



FOR LEASE

UNIVERSITY EXECUTIVE CENTER

3101 & 3225 UNIVERSITY BOULEVARD
JACKSONVILLE, FLORIDA 32216

OFFICE / MEDICAL



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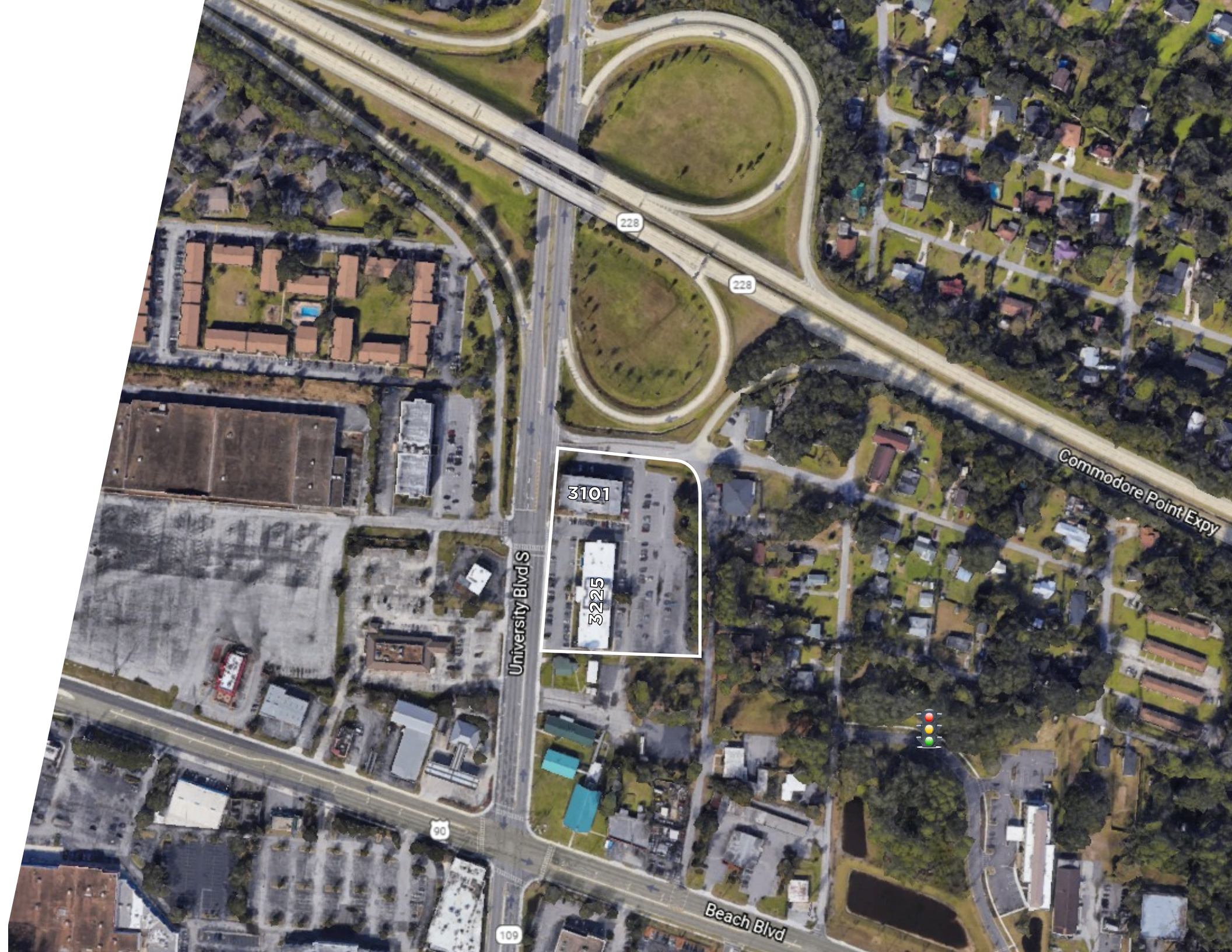


BUILDING AMENITIES

- Two, two-story buildings
- Building and pylon signage available
- Ample parking for patients, clients and employees
- Direct access to the Hart Expressway
- Turnkey and custom-built plans available

PROPERTY HIGHLIGHTS

- Located at University and Beach Blvd. near Memorial Hospital and Brooks Rehabilitation
- Multiple restaurant options nearby



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BUILDING FEATURES

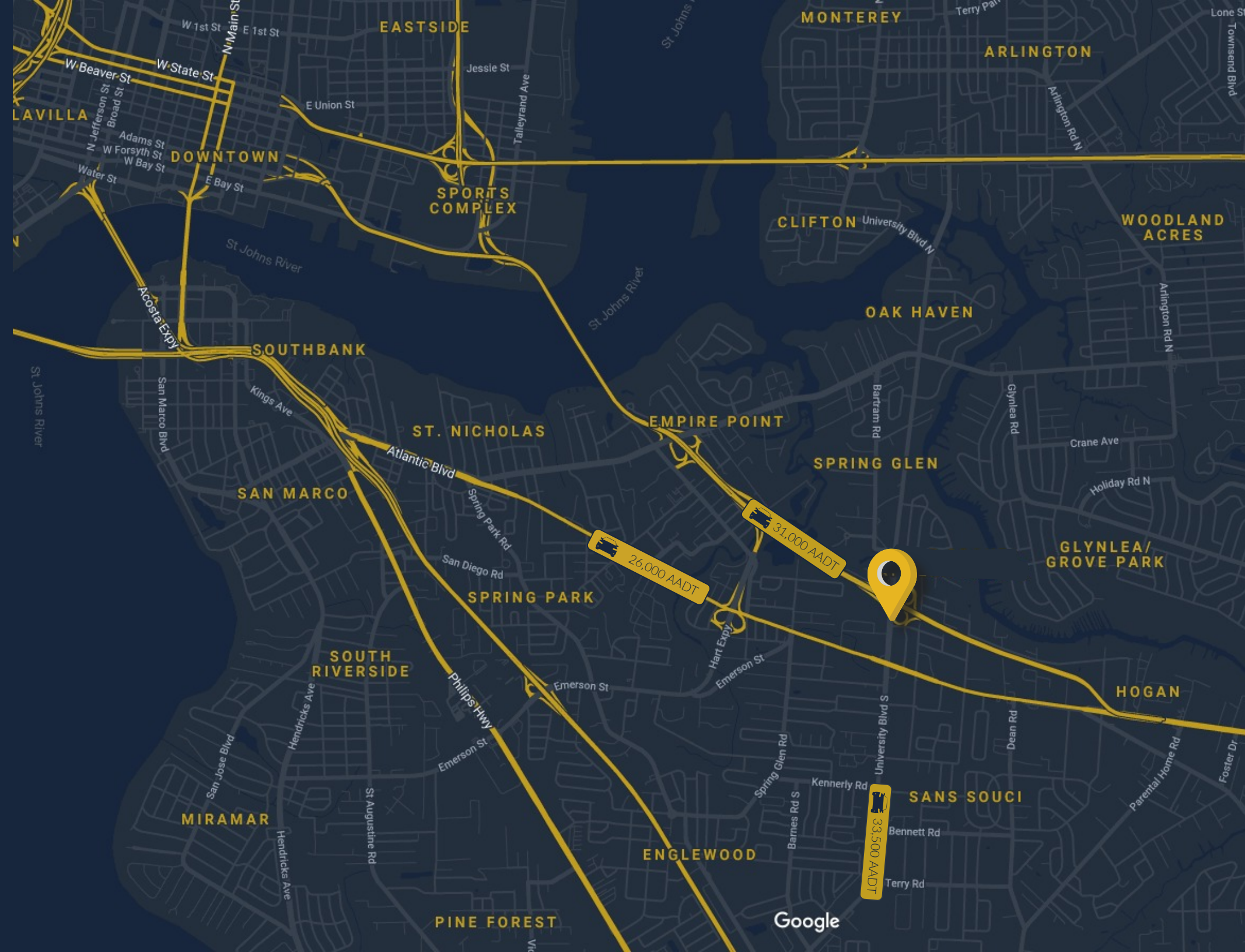
TOTAL SQ. FT. 53,896 SF

TOTAL AVAILABLE ± 1,031-11,128 SF

LEASE RATE Negotiable

ZONING CCG-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,974	79,133	206,751
HOUSEHOLDS	3,597	32,349	85,957
MEDIAN HH INCOME	\$41,955	\$41,353	\$44,986
AVERAGE HH INCOME	\$55,771	\$57,753	\$71,803







MANAGER

Suite 206



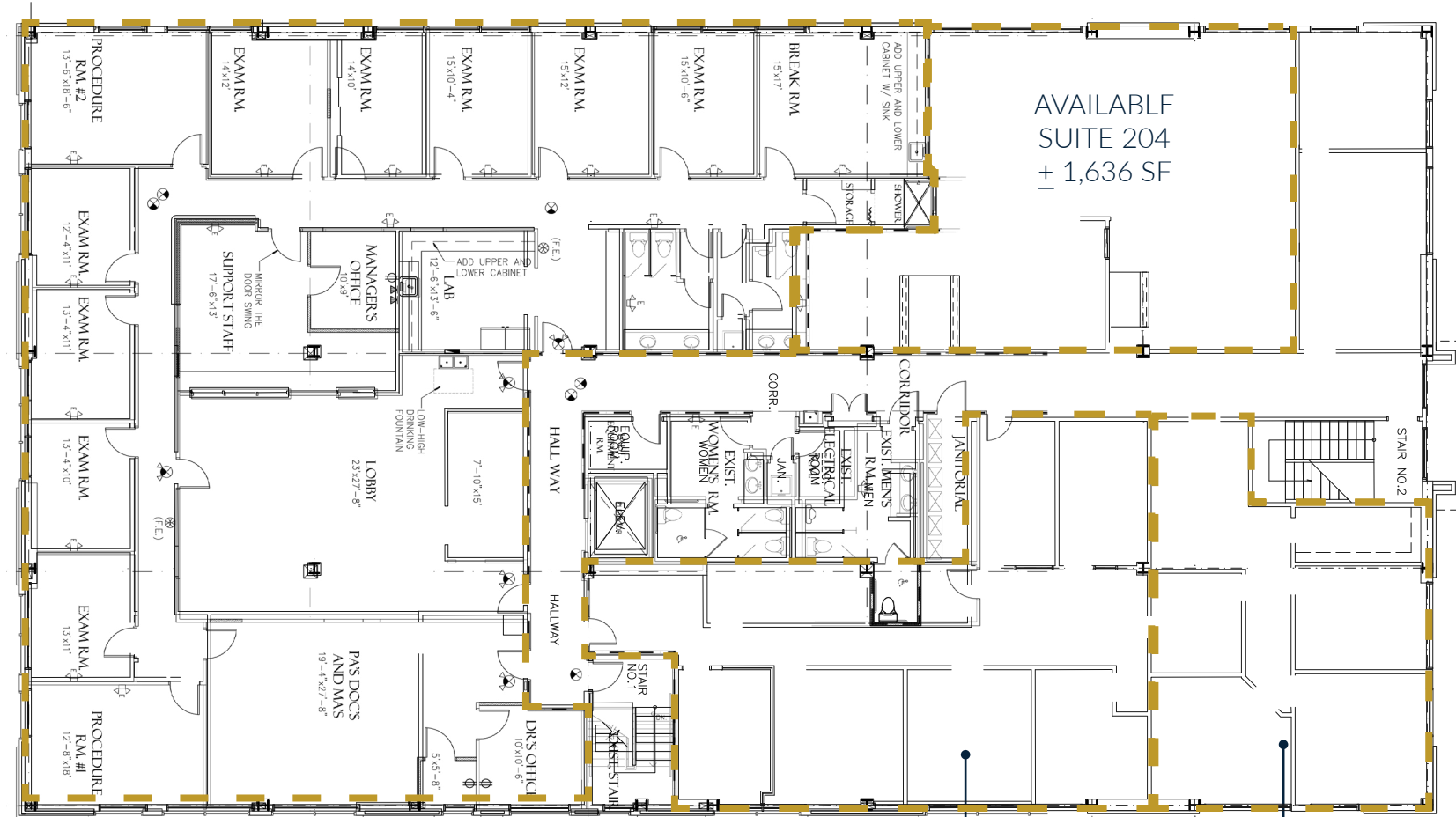
Suite 200-201



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AVAILABLE SUITE 200-201
+ 6,101 SF

AVAILABLE SUITE 206
+ 1,866 SF

AVAILABLE SUITE 207
+ 1,031 SF

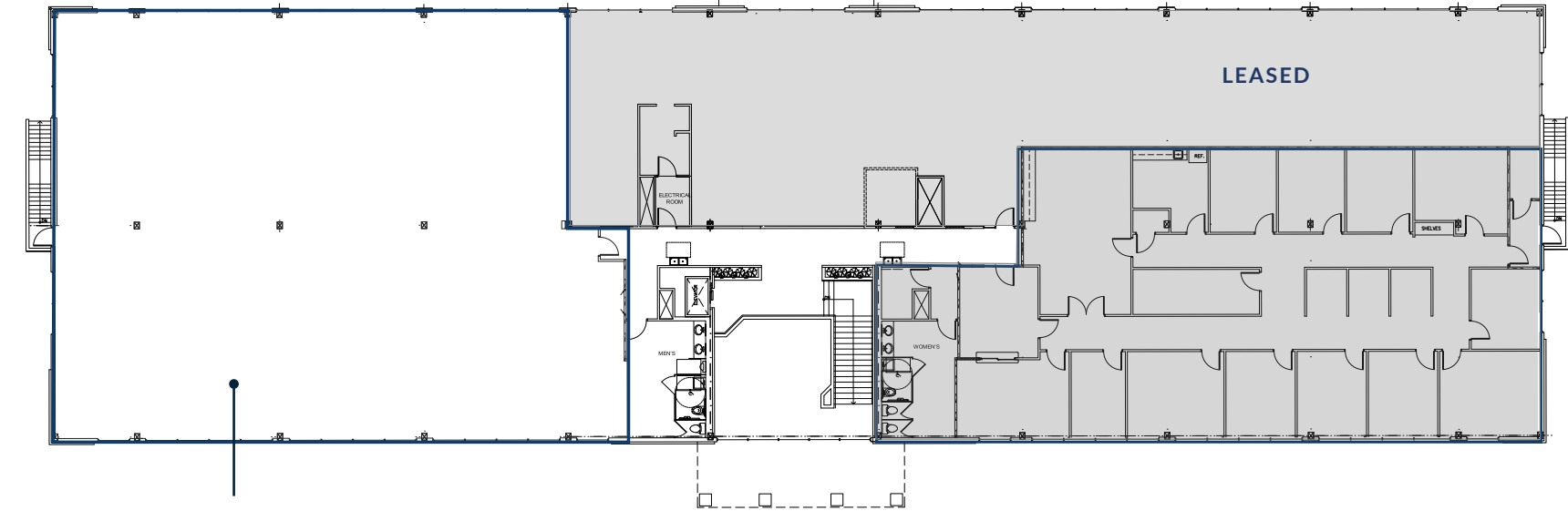
2nd FLOOR

+ 11,128 SF CONTIGUOUS

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AVAILABLE SUITE 205
+ 6,630 SF

2nd FLOOR



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