

LEASE

BAPTIST SOUTH MEDICAL COMPLEX - SCOTT & PARYANI BUILDING I

14546 Old Saint Augustine Road, Suite 402 Jacksonville, FL 32258



PROPERTY DESCRIPTION

An excellent opportunity for a medical, wellness, specialty care, or professional healthcare user, this thoughtfully designed office layout offers a highly functional clinical environment with strong patient flow and a polished, modern presentation.

The floor plan features 5 private exam rooms, one procedure room, a welcoming reception and waiting area, administrative space, 2 restrooms, storage, and support areas designed to accommodate day-to-day medical operations. The exam room configuration provides flexibility for a variety of healthcare uses, including primary care, dermatology, aesthetics, chiropractic, physical therapy, specialty medicine, urgent care support, or other outpatient services.

The layout is efficient and practical, with a central corridor system that allows patients and staff to move easily throughout the suite. Private treatment rooms are positioned to maximize usability, while the reception and waiting area create a professional first impression for patients. The office also includes space for staff work areas, consultation, records, supplies, and back-of-house operations, making it well suited for an operator seeking a move-in-ready medical environment.

LOCATION DESCRIPTION

Discover the thriving community surrounding Baptist South Medical Complex - Scott & Paryani Building I in Jacksonville, FL. With easy access to I-95 and surrounding business districts, the area offers a blend of convenience and amenities. Enjoy a variety of dining options, with popular restaurants and cafes just a short drive away. For relaxation, the nearby Julington Creek offers scenic views and outdoor recreational opportunities. Additionally, major retailers and service providers are within reach, ensuring that everything you need is close at hand. Join a dynamic business community and experience the best of Jacksonville at this prime location.

OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
NNN Expense:	\$7.40 SF/yr
Number of Units:	1
Available SF:	2,260 SF
Building Size:	2,602 SF

Bob Buckmaster, CCIM
(904) 827-1717



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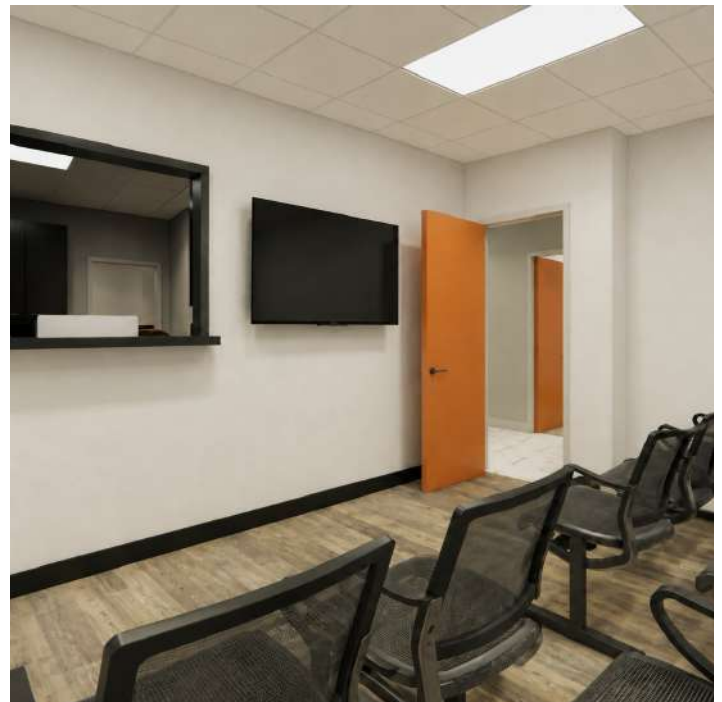


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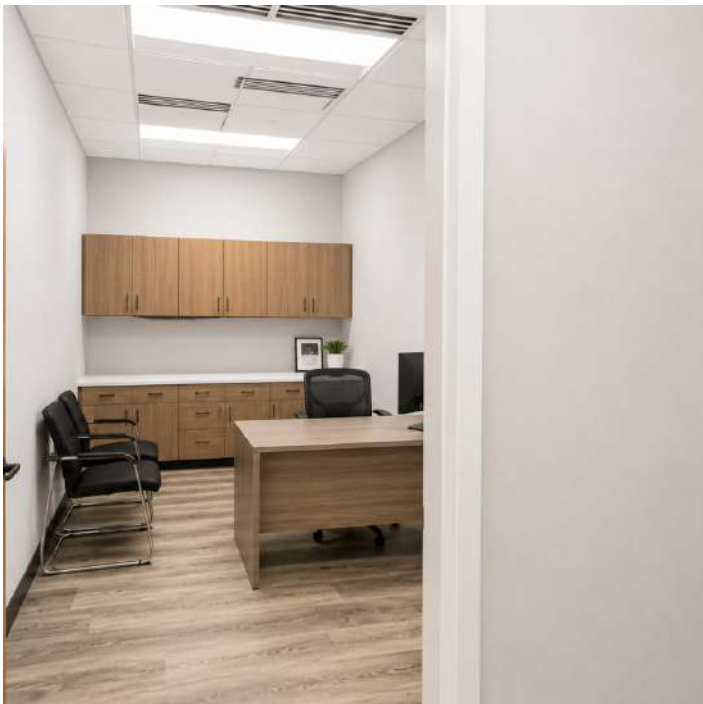


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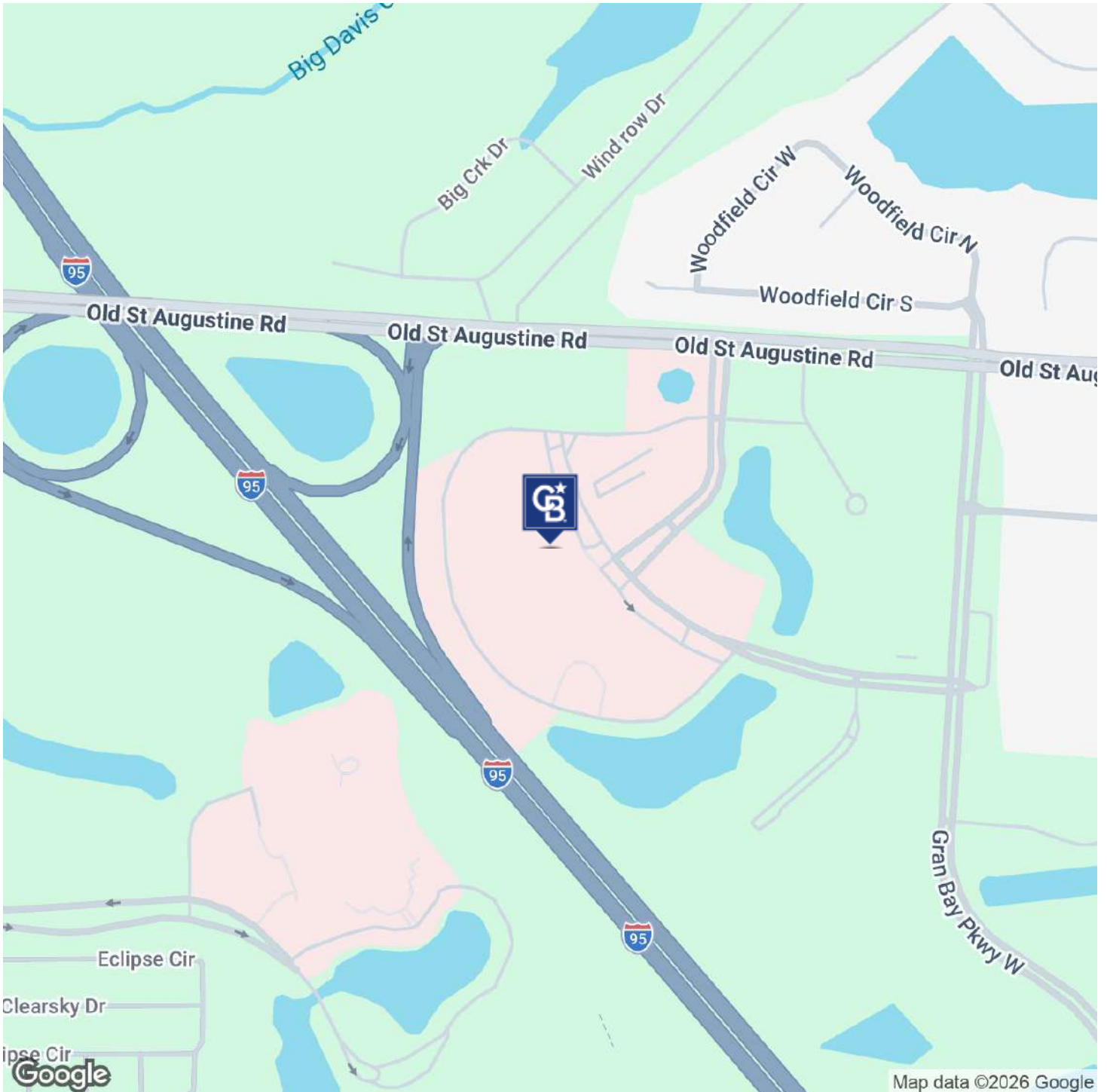


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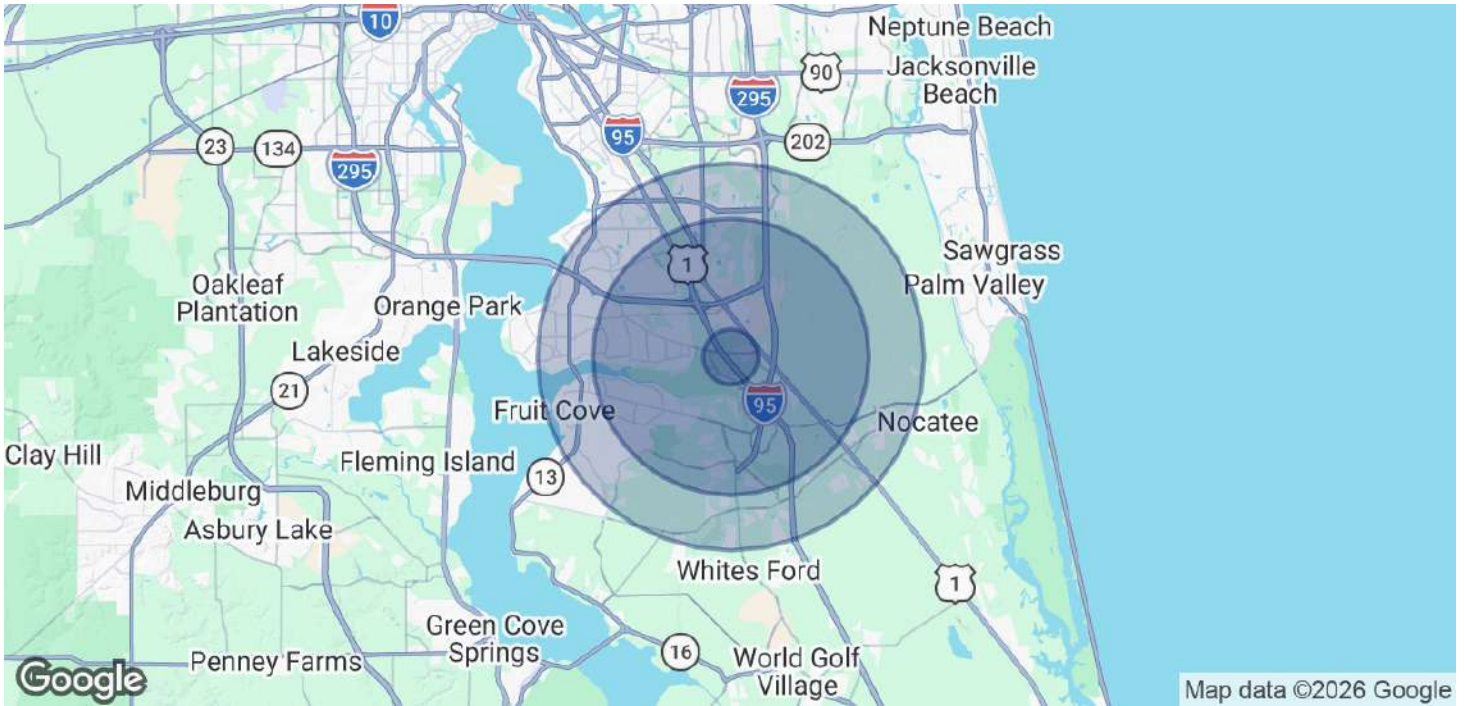


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POPULATION	1 MILE	5 MILES	7 MILES
Total Population	6,582	108,418	218,220
Average Age	34.2	39.1	39.9
Average Age (Male)	35	38	38.5
Average Age (Female)	35.1	40.2	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	7 MILES
Total Households	2,849	40,059	84,141
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$97,206	\$129,040	\$123,072
Average House Value	\$272,314	\$413,825	\$414,329

2023 American Community Survey (ACS)

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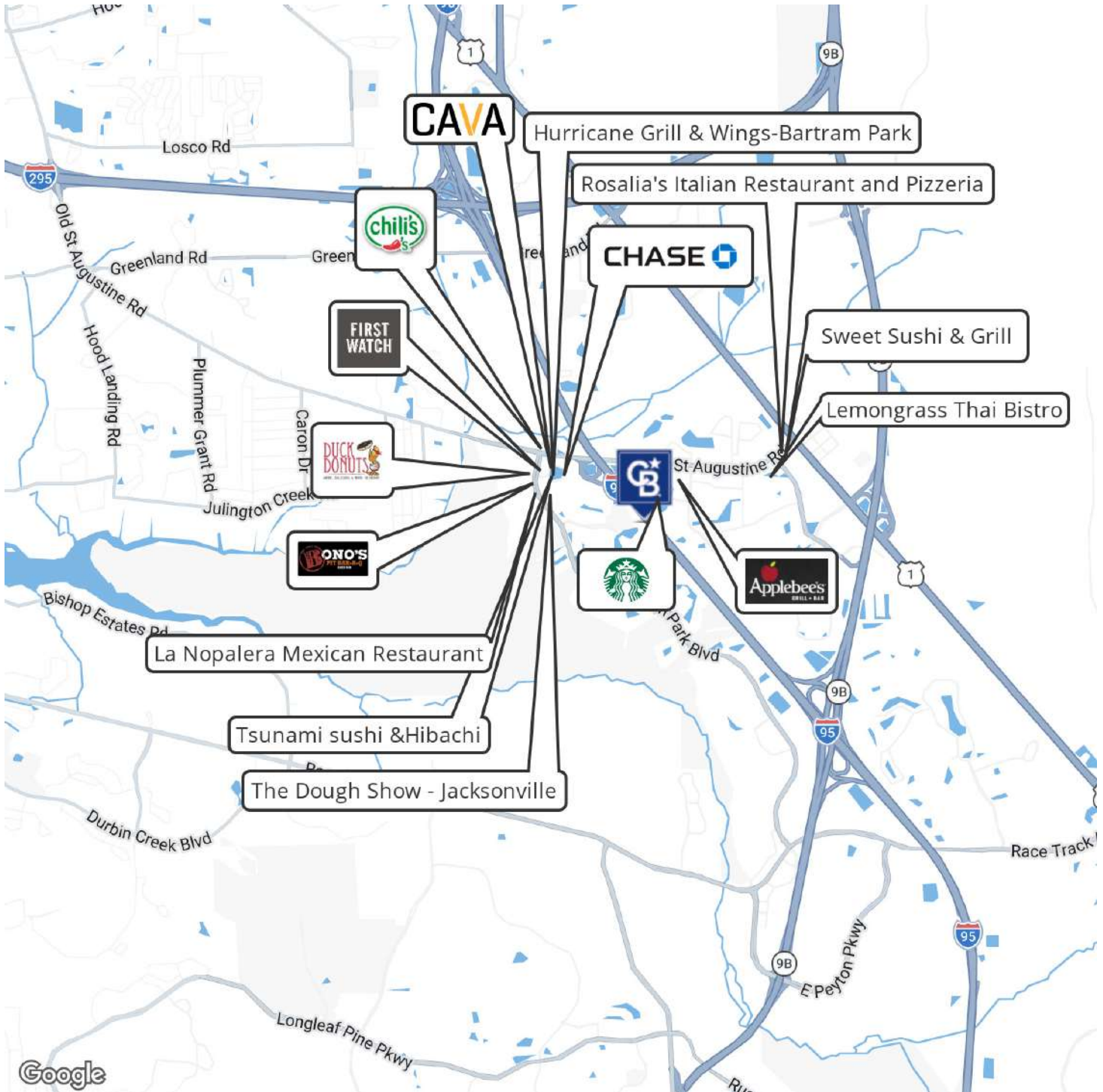


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**BOB BUCKMASTER, CCIM**

Broker

bob@thepremierproperties.com

Direct: (904) 827-1717 | Cell: (904) 392-5151

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum

2021 International Society of Excellence

2021 #1 Coldwell Banker Commercial Office in Florida

2020 Circle of Distinction - Gold

2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

CoStar Power Broker 2020 - Transaction Volume

CoStar Power Broker 2016 - Top Broker Award

CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at Roosevelt University

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