



## Village Crossing Center

11525 Village Crossing Dr  
Jacksonville, Florida 32256

### Property Highlights

- Currently under development, mixed-use medical/office
- Easily accessible from I-95, I-295, JTB, Butler/Baymeadows/Deerwood submarkets
- Rapidly expanding area with several retail buildings under construction/permitting phases
- Close proximity to new 10+/- AC development planned by Baptist Hospital

### Property Overview

Pre-leasing new construction mixed-use medical office in Southside Quarter on Gate Parkway.

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	36,000 SF
<b>Available SF:</b>	1,571 - 36,000 SF
<b>Year Built:</b>	2024
<b>Delivery Date:</b>	Spring 2025
<b>Lot Size:</b>	3.15 Acres

### For More Information



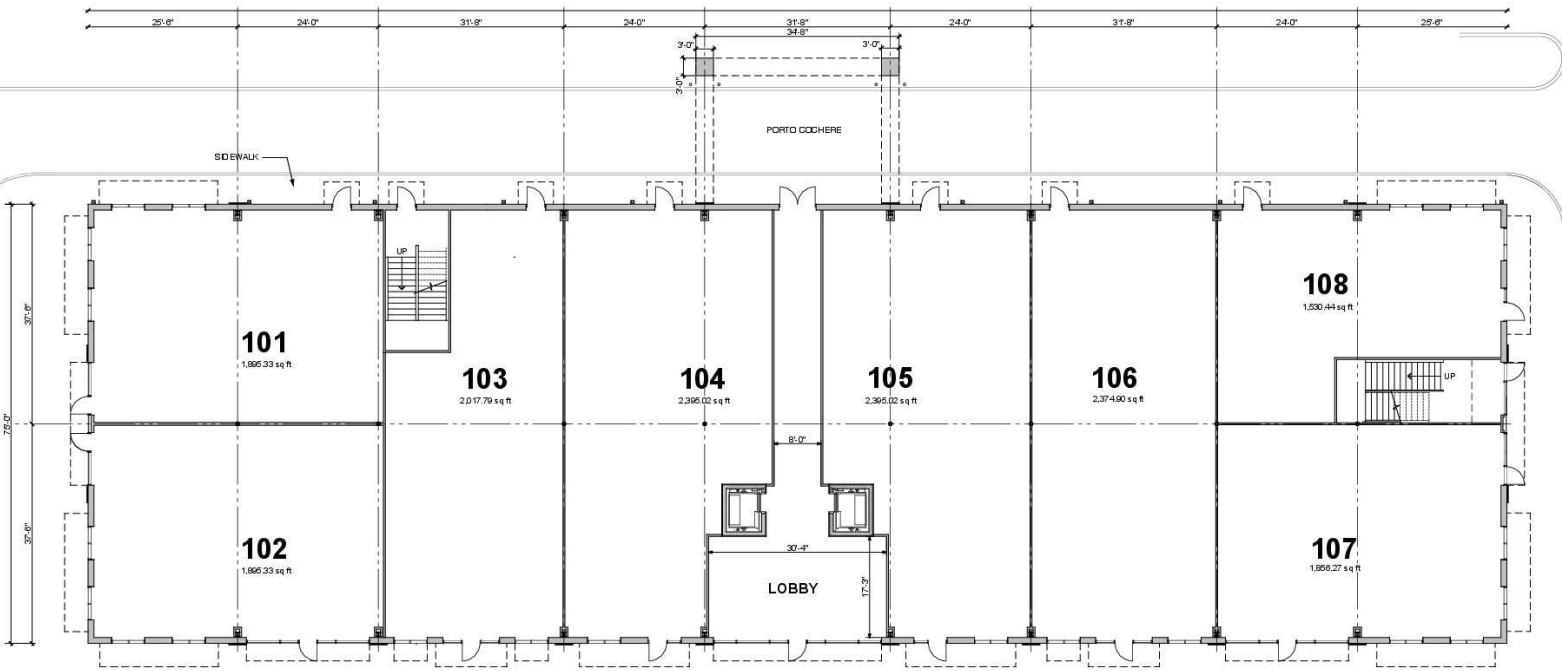
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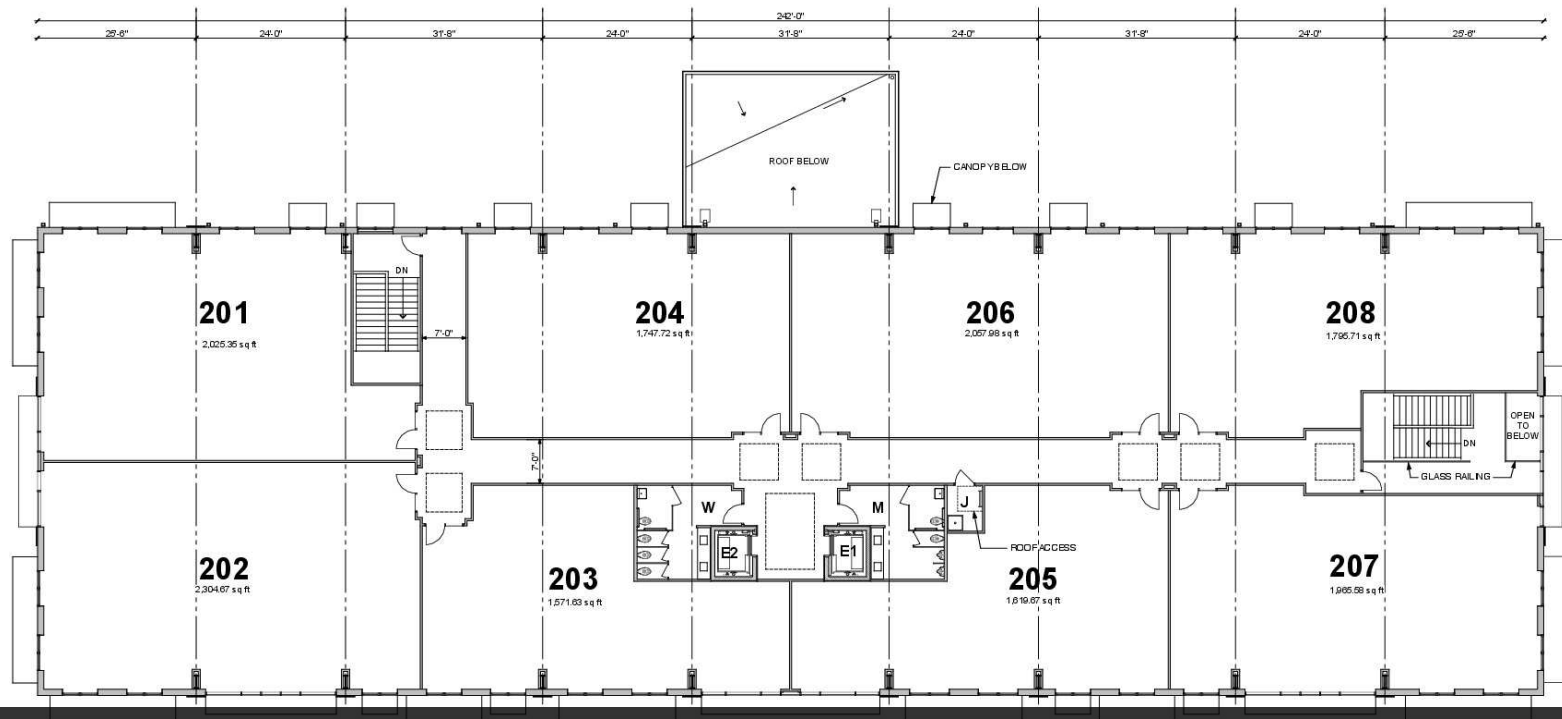


#### Patrick Carney

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1st Floor Plan



2nd Floor Plan



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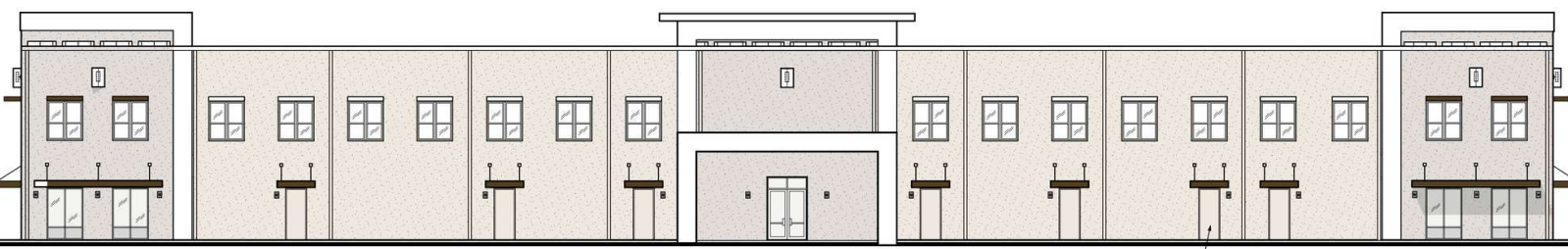


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South Elevation



North Elevation



West Elevation



East Elevation

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