



For Lease



Medical Office

9066 CYPRESS GREEN DR, JACKSONVILLE, FL 32256

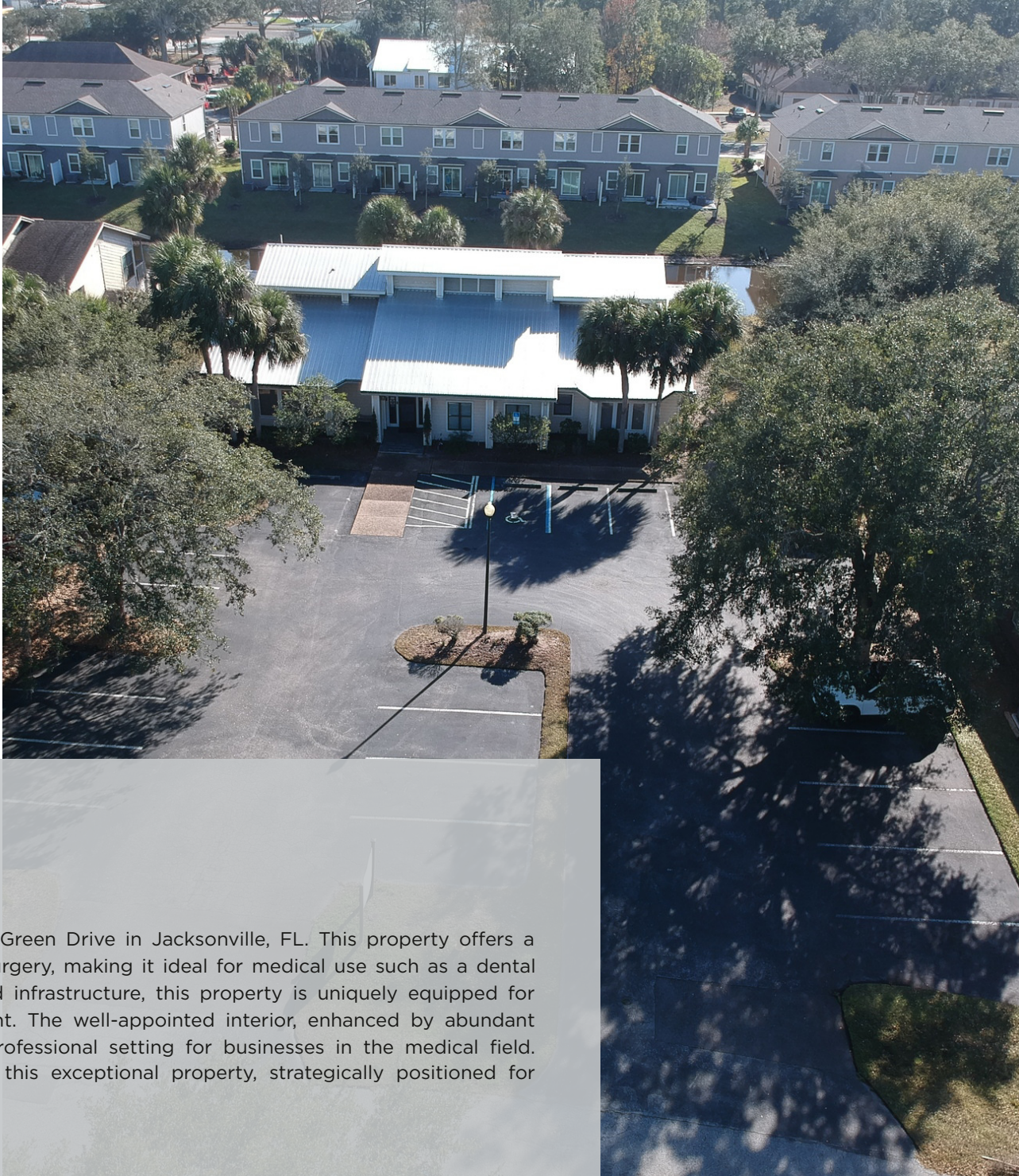


Property Information

PROPERTY SUMMARY

9066 CYPRESS GREEN DRIVE
JACKSONVILLE, FL 32256

OFFERING SUMMARY	
LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	4,217 SF
AVAILABLE SF:	4,217 SF
LOT SIZE:	22,960 SF



PROPERTY SUMMARY

Introducing a premier leasing opportunity at 9066 Cypress Green Drive in Jacksonville, FL. This property offers a thoughtfully designed space, previously utilized for plastic surgery, making it ideal for medical use such as a dental office or clinic. With its carefully crafted layout and tailored infrastructure, this property is uniquely equipped for healthcare professionals seeking a purpose-built environment. The well-appointed interior, enhanced by abundant natural light and modern design, creates an inviting and professional setting for businesses in the medical field. Combine convenience, versatility, and specialty features in this exceptional property, strategically positioned for success.

PROPERTY HIGHLIGHTS

- 24 on-site parking spaces + ADA parking
- 9 exam rooms
- 3 private doctor offices
- 2 lab rooms
- 3 ADA restrooms + 1 shower
- Kitchen, IT room, and 2 admin/reception areas
- Impressive lobby and waiting area for a welcoming atmosphere
- Convenient location with easy access to major highways



24 On site parking spaces



9 exam rooms



Welcoming lobby with water feature



ADDITIONAL PHOTOS



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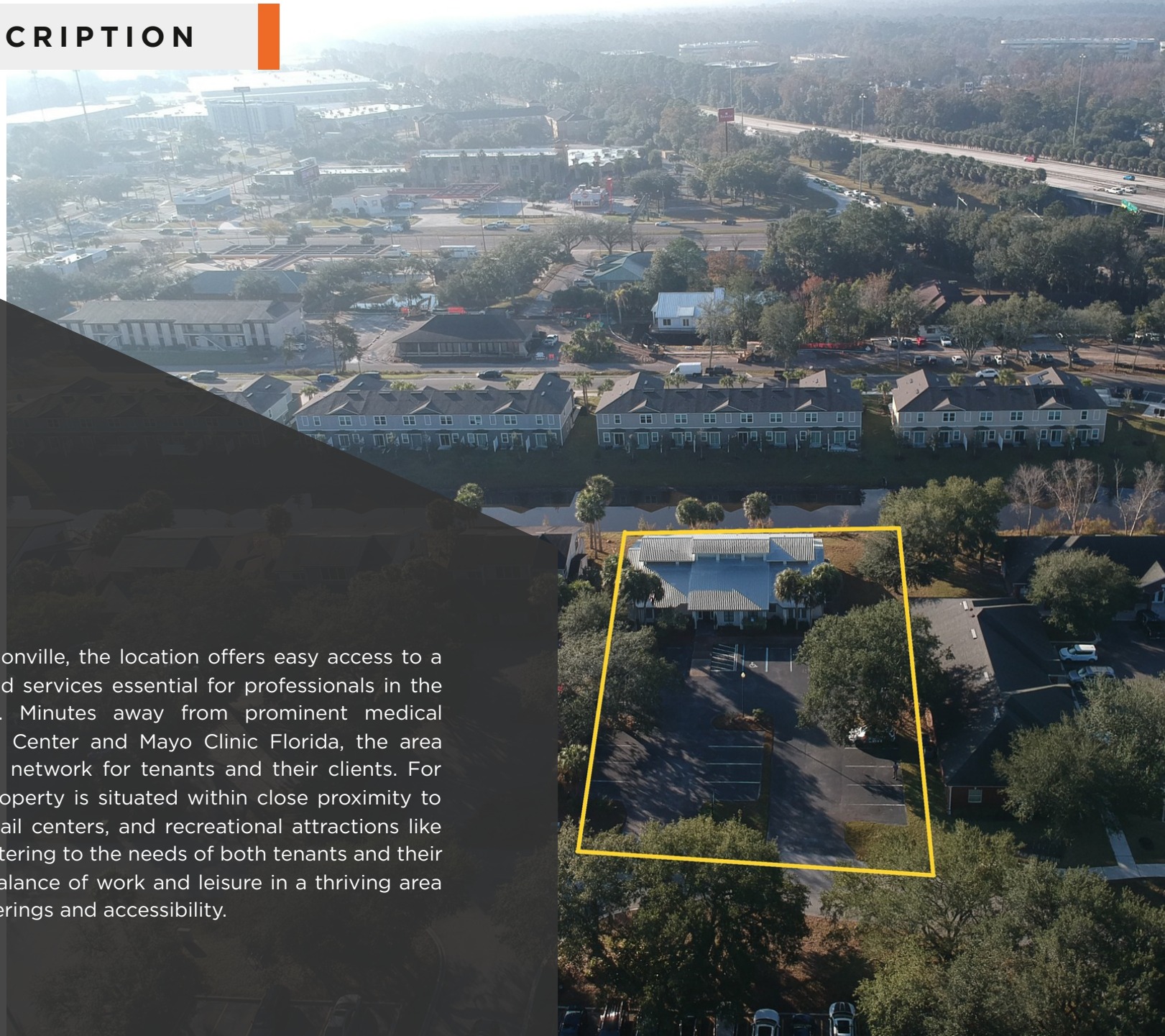


ADDITIONAL PHOTOS

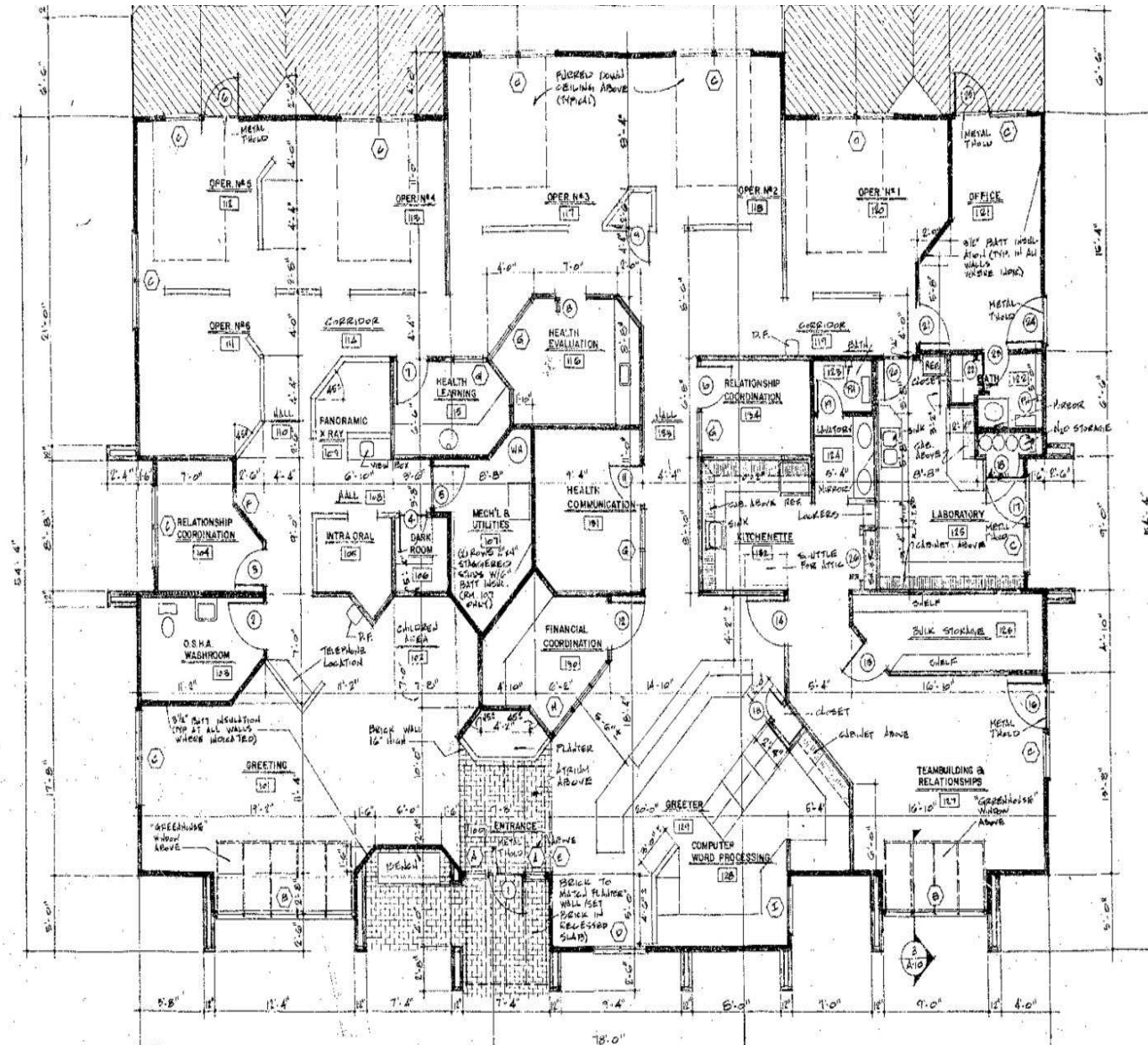


LOCATION DESCRIPTION

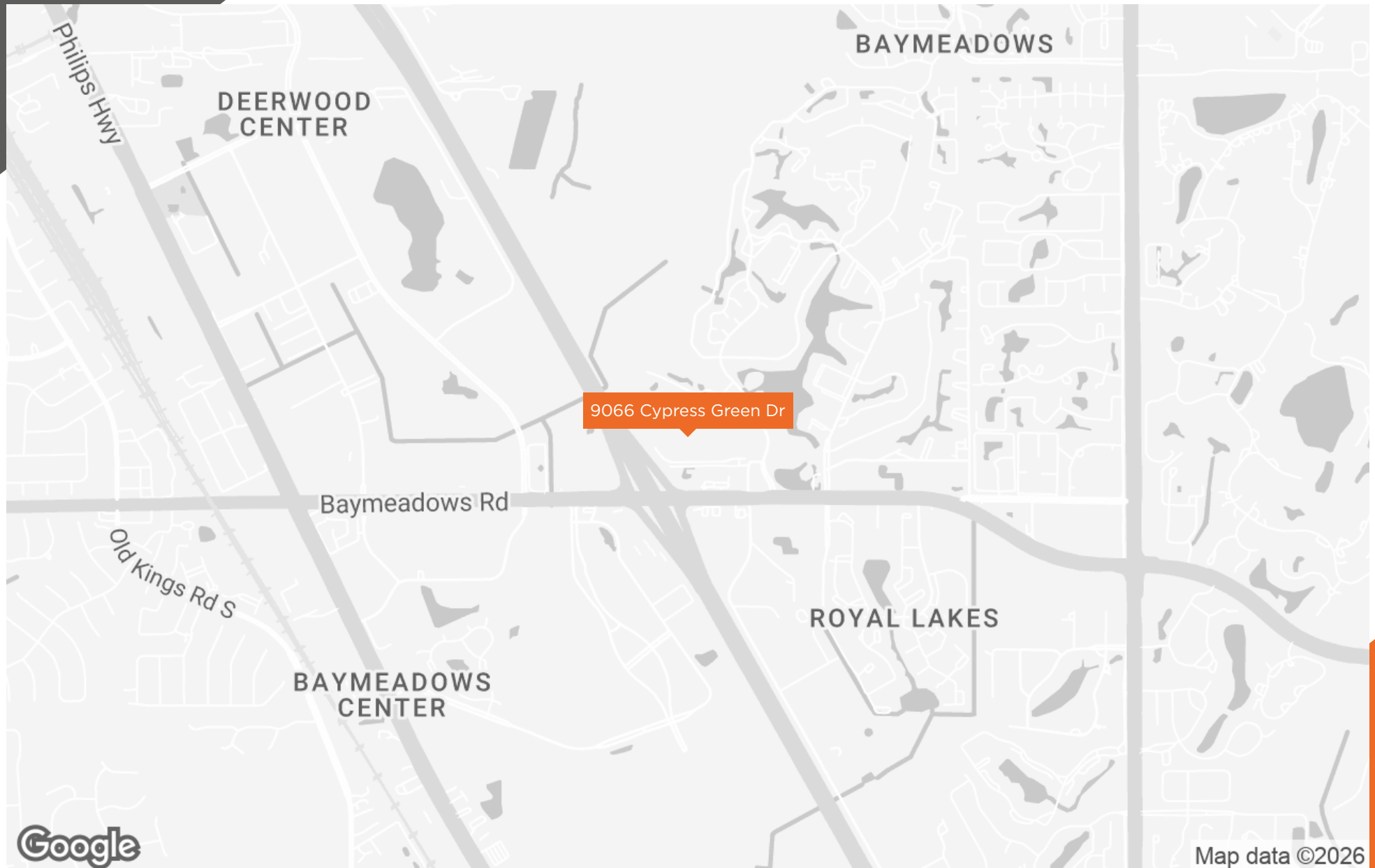
Nestled in the heart of Jacksonville, the location offers easy access to a vibrant array of amenities and services essential for professionals in the office and medical sectors. Minutes away from prominent medical facilities like Baptist Medical Center and Mayo Clinic Florida, the area provides a robust healthcare network for tenants and their clients. For business convenience, the property is situated within close proximity to numerous dining options, retail centers, and recreational attractions like the St. Johns Town Center, catering to the needs of both tenants and their clientele. Enjoy the perfect balance of work and leisure in a thriving area renowned for its dynamic offerings and accessibility.



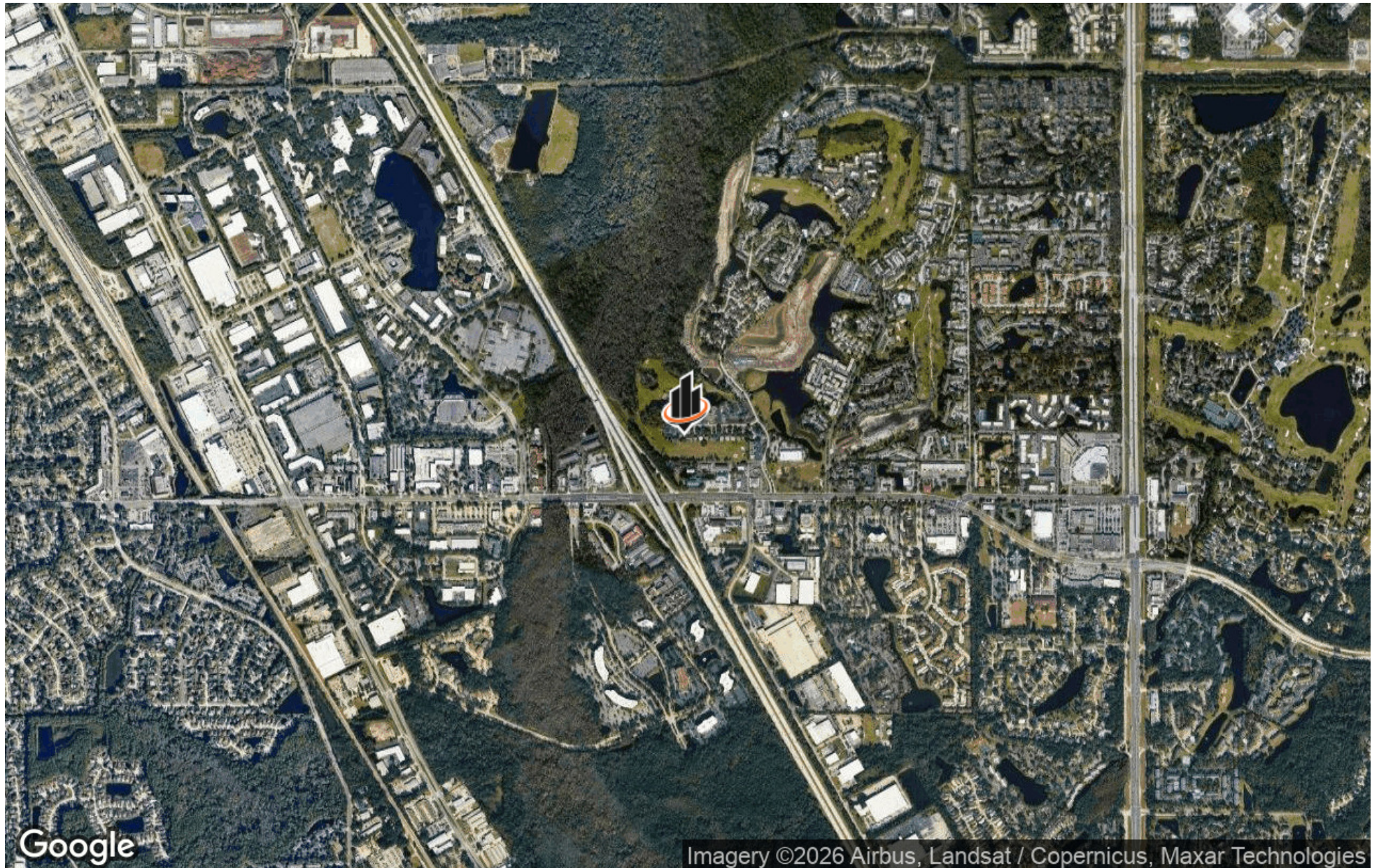
FLOOR PLANS



REGIONAL MAP



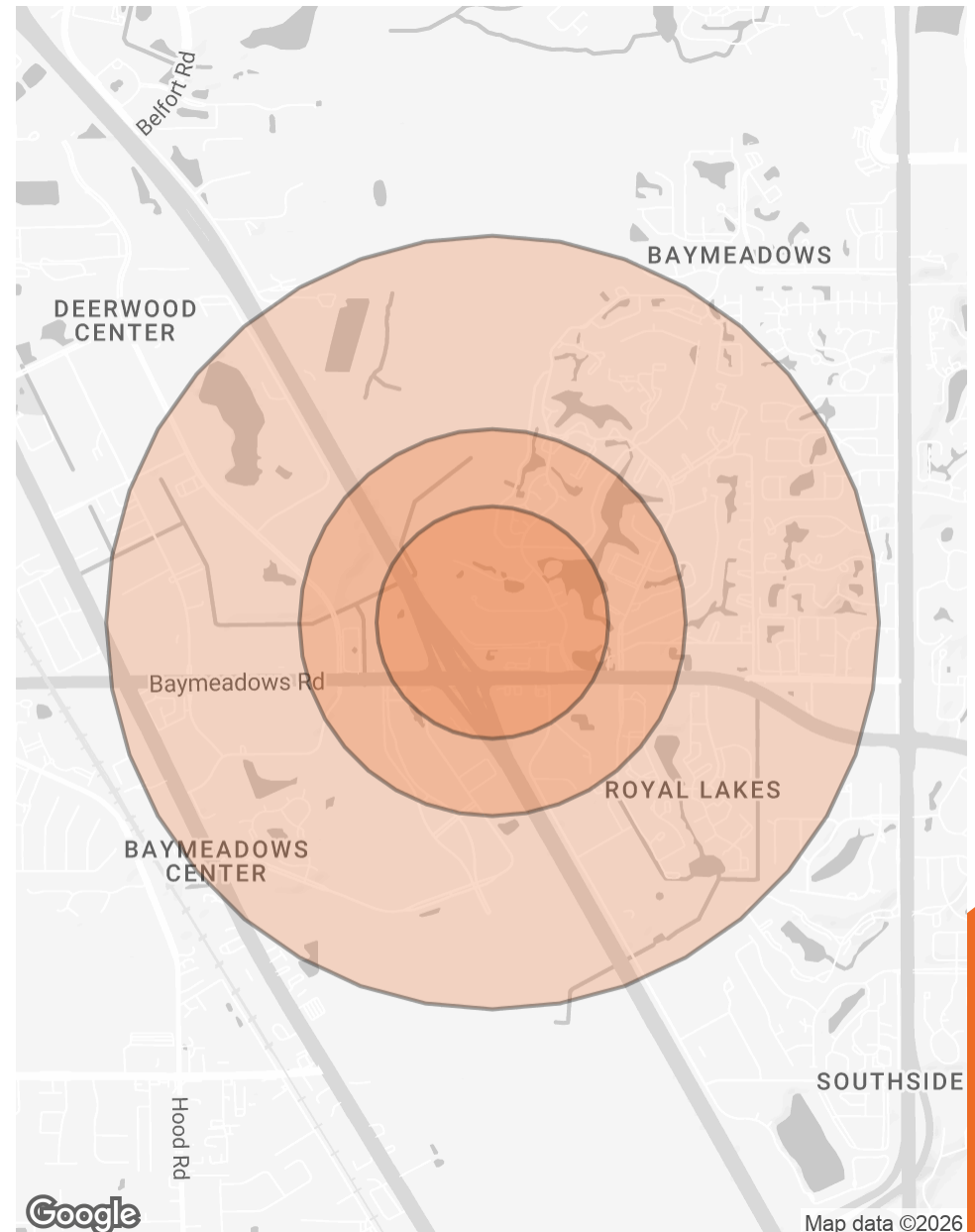
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	352	2,287	10,343
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	38	36	35
AVERAGE AGE (FEMALE)	42	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	182	1,180	5,180
# OF PERSONS PER HH	1.9	1.9	2
AVERAGE HH INCOME	\$85,327	\$74,186	\$68,333
AVERAGE HOUSE VALUE	\$282,110	\$208,396	\$234,123

Demographics data derived from AlphaMap



MEET THE TEAM



Colin Nicholson III, CCIM

O: 904.281.1990
cnicholson@svn.com



Sam Nicholson

O: 904.281.1990
sam.nicholson@svn.com



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8833 PERIMETER PARK BLVD
#703
JACKSONVILLE, FL 32216



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