

# MANDARIN MEDICAL OFFICE

12420 SAN JOSE BOULEVARD, #2  
JACKSONVILLE, FL 32223



## OFFICE BUILDING FOR LEASE

- Free-standing building with strong visibility and professional curb appeal.
- Flexible layout with private offices up front and open workspace toward the rear.
- Modified gross lease structure with tenant providing janitorial and paying separately metered electric.
- Ample parking and convenient access suitable for medical or professional use.
- Located in a high-demand Mandarin corridor with strong surrounding businesses and stability.

## AVAILABLE SPACES

UNIT	LEASE RATE	SPACE SIZE
2	\$23.50 SF/yr	1,619 SF

**ALEX EVANS**  
Broker / Owner

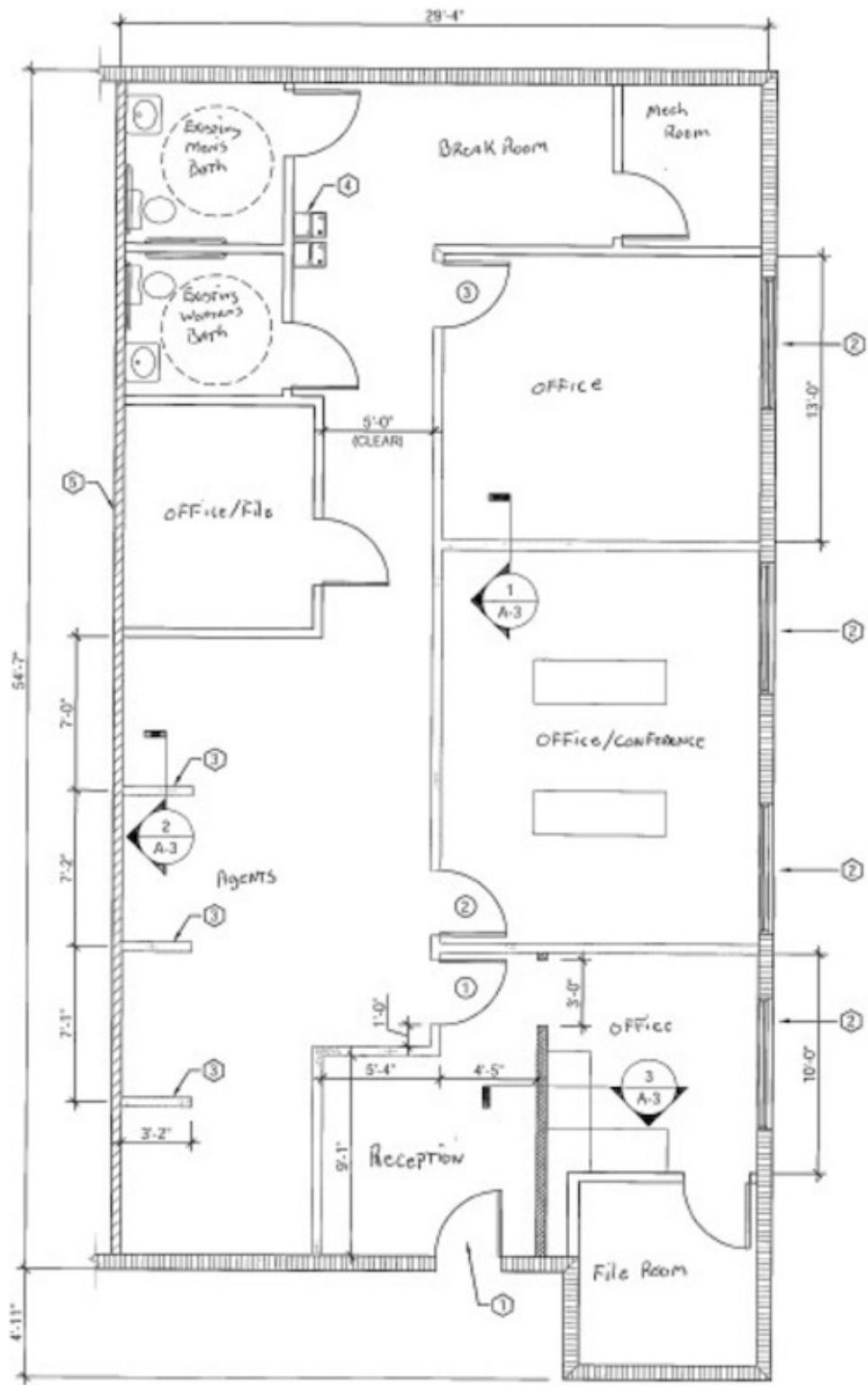
Phone | 904.210.9878  
Email | [alex@creprojax.com](mailto:alex@creprojax.com)



EVANS COMMERCIAL  
PROPERTIES, INC.

# FLOOR PLAN

# MANDARIN MEDICAL OFFICE



# ALEX EVANS

Broker / Owner

Phone | 904.210.9878  
Email | [alex@creprojax.com](mailto:alex@creprojax.com)



# EVANS COMMERCIAL PROPERTIES, INC.

# PROPERTY SUMMARY

## MANDARIN MEDICAL OFFICE



### LOCATION DESCRIPTION

The property is located in Mandarin, a well established residential and commercial area in southern Jacksonville. The submarket is known for its stable population base, strong household incomes, and consistent demand for medical and professional services. San Jose Boulevard acts as the primary north south corridor through Mandarin and carries steady daily traffic that supports office, retail, and healthcare users.

The surrounding area includes a mix of medical practices, professional offices, neighborhood retail, and service based businesses. Residential communities are located immediately east and west of the corridor, providing a built in customer and patient base. The site offers direct access to major neighborhood roads and is within a short drive of Julington Creek, Beauclerc, and northern St. Johns County.

### PROPERTY DESCRIPTION

Free-standing office building with strong curb appeal and a practical layout that fits a range of medical and professional users. The front portion features a clean, welcoming entrance with private offices, and the rear offers flexible workspace. Ownership is offering a simple modified gross lease structure where the tenant handles its own janitorial and separately metered electric. Competitive terms and convenient access make this an efficient choice for a variety of tenants

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	719	2,228
Total Population	505	1,885	5,783
Average HH Income	\$162,091	\$149,799	\$154,339

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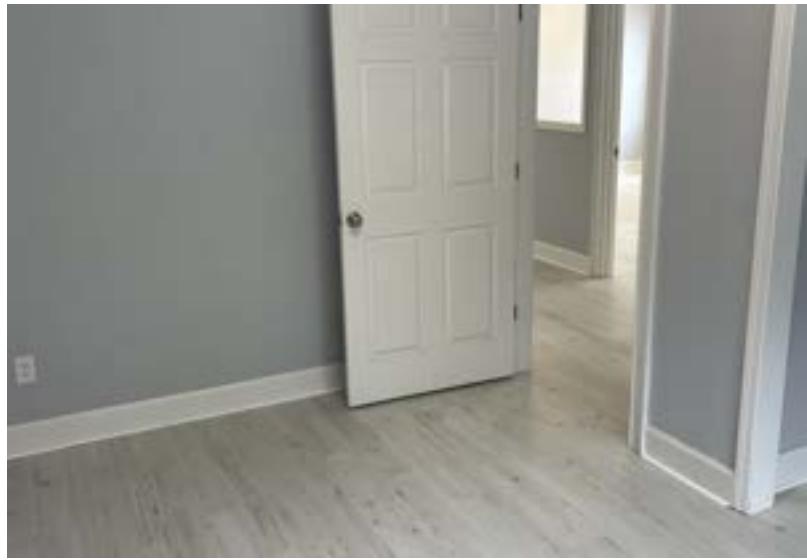
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# ADDITIONAL PHOTOS

MANDARIN MEDICAL OFFICE



**ALEX EVANS**  
Broker / Owner

Phone | 904.210.9878  
Email | [alex@creprojax.com](mailto:alex@creprojax.com)



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