

2715 Oak St.

Jacksonville, FL 32205

FOR LEASE

Medical Office in Riverside



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THE SPACE

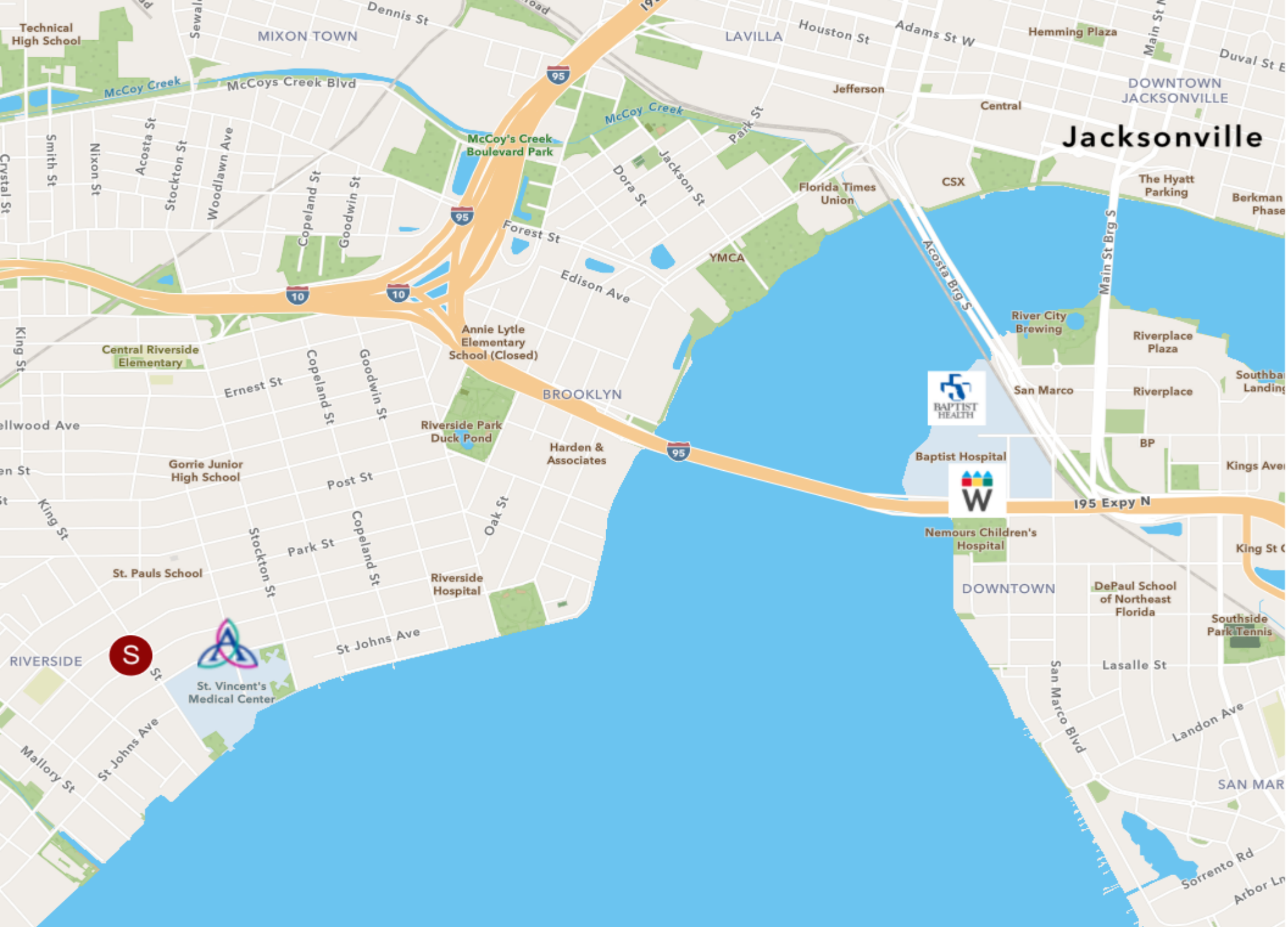
Location	2715 Oak St. Jacksonville, FL 32205
Square Feet	3,050 - 6,100

HIGHLIGHTS

- Ideal for traditional or medical office users
- Up to 6,100sf available (divisible to approx. 3,050sf)
- TI allowance available
- Fully paved asphalt parking lot containing 22 on-site parking spaces
- 21 additional street spaces available on King Street between Hershel and Oak St. and plenty of parallel parking along Oak St. within a block
- One block from Ascension St. Vincent’s Riverside Hospital (528 beds)
- Walking distance to King Street restaurants, bars, boutiques, Five Points and the Cummer Museum of Art & Gardens
- Easy access to I-95, I-10, and Downtown Jacksonville
- CRO zoning (Commercial, Residential, Office) allows a range of professional, medical and office uses



POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	11,701	78,205	187,484
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$116,349	\$89,674	\$81,181
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	6,390	35,053	80,633



Jacksonville

MIXON TOWN

DOWNTOWN JACKSONVILLE

BROOKLYN

DOWNTOWN

SAN MARCO

McCoy's Creek Boulevard Park

Annie Lytle Elementary School (Closed)

Riverside Park Duck Pond



Baptist Hospital



Nemours Children's Hospital



St. Vincent's Medical Center



St. Johns Ave

St. Pauls School

Gorrie Junior High School

Riverside Hospital

Harden & Associates

YMCA

Florida Times Union

CSX

The Hyatt Parking

Berkman Phase

River City Brewing

Riverplace Plaza

Riverplace

Southside Landing

Kings Avenue

King St

Southside Park Tennis

DePaul School of Northeast Florida

Lasalle St

Landon Ave

Sorrento Rd

Arbor Ln

San Marco Blvd

Main St Brg S

Acosta Brg S

Park St

Jackson St

Dora St

Edison Ave

Forest St

Oak St

St Johns Ave

Park St

Copeland St

Post St

Goodwin St

Copeland St

Ernest St

Woodlawn Ave

Stockton St

Acosta St

Nixon St

Smith St

Technical High School

McCoy's Creek Blvd

Sewall

Dennis St

LAVILLA

Houston St

Adams St W

Hemming Plaza

Duval St E

Main St N

Downtown Jacksonville

St. Vincent's Hospital



Aerial

2715 OAK STREET

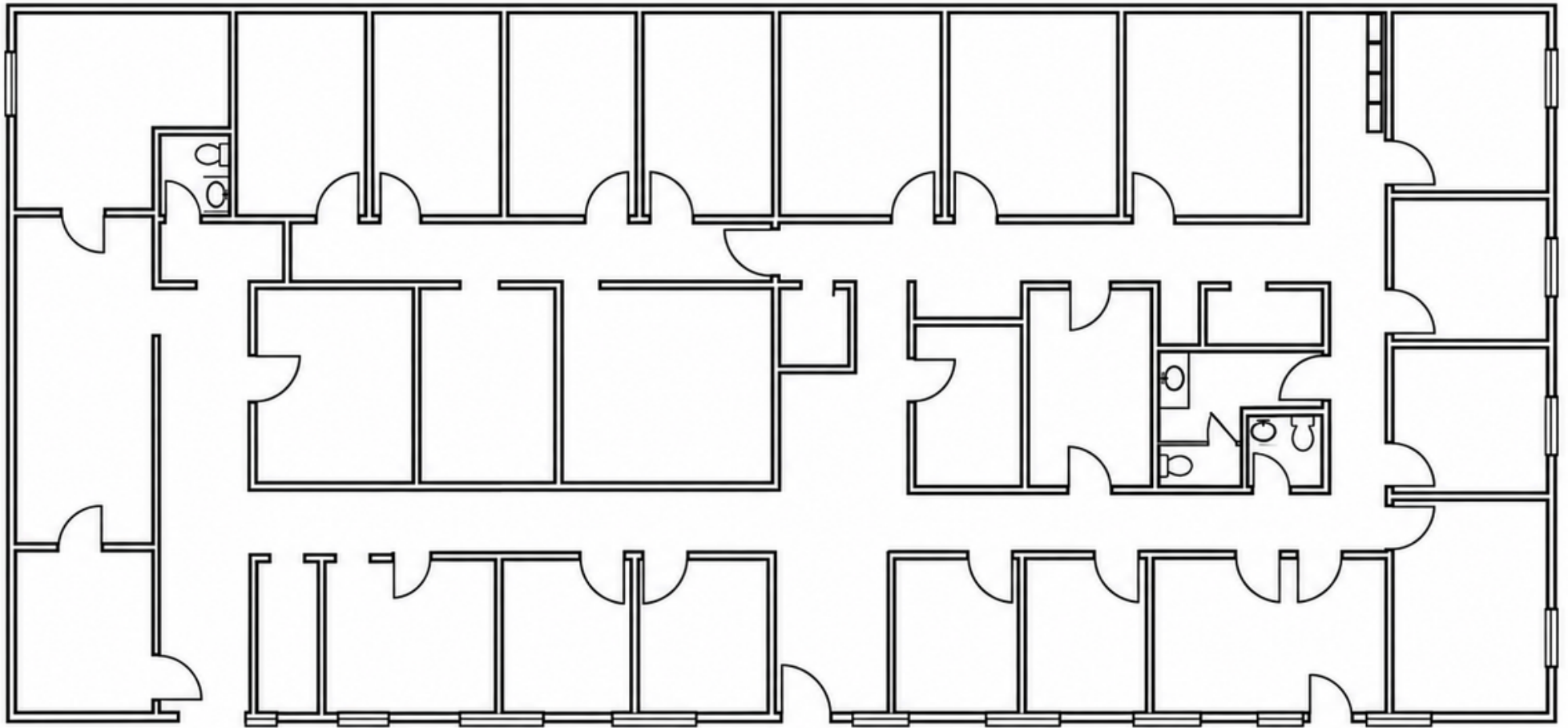
22 ON-SITE
PARKING SPACES

POST STREET

OAK STREET



Floor Plan - Existing Condition



Floor Plan - Conceptual Layout

