

Colliers

Your business name here

Mandarin Pediatrics
Baptist Primary Care

ACC ASHCN
HEALTH
PARTNER CLINIC

Neuro-Spine Florida
Florida Neurosurgeons

Family Medical Centers

For Lease | 2 Medical Suites

14810 Old St. Augustine Rd
Jacksonville, FL 32258

Fran Pepis
Vice President
Healthcare Services
+1 904 861 1110
fran.pepis@colliers.com

Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

Property Highlights

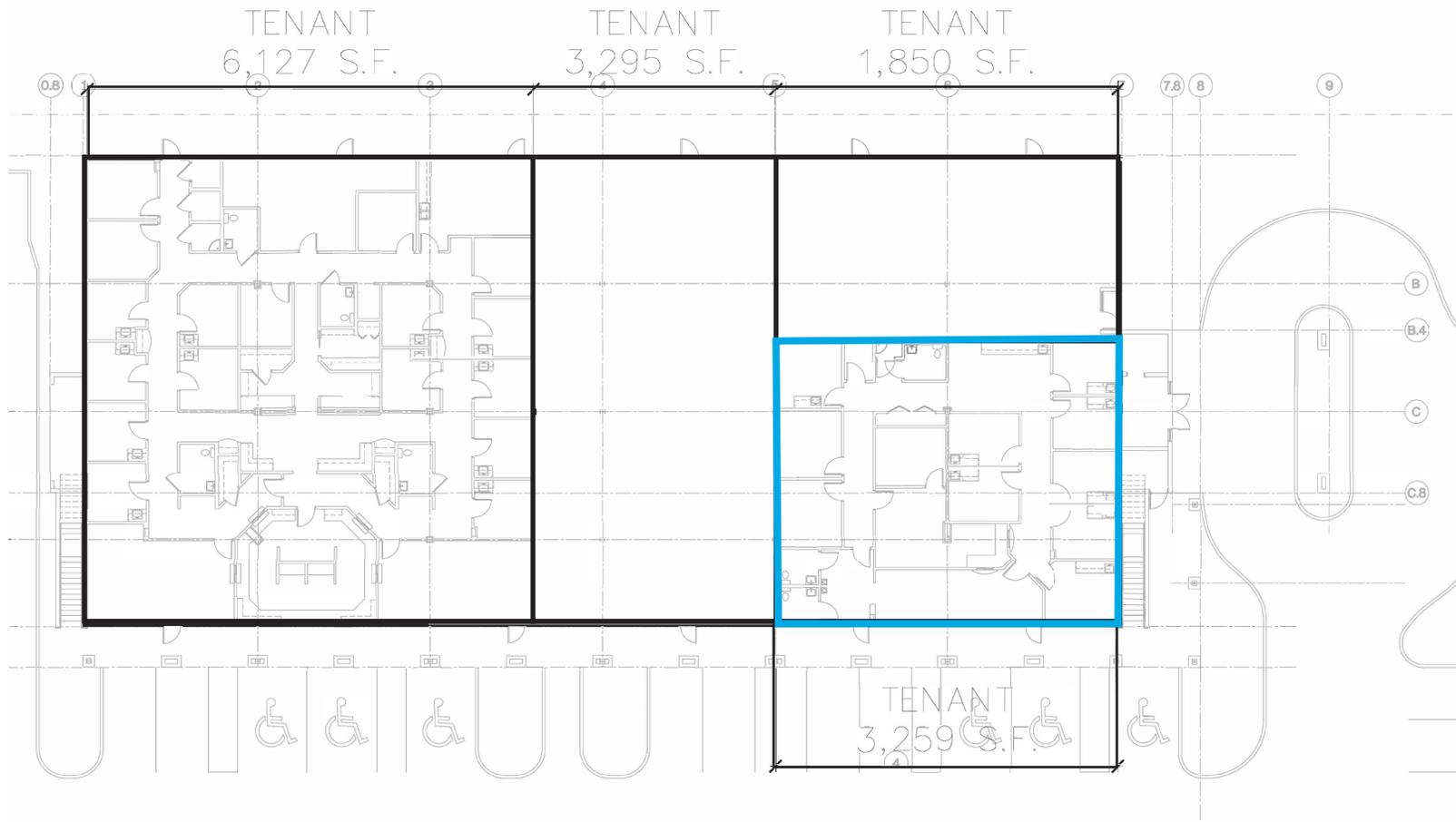
Lease Rate **\$7.50** CAM
\$22.00/SF + Utilities

- Great visibility and signage on Old St. Augustine Rd.
- Class “A” medical office building with elevator access to 2nd floor
- Move-in ready; beautiful 2nd story views in each exam room
- Conveniently located between I-95 and Philips Hwy (US-1) in a strong medical corridor
- East of Baptist South Hospital
- Wired for security alarm system
- Suite 101 | 3,259± SF first floor, built out with 7 exam rooms, 2 private offices, breakroom, 2 restrooms. Available July 1, 2025.
- Suite 207 | 3,434± SF second floor, built out with 6 exam rooms, 5 offices that can be converted to exam rooms, 1 breakroom/ conference, internal restroom, 2 restrooms in common area



Floorplan

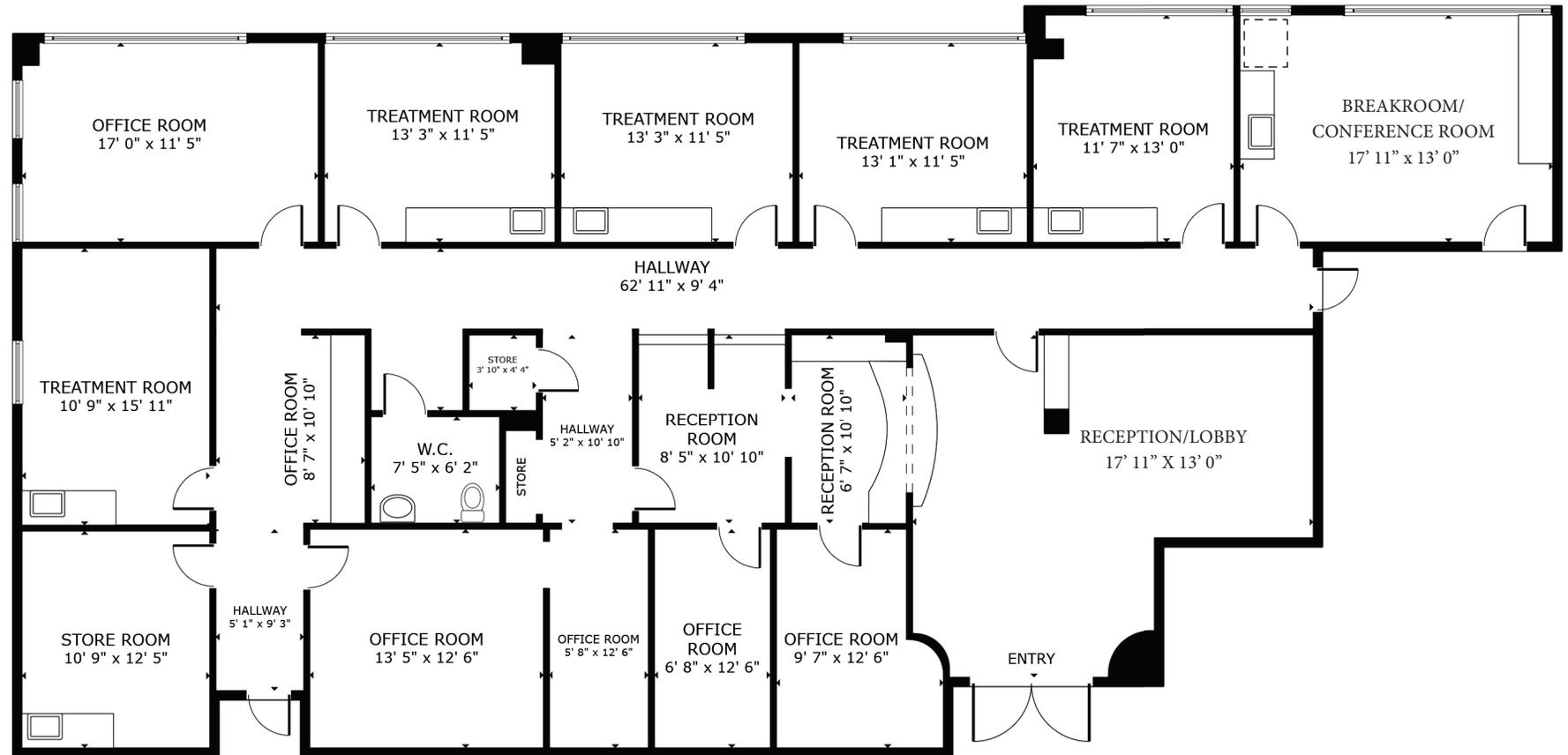
Suite 101 | 3,259± RSF



- Reception/waiting area
- Seven (7) exam rooms
- Two (2) private offices
- Breakroom
- Two (2) restrooms

Floorplan

Suite 207 | 3,434± RSF



- Reception/waiting area
- Six (6) exam rooms
- Five (5) private offices (can be converted to exam rooms)
- Breakroom/conference
- Internal restroom
- Two (2) restrooms in common area

Area Surroundings



Contact:

Fran Pepis
 Vice President
 Healthcare Services
 +1 904 861 1110
 fran.pepis@colliers.com



Colliers
 76 S. Laura St., Ste. 1500
 Jacksonville, FL 32202
 P: +1 904 358 1206
 colliers.com/jacksonville

Area Demographics

Source: ESRI Business Analyst



2024 Population
 1 Mile: 6,599
 3 Mile: 45,447
 5 Mile: 109,692



2024 Avg. Income
 1 Mile: \$124,127
 3 Mile: \$137,032
 5 Mile: \$142,153



2029 Est. Population
 1 Mile: 7,411
 3 Mile: 51,123
 5 Mile: 121,880



2029 Est. Avg. Income
 1 Mile: \$146,283
 3 Mile: \$160,816
 5 Mile: \$165,040



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC