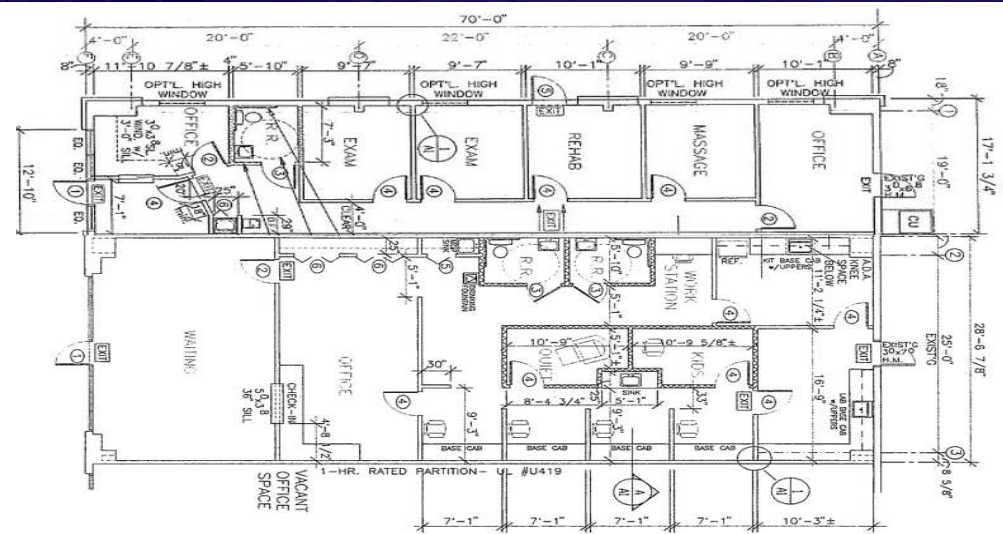


DUNN MEDICAL & PROFESSIONAL CENTER

2255 Dunn Avenue, Jacksonville, FL 32218

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Dunn Medical Center, Suites 201 and 202 totaling 3,200 SF (Suite 201 - 1,200 SF; Suite 202 - 2,000 SF). Looking for medical or professional tenants.

Suite 201 is well appointed 1,200 SF, corner unit with a small reception area in the front, a small, shared restroom and 4 private offices down the hallway. This suite also has a private large office or breakroom back at the end of the hallway with a rear exit door.

Suite 202 is an old Quest Diagnostics space totaling 2,000 SF with a larger reception followed by a staff/personnel area then private lab stations and offices. The suite has two private restrooms, and a staff breakroom down the left side of the unit.

PROPERTY HIGHLIGHTS

- Contiguous suites at the corner of the building totaling 3,200 SF
- Suite 201 is turnkey with limited improvement needed
- Space offered below market comps
- NNN lease with \$5.80 per square foot additional rent
- Recent state sales tax reduction

NICK LEDVORA, CCIM

Managing Partner

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OFFERING SUMMARY

Lease Rate:	\$14.00 - 15.00 SF/Year (NNN \$5.80/SF/Year)
Available SF:	1,200 - 3,200 SF
Building Size:	11,550 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,524	10,326	16,357
Total Population	9,218	27,060	42,793
Average HH Income	\$70,587	\$69,124	\$68,558



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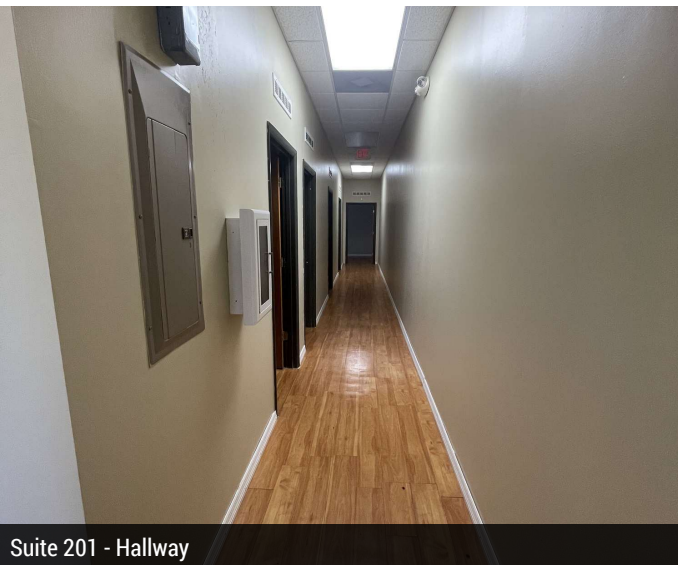
Suite 201 - Reception



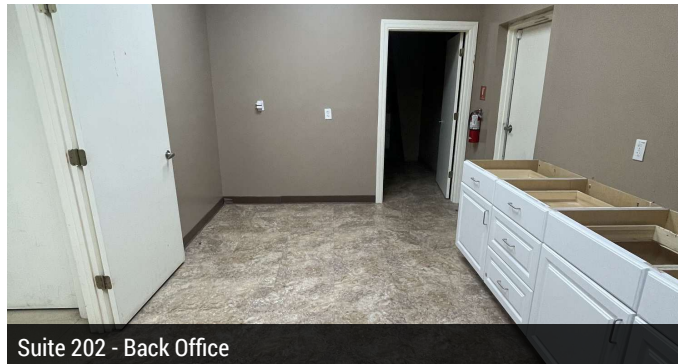
Suite 202 - Reception



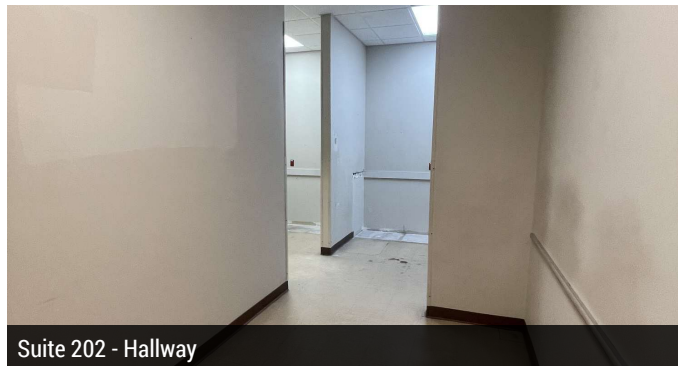
Suite 202 - Staff Area



Suite 201 - Hallway



Suite 202 - Back Office



Suite 202 - Hallway

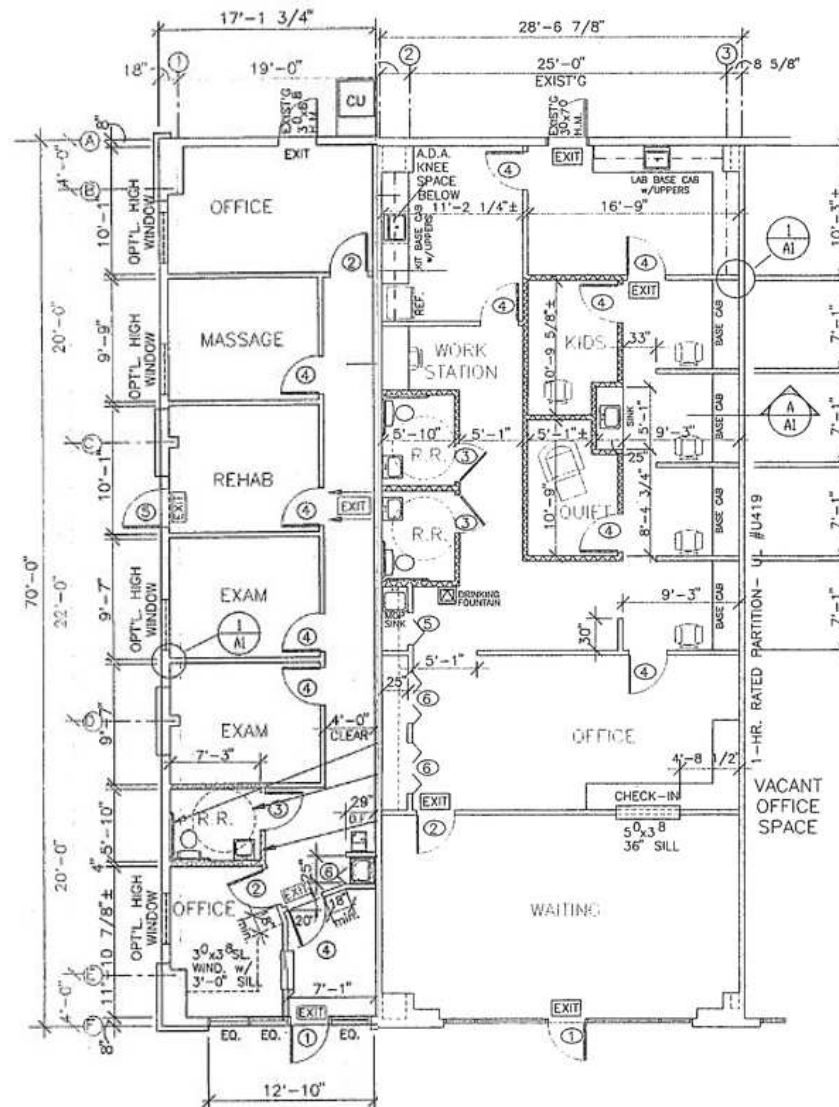
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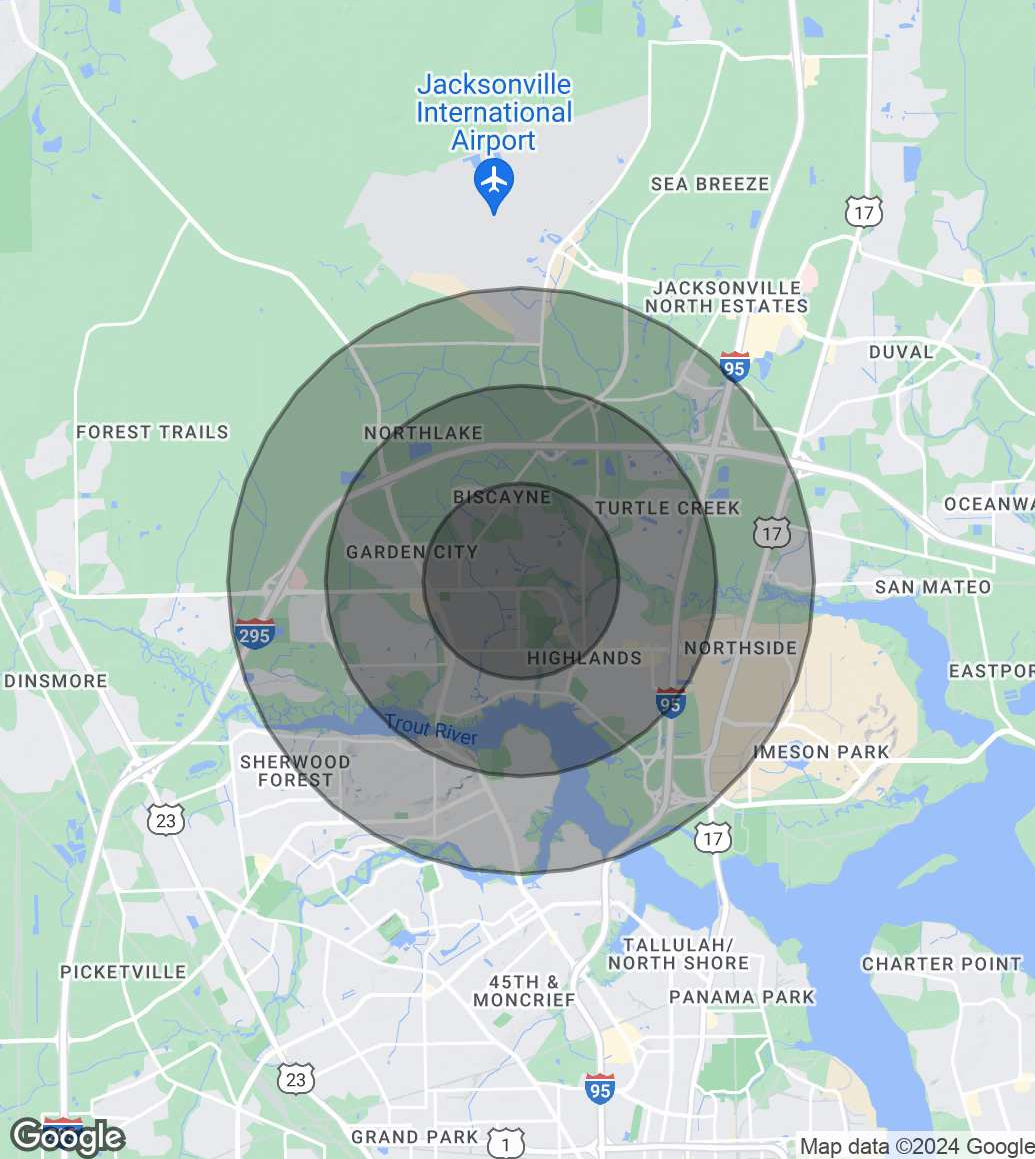
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OFFICE BUILDING FOR LEASE

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,218	27,060	42,793
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,524	10,326	16,357
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$70,587	\$69,124	\$68,558
Average House Value	\$265,942	\$244,719	\$248,752

Demographics data derived from AlphaMap



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