

**DUNN AVENUE WEST OFFICE PARK
3890 DUNN AVENUE
JACKSONVILLE, FL 32218**

**OFFICE CONDOS
FOR SALE & LEASE**



Suites 301, 302, 303 & 304

1,140 SF - 4,560 SF

**Interior Suite: \$300,000
End Cap Suite: \$317,500
\$25/sf/yr MG (\$2,375/mo per suite)**

- Dunn Avenue West Office Park features luxury office condo suites available for both purchase or lease. Strategically positioned between I-295 and SR 155, this prime location ensures exceptional visibility and seamless accessibility. Situated in a high-traffic area, it's an excellent opportunity for office, or medical users. The development offers proximity to major businesses, shopping centers, and the Baptist North Medical Campus. With flexible zoning and high demand, this is a rare chance to secure prime commercial real estate in one of Jacksonville's busiest corridors with strong growth potential.
- New Construction
- Restaurants and shopping nearby
- High traffic area surrounded by residential neighborhoods.
- Flexible floor plan

Eric Akers, Broker

Phone: (904) 535-8465

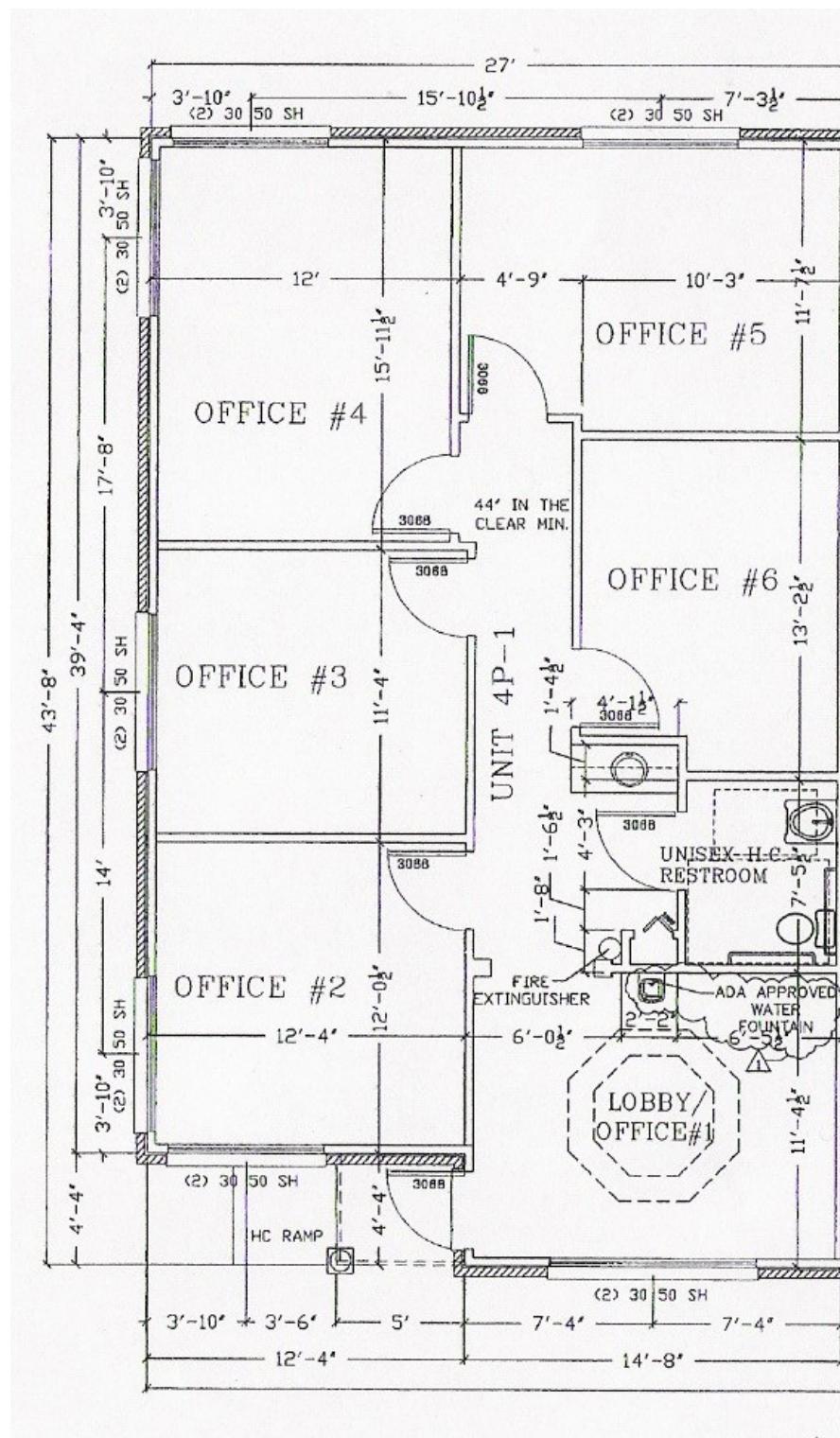
William.e.akers@gmail.com

JAA | Jim Akers
& Associates
COMMERCIAL REAL ESTATE BROKERAGE

The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

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FLOOR PLAN



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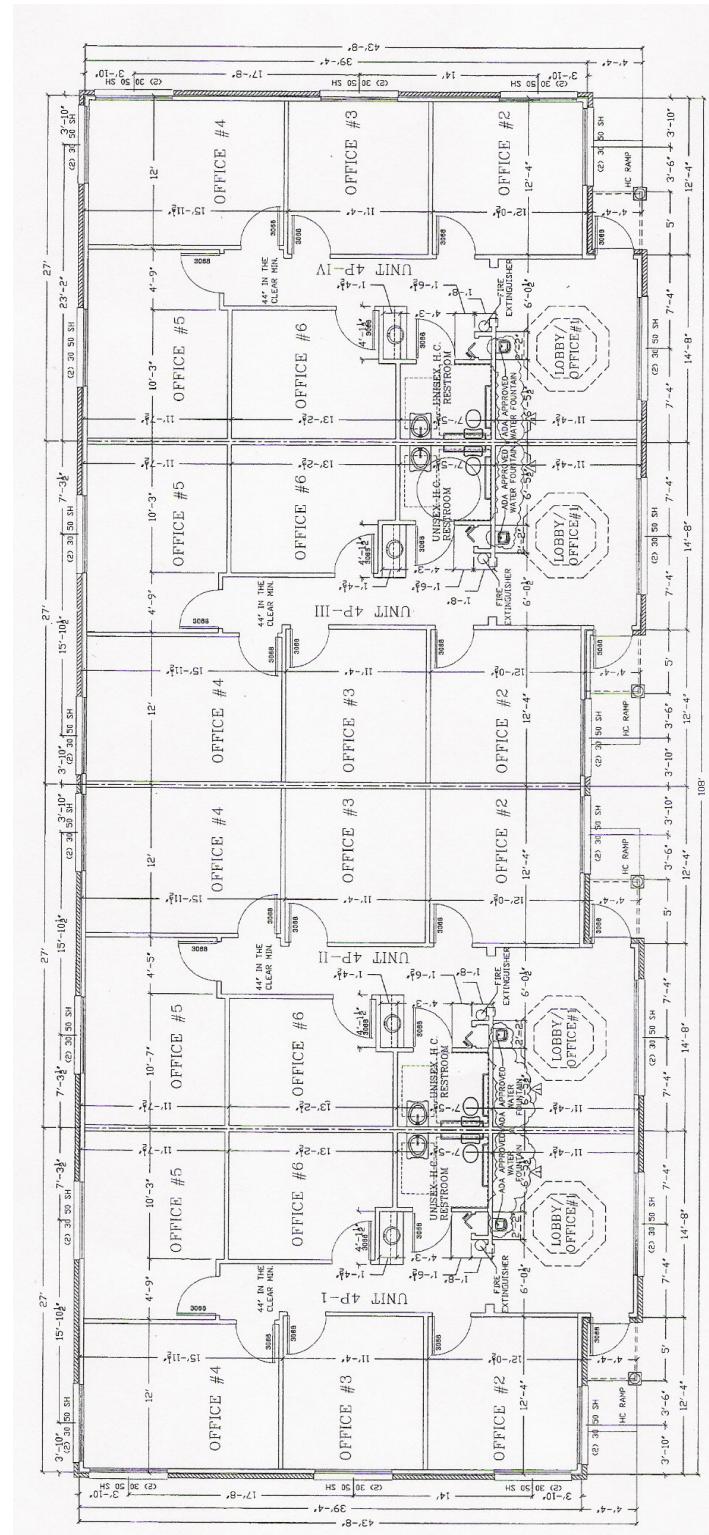
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**BUILDING
FOOTPRINT**



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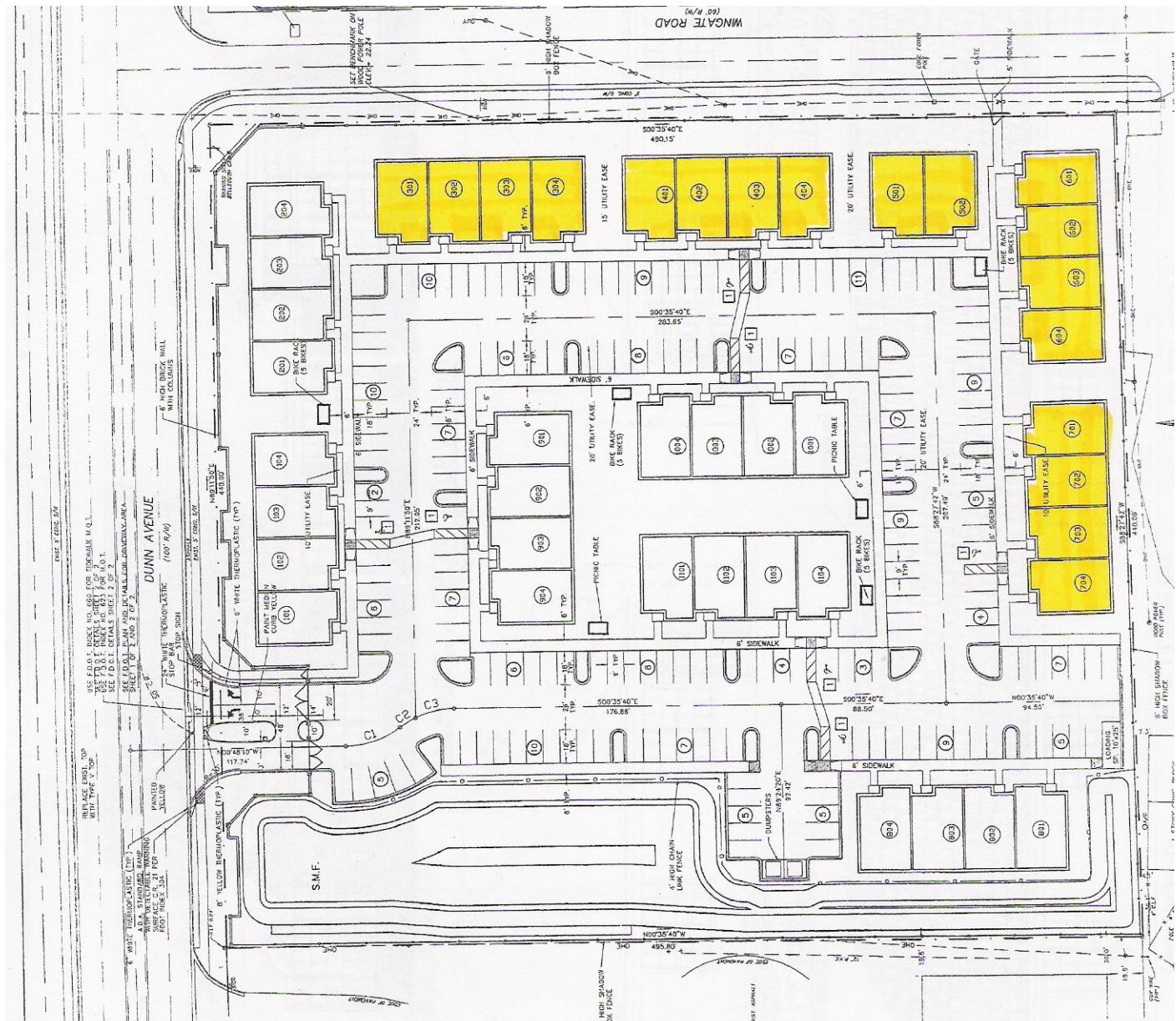
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SITE PLAN



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The logo for JAA Jim Akers & Associates. It features the letters "JAA" in a large, stylized, red font. To the right of a vertical line, the words "Jim Akers" are written in a blue, sans-serif font, with "& Associates" in a smaller size below it. Below the main logo, the words "COMMERCIAL REAL ESTATE BROKERAGE" are written in a smaller, all-caps, black font.

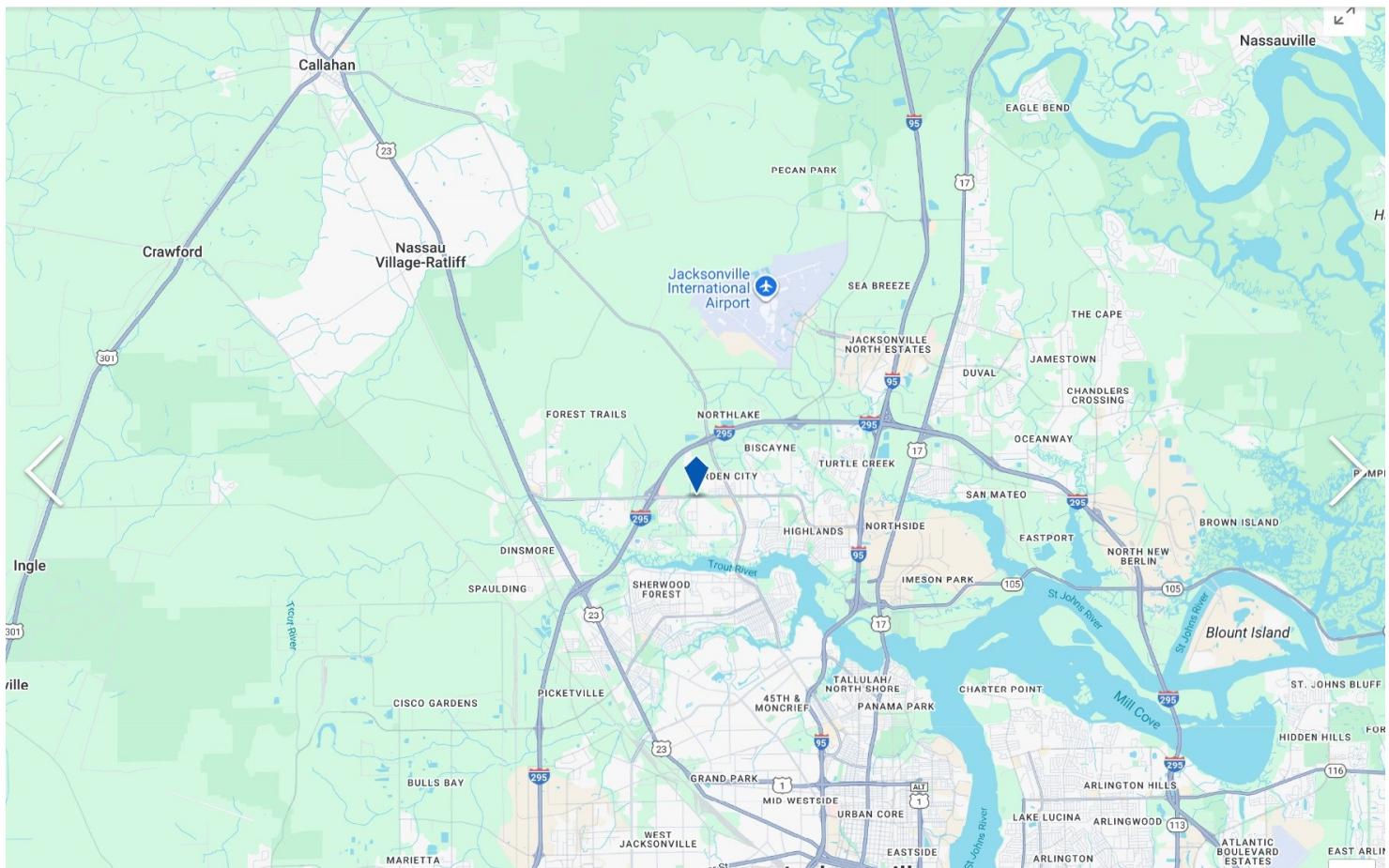
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LOCATION MAP & TRAFFIC COUNTS



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Campus Blvd	Key Adam Dr SW	7,120	2025	0.37 mi
Dunn Avenue	Hobart Blvd W	18,411	2025	0.39 mi
Dunn Avenue	Key Haven Blvd SW	20,243	2025	0.47 mi
North Campus Boulevard	Pennykamp Rd S	6,880	2025	0.53 mi
Dunn Ave	Key Haven Blvd E	20,659	2025	0.60 mi
Lem Turner Rd	Pine Ave SE	15,678	2025	0.66 mi
Dunn Ave	Garden Blvd W	17,562	2025	0.66 mi
Capper Road	Wingate Rd W	7,690	2025	0.73 mi
Lem Turner Road	Jennings Rd S	14,981	2025	0.73 mi
Dunn Ave	I- 295 SW	4,400	2020	0.77 mi

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