



For Lease



Medical Office

9066 CYPRESS GREEN DR, JACKSONVILLE, FL 32256



Property Information

PROPERTY SUMMARY

9066 CYPRESS GREEN DRIVE

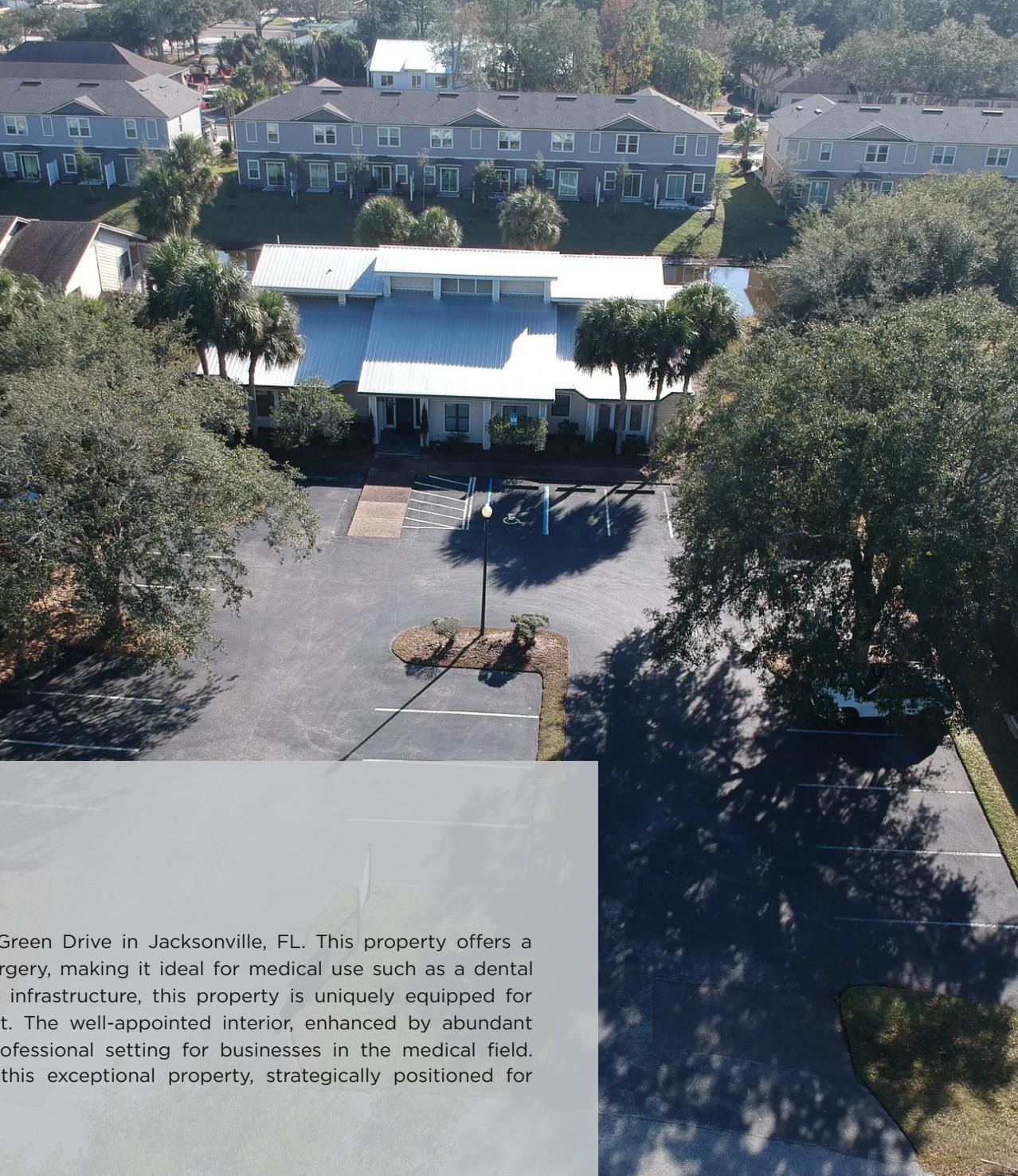
JACKSONVILLE, FL 32256

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



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

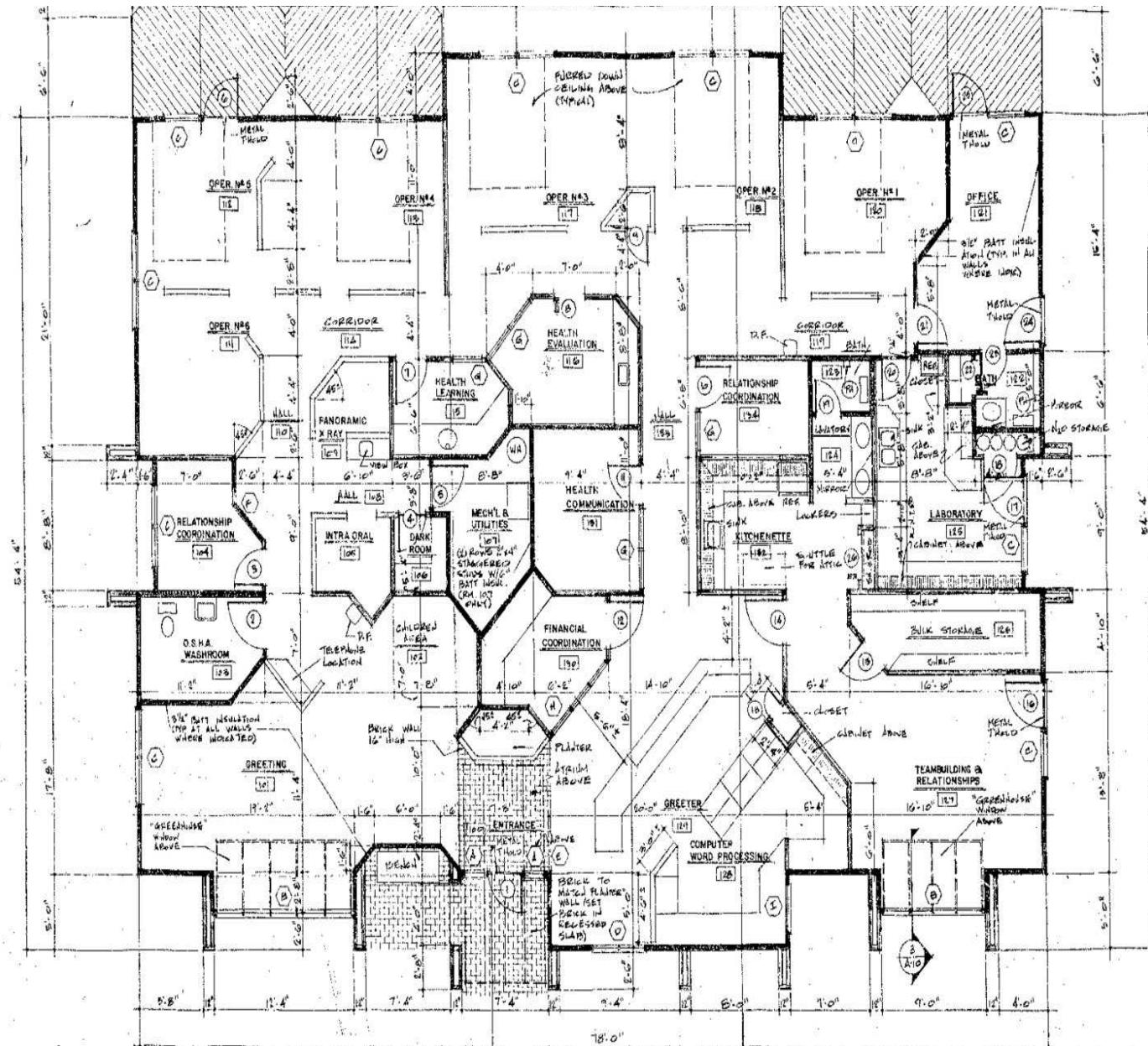


LOCATION DESCRIPTION

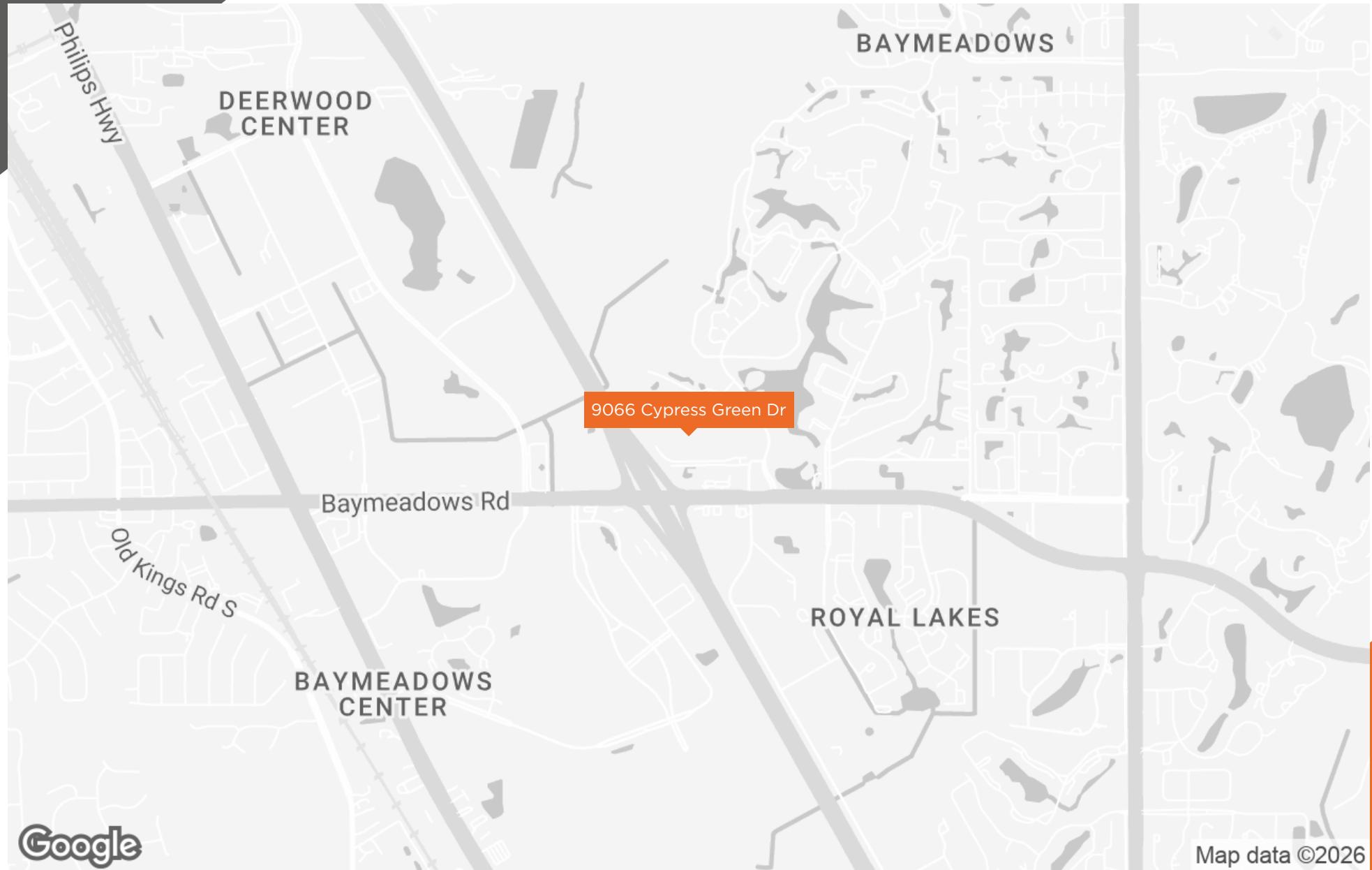
Nestled in the heart of Jacksonville, the location offers easy access to a vibrant array of amenities and services essential for professionals in the office and medical sectors. Minutes away from prominent medical facilities like Baptist Medical Center and Mayo Clinic Florida, the area provides a robust 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.



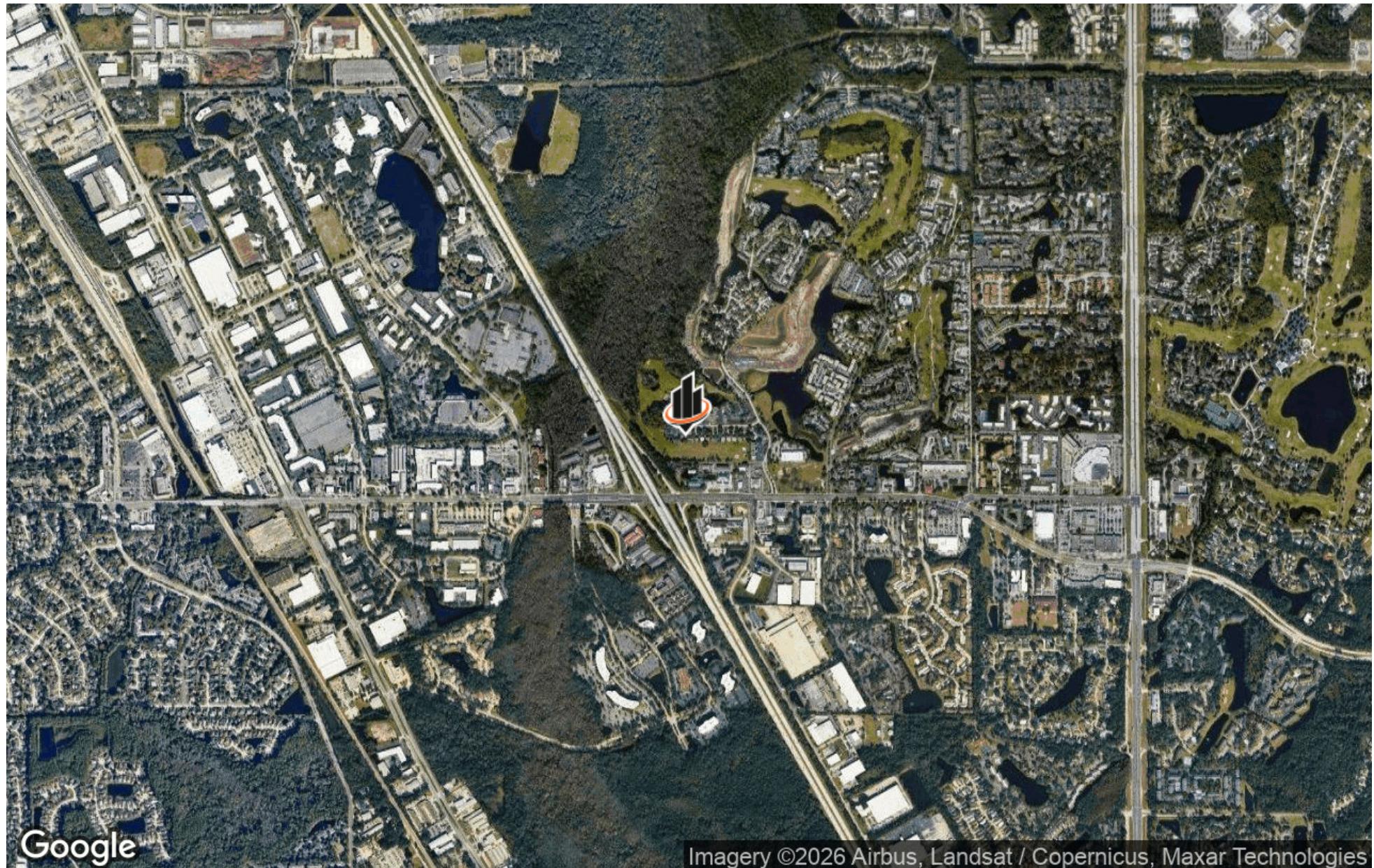
FLOOR PLANS



REGIONAL MAP



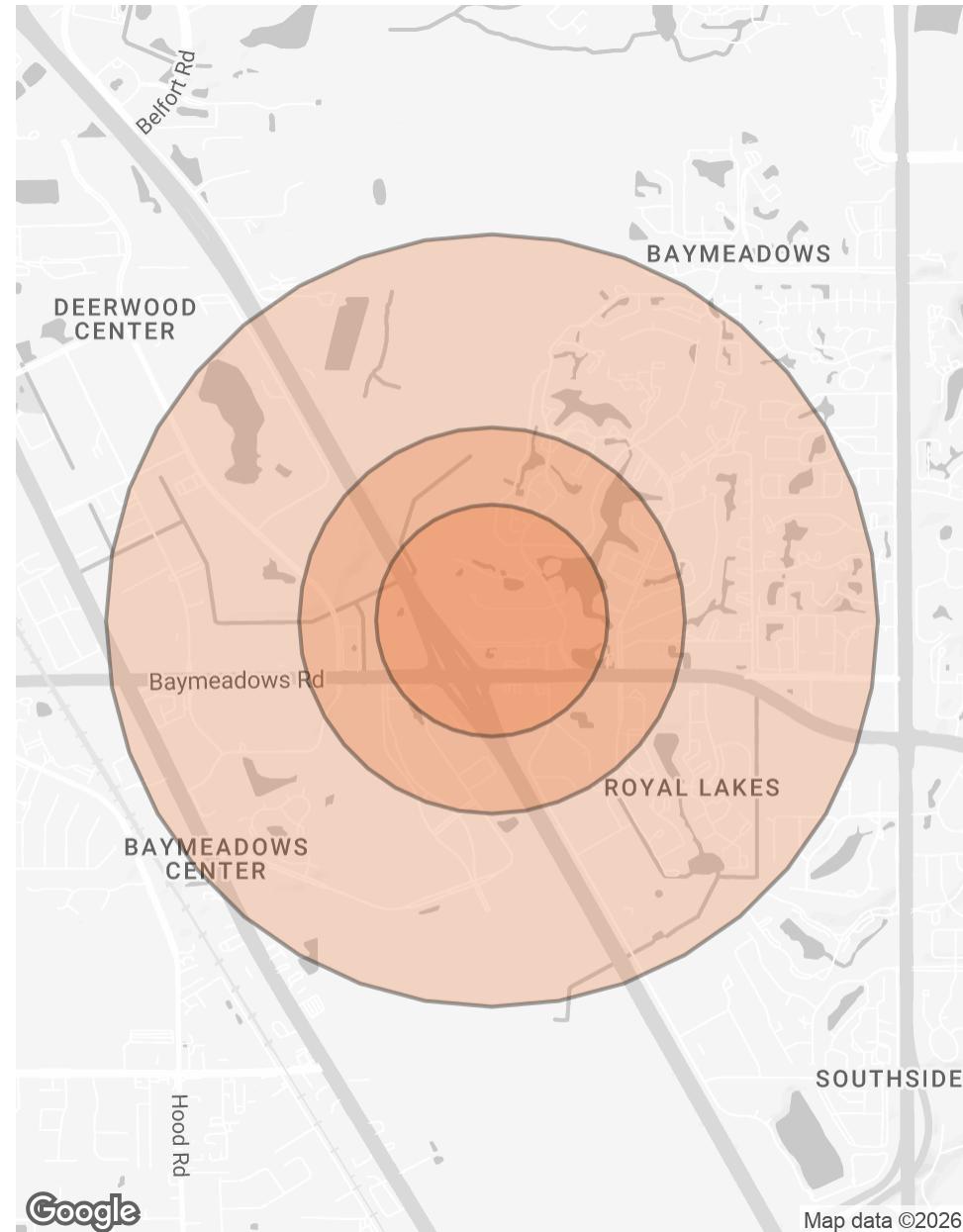
AERIAL MAP



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



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

8833 PERIMETER PARK BLVD
#703
JACKSONVILLE, FL 32216



SVNFIRSTCOASTCOMMERCIAL.COM