

2715 Oak St.

2715 Oak St., Jacksonville FL 32205

FOR LEASE

Medical Office in Riverside



Prepared By:

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Three Lions Real Estate

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THE SPACE

Location	2715 Oak St. Jacksonville, FL 32205
Square Feet	6,100
Rent Per SF (Annual)	\$22.00
Lease Type	NNN

Notes NNN est. \$7.03/sf

HIGHLIGHTS

- Ideal for traditional or medical office users
- Up to 6,100sf available (divisible to approx. 3,050sf)
- Reception area, 19 private offices, 2 conference rooms, kitchen, breakroom, 3 restrooms, and storage
- Fully paved asphalt parking lot containing 22 on-site parking spaces
- 9 additional street spaces are also available
- One block from Ascension St. Vincent’s Riverside Hospital (528 beds)
- Walking distance to King Street restaurants, bars, boutiques, Five Points and the Cummer Museum of Art & Gardens
- Easy access to I-95, I-10, and Downtown Jacksonville
- CRO zoning (Commercial, Residential, Office) allows a range of professional, medical and office uses



POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	11,701	78,205	187,484

AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$116,349	\$89,674	\$81,181

NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	6,390	35,053	80,633

The map displays the city of Jacksonville, Florida, with its various districts and landmarks. The city is situated on the northern bank of the St. Johns River, which flows into the Atlantic Ocean. Major roads, including I-95, I-10, and SR 195, are clearly marked. Key landmarks such as the Jacksonville Zoo and Gardens, the Jacksonville Convention Center, and the Jacksonville-John F. Kennedy International Airport are indicated. The map also shows the city's proximity to the Atlantic Ocean and the St. Johns River.

Downtown Jacksonville

St. Vincent's Hospital



Aerial

