



Medical Offices/Retail Spaces for Lease

Available | 1,723± SF - 8,436± SF Under Construction

13617 & 13619 Atlantic Blvd., Jacksonville, FL 32225

Chuck Diebel
North Florida
+1 904 861 1112
chuck.diebel@colliers.com

Matt Entriken
Vice President | North Florida
+1 904 861 1148
matt.entriken@colliers.com

Colliers

Disclaimer: 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). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Property Highlights

- Medical office/retail spaces
- Suites from 1,723± - 8,436± SF available
- Pre-leasing in process - under construction
- 59 parking spaces, 4.13/1,000 RSF
- Close to Intracoastal West and Beaches
- Close to amenities
- Current tenants: BlueWave Builders and Baptist Health



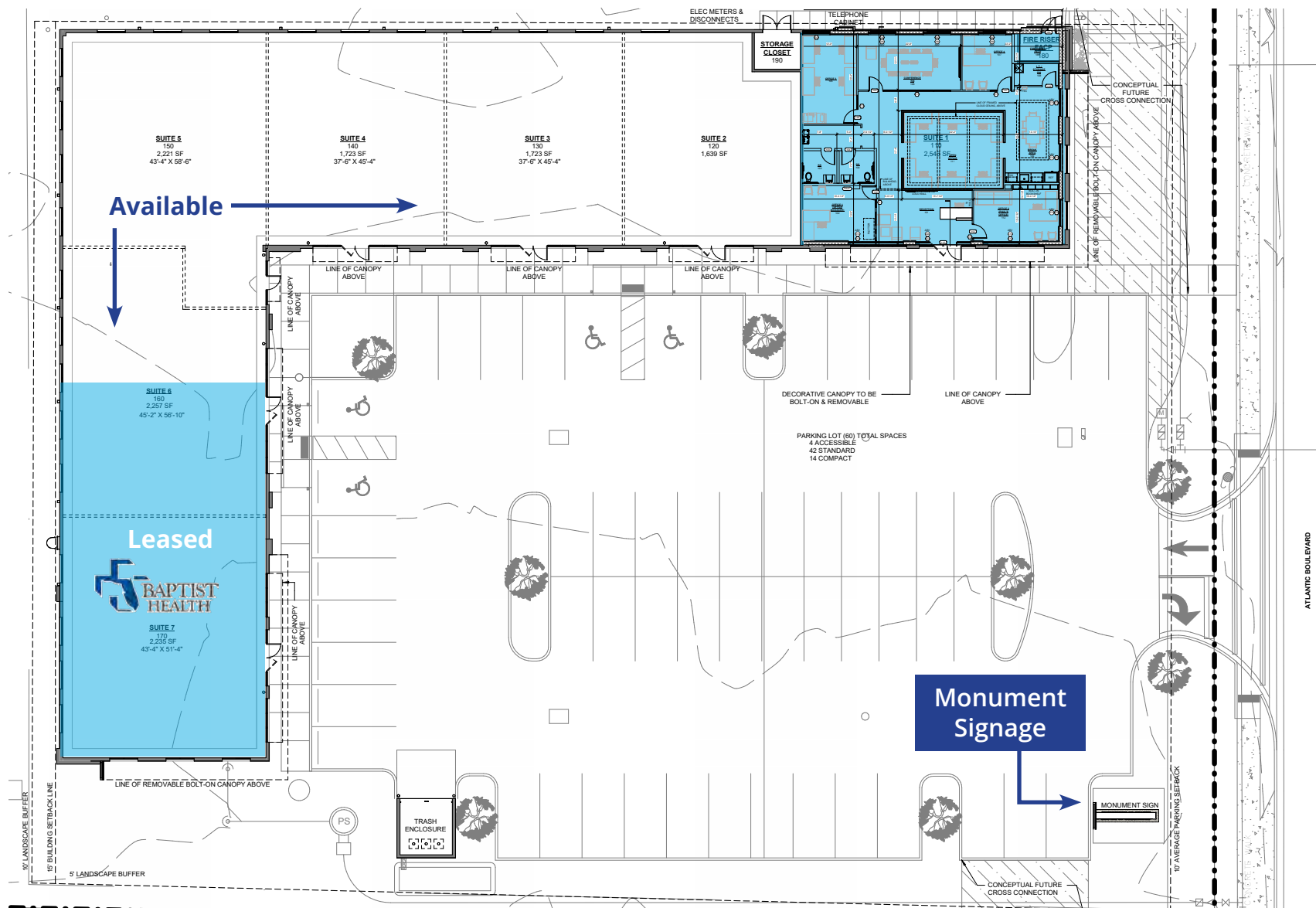
Conceptual Plan



Leased



BLUE WAVE
BUILDERS, INC.



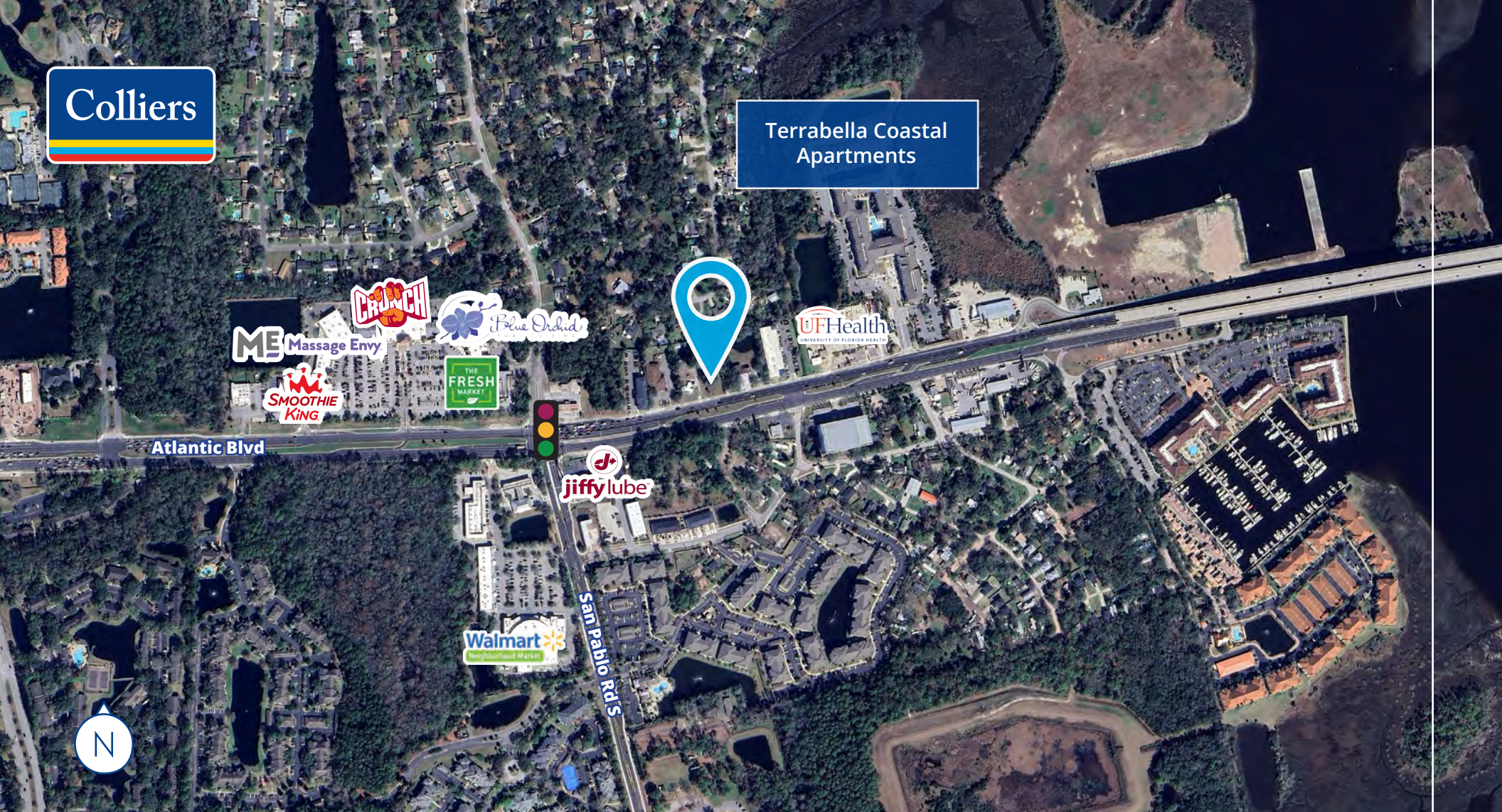
Construction Photos





Source: ESRI Business Analyst, 2023

	 Population (2025)	 Population Projection (2030)	 Average Household Income (2025)	 Daytime Population (2023)
1 Mile	10,494	10,373	\$140,035	8,660
3 Mile	78,177	79,143	\$134,569	68,268
5 Mile	173,972	177,012	\$136,215	164,475



Colliers

Terrabella Coastal
Apartments

Chuck Diebel
North Florida
+1 904 861 1112
chuck.diebel@colliers.com

Matt Entriken
Vice President | North Florida
+1 904 861 1148
matt.entriken@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville