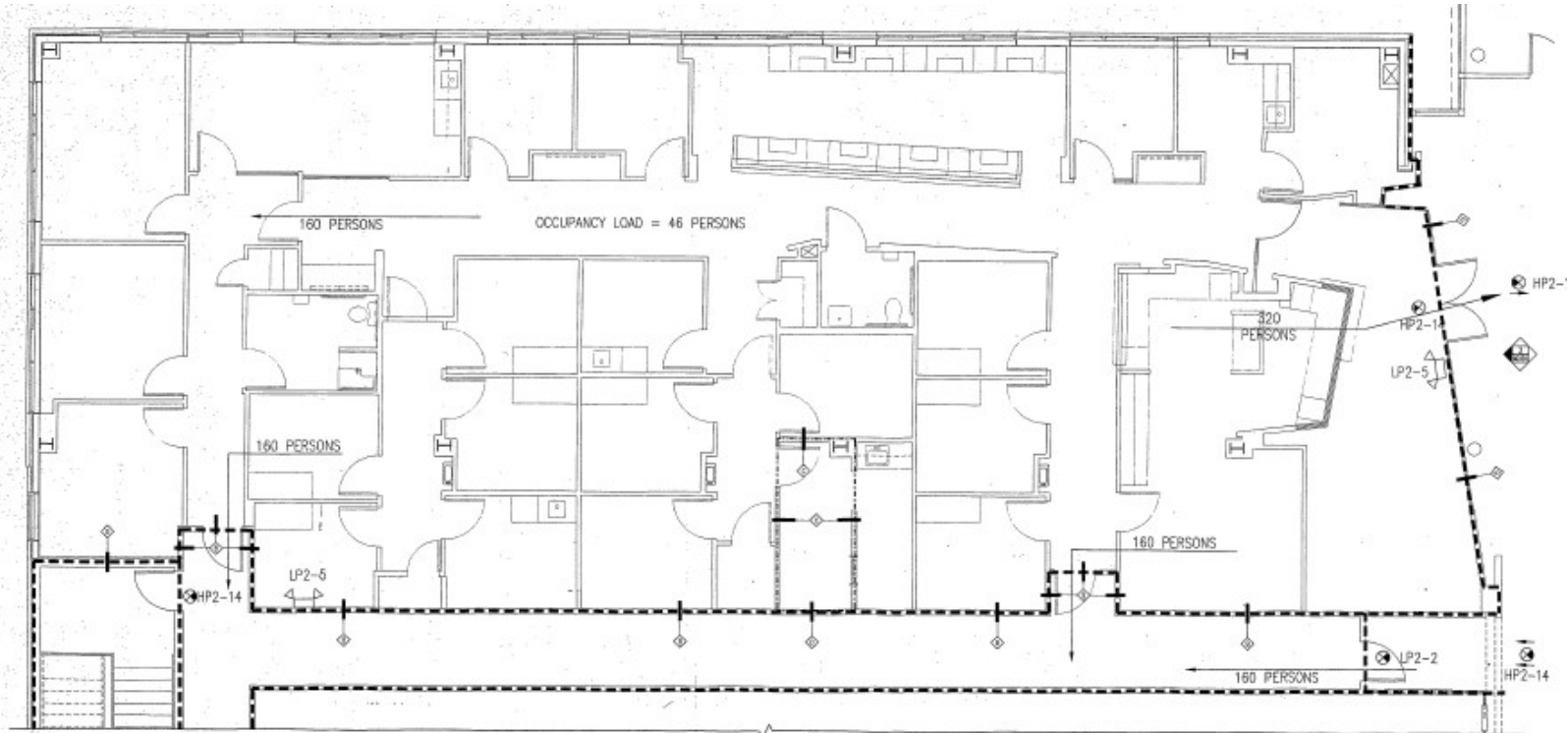
Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

LaVilla I Floor Plan - Second Floor



Suite 202:
+/-5,314 RSF

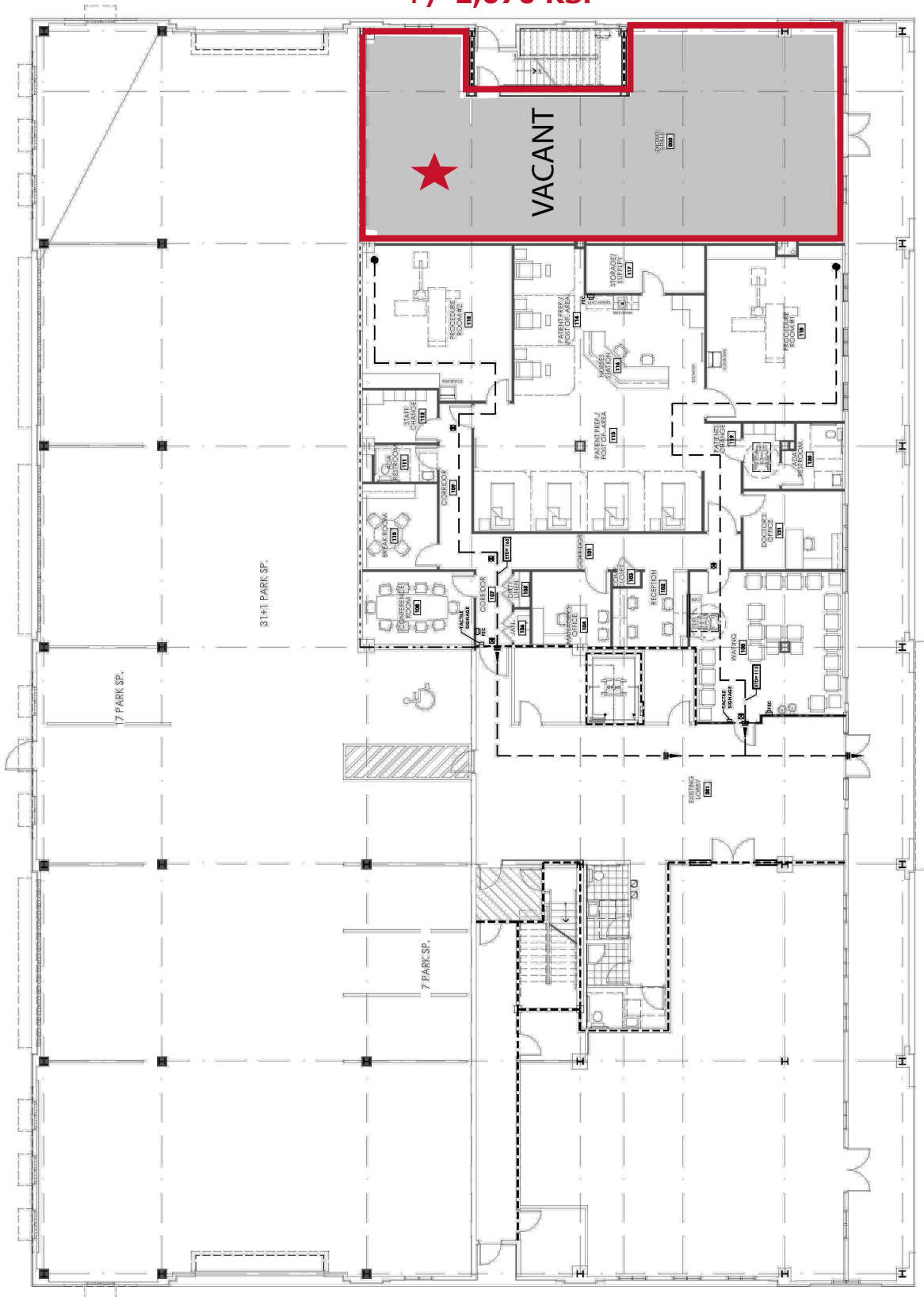


Suite 203:
+/-5,574 RSF

LaVilla II Floor Plan - First Floor

**Suite 100B:
+/-2,070 RSF**

★ First Generation Space



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

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

LaVilla II Floor Plan - Second Floor

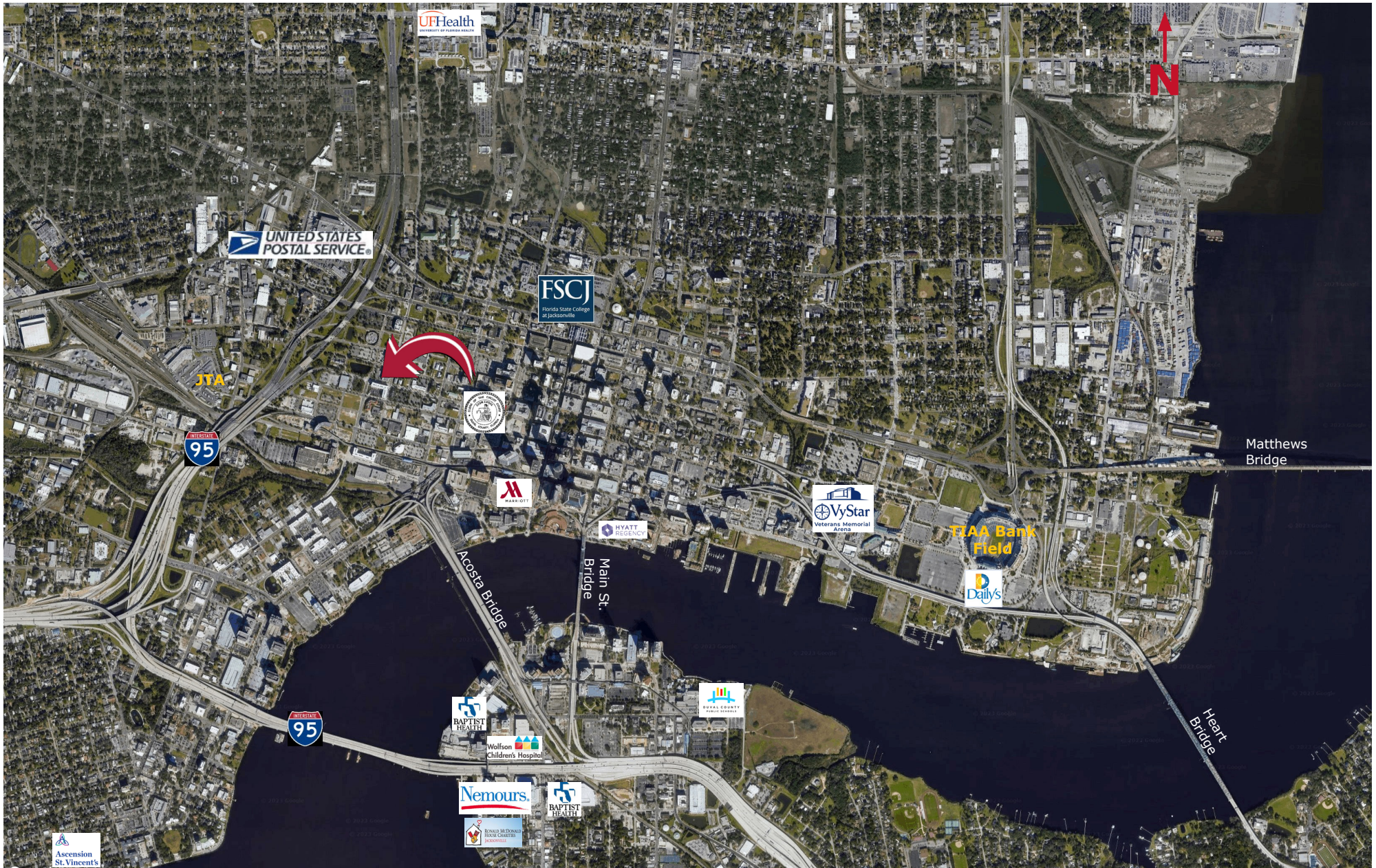


**Suite 201B:
+/-3,602 RSF**

★ Conceptual Plan
First Generation Space

TOTAL TENANT VACANT SPACE
5006 SQ FT

Aerial



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

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice