



Office Condo **For Lease**

**6260 DUPONT STATION COURT, SUITE B
JACKSONVILLE, FL 32217**



ROSS MCCARTHY **DEAN MCCARTHY**
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.80 SF/YR (MG)
Building Size:	1,155 SF
Available SF:	1,155 SF
Number of Units:	1
Year Built:	2003
Zoning:	PUD
Submarket:	San Jose

PROPERTY OVERVIEW

Suite B at 6260 DuPont Station Court offers \pm 1,155 square feet of professional office space in Jacksonville's established San Jose submarket. The suite features a functional layout with private offices, a dedicated reception area, and on-site parking directly in front of the building.

Constructed in 2003, the property provides a well-maintained, professional environment suitable for a variety of office users including professional services, medical, consulting, and administrative operations.

PROPERTY HIGHLIGHTS

- Five (5) Private Offices
- Dedicated Reception Area
- One (1) ADA-Compliant Restroom
- Front-Door Parking
- Professional Office Buildout
- Single-Story Access

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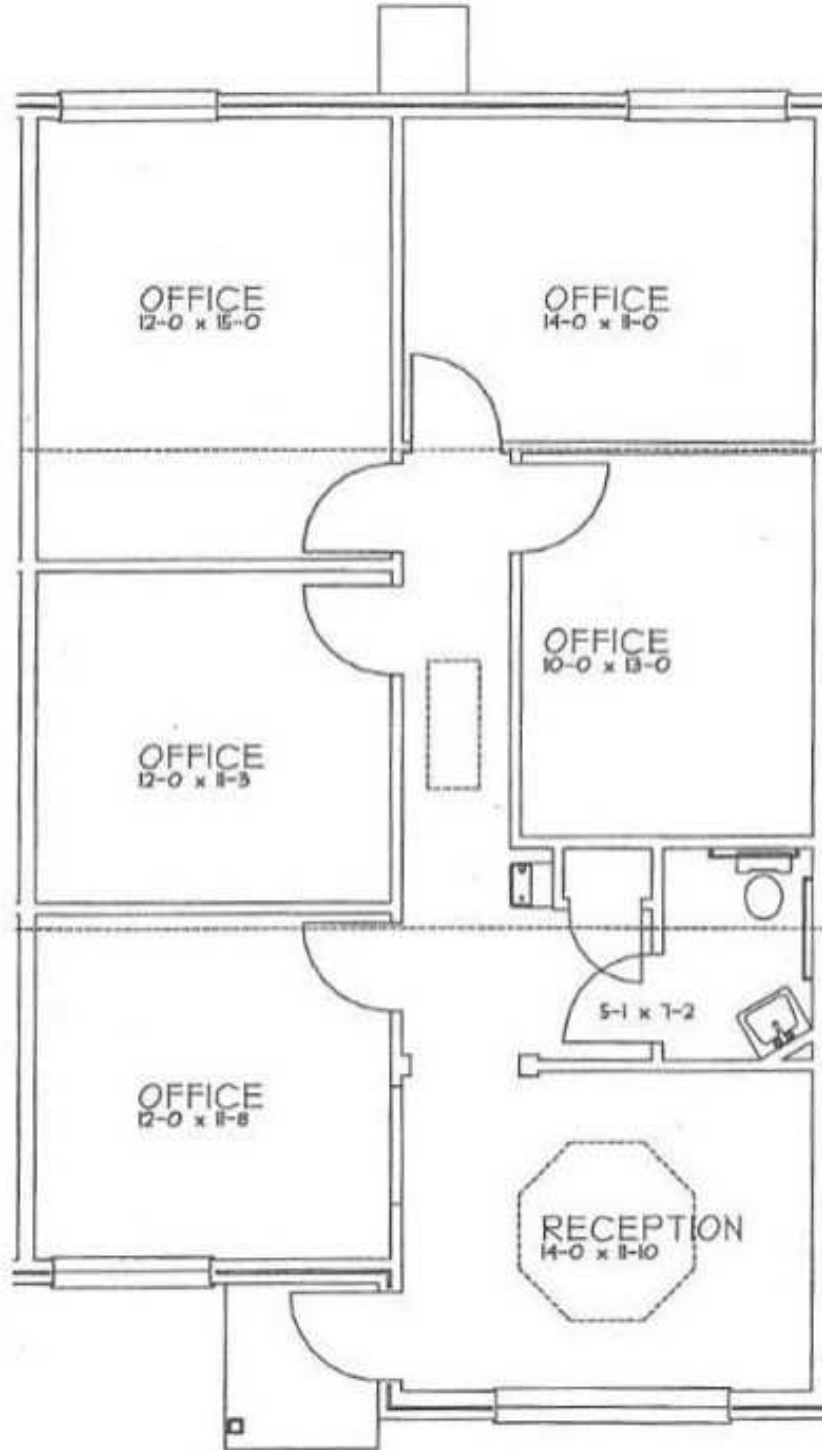
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FLOOR PLAN



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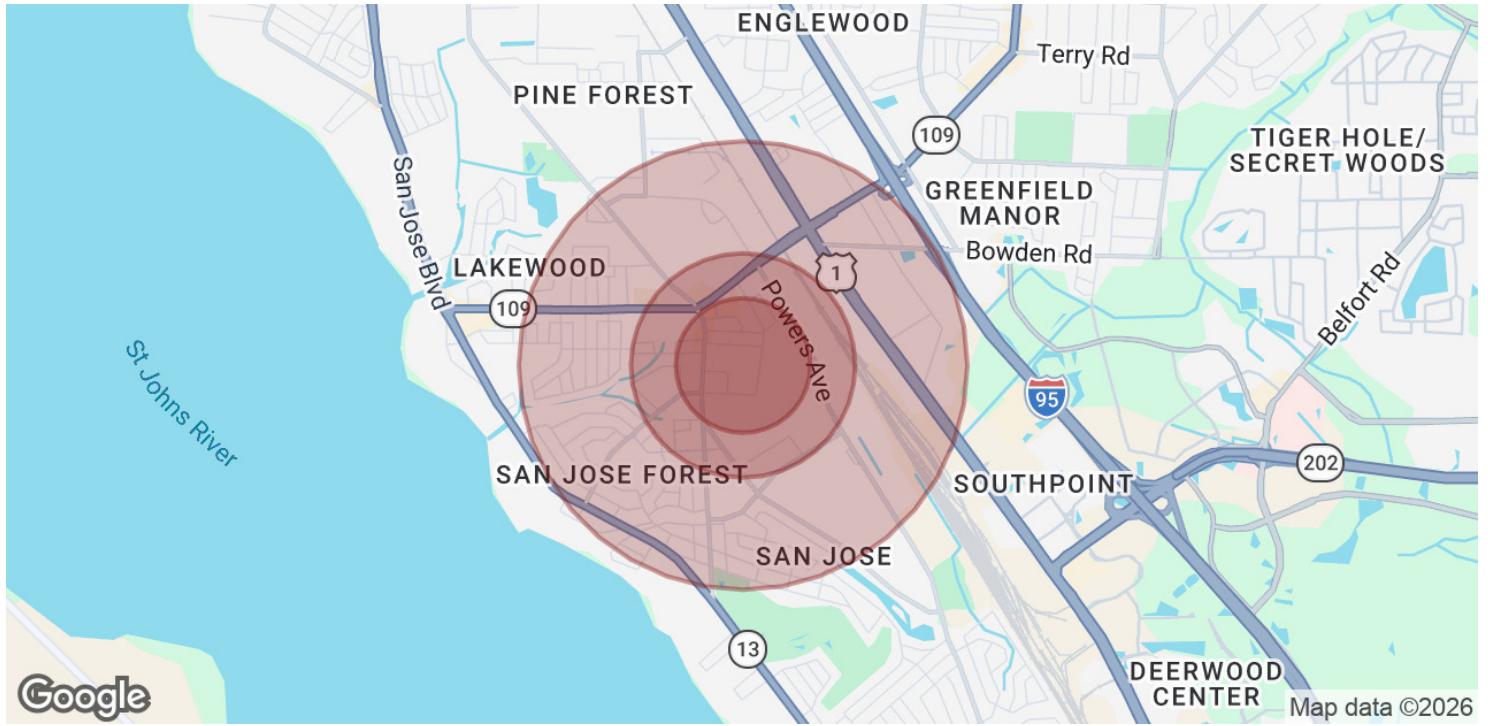
SURROUNDING AREA



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	868	3,169	9,884
Average Age	44	44	42
Average Age (Male)	39	40	39
Average Age (Female)	48	48	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,292	4,099
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$47,437	\$62,841	\$77,221
Average House Value	\$193,175	\$249,600	\$292,918

Demographics data derived from AlphaMap

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