



NEW MEDICAL DEVELOPMENT | FOR LEASE

2416 Dunn Ave, Bldg 200
Jacksonville, FL 32218

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PROPERTY OVERVIEW

Now available for lease, **2416 Dunn Avenue** is a **brand-new, freestanding medical building** offering exceptional visibility and access along one of Jacksonville's well-traveled corridors. Designed with flexibility in mind, this property is ideal for medical and healthcare users seeking a highly visible, customizable location.

Property Highlights:

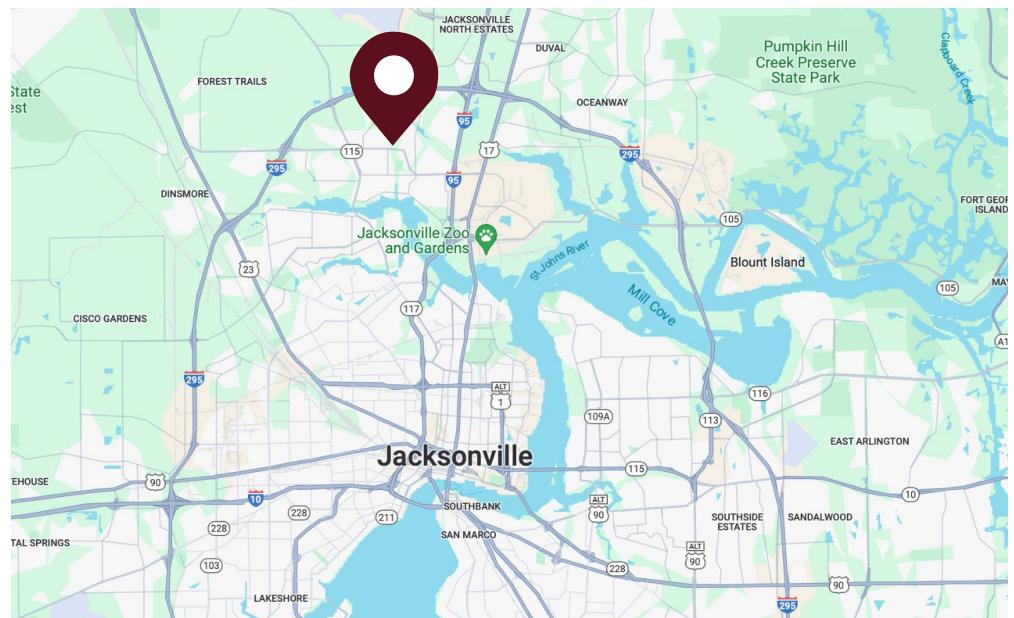
- **Address:** 2416 Dunn Avenue, Jacksonville, FL
- **Building Size:** 4,000 SF total
- **Configuration:** Can be demised into two (2) ±2,000 SF suites
- **Building Type:** Freestanding medical building
- **Frontage & Visibility:** Direct frontage on busy Dunn Avenue
- **Delivery Condition:** Shell condition, allowing full customization
- **Parking:** Convenient on-site parking
- **Use:** Ideal for medical, healthcare, or professional users

The shell delivery provides an excellent opportunity for a new or expanding medical practice to design and build out a space tailored to their specific operational needs. Ownership is offering **competitive rental rates** along with **flexible tenant improvement allowance packages**, making this an attractive option for both established and emerging medical providers.

Position your practice in a growing Jacksonville corridor with strong traffic counts, easy access, and outstanding visibility.

PROPERTY DETAILS

Address:	2416 Dunn Ave. Bldg 200
Bldg Size:	2,000 SF - 4,000 SF (Can be divided in half)
Zoning:	CCG-1
Lease Rate:	\$27/SF
NNN:	±\$4.50/SF

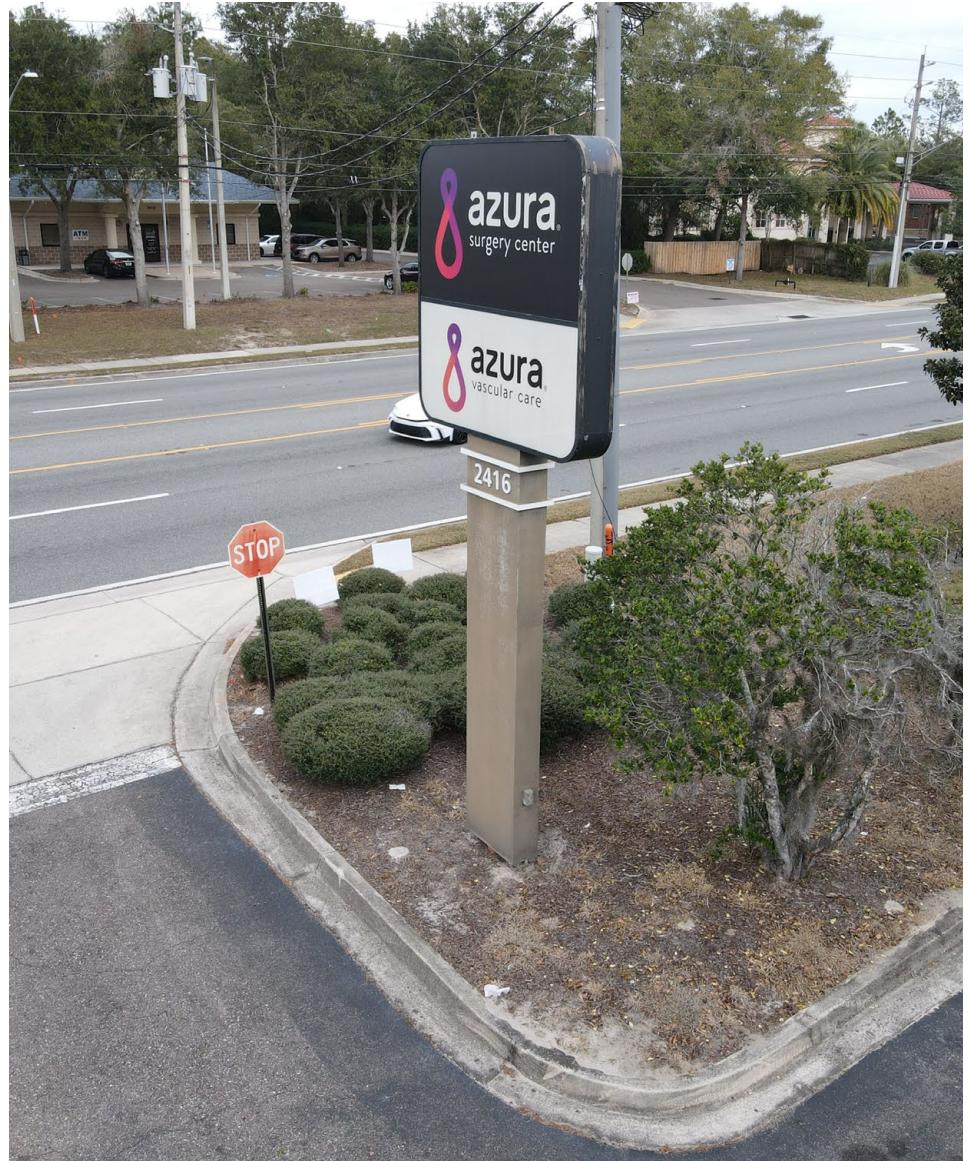


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PROPERTY PHOTOS

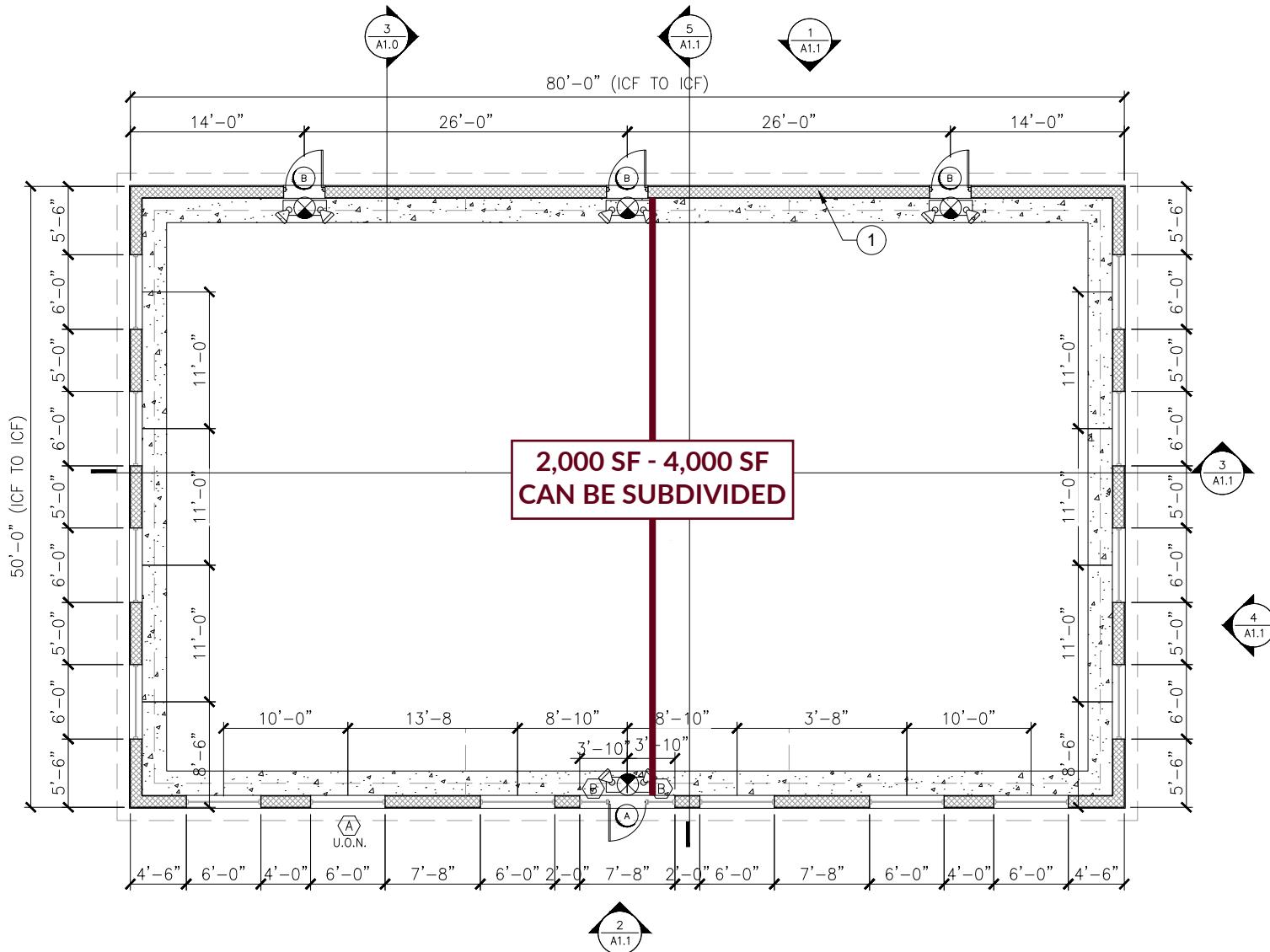


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FLOOR PLAN



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SITE PLAN



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SURROUNDING AREA



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