

**SOUTHPOINT OFFICE CENTER SUITE 1601
6817 SOUTHPOINT PRKY, JACKSONVILLE, FL 32216**

**OFFICE SUITE
FOR LEASE**



Suite 1601

1,180 Square Feet

Lease rate: \$23/sf/yr (\$2,261.67/mo)

Suite 1601 is a prime corner suite with numerous windows providing abundant natural light. The suite features include a reception and waiting area, 4 private offices, break area, ADA compliant bathroom, and 1 large open space that could easily be converted into private offices or work spaces. Conveniently located near St. Vincent's Hospital, Southpoint Office Center offers easy access to I-95, I-295, US-1, and Jay Turner Butler Blvd. Ideal for both office and medical tenants, this highly desirable space is perfect for your business needs.

- **No NNN or CAM fees, Modified Gross Lease**
- **Excellent location offering easy access to I-295, I-95, and Jay Turner Butler Blvd.**
- **Restaurants and shopping nearby**
- **ADA-Compliant**
- **\$2,261.67/month**

Eric Akers, Broker

Phone: (904)535-8465

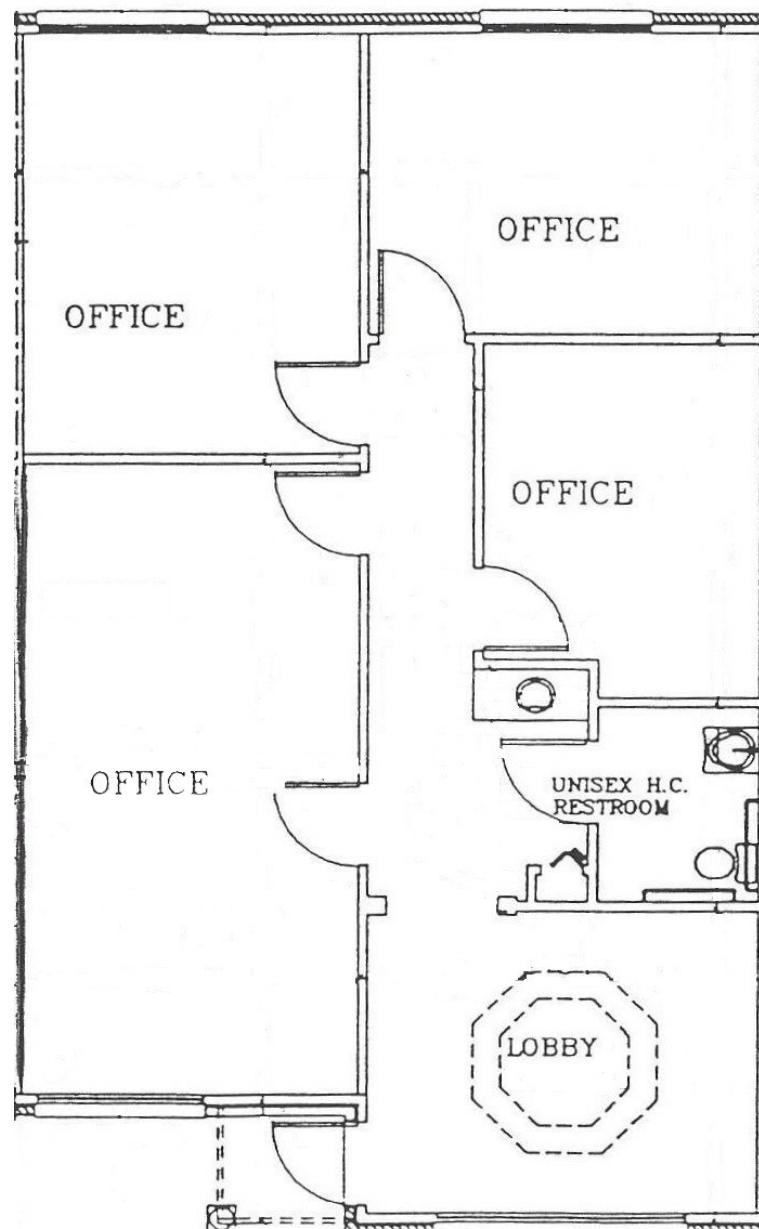
william.e.akers@gmail.com

JAA | Jim Akers
& Associates
COMMERCIAL REAL ESTATE BROKERAGE

The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

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FLOOR PLAN



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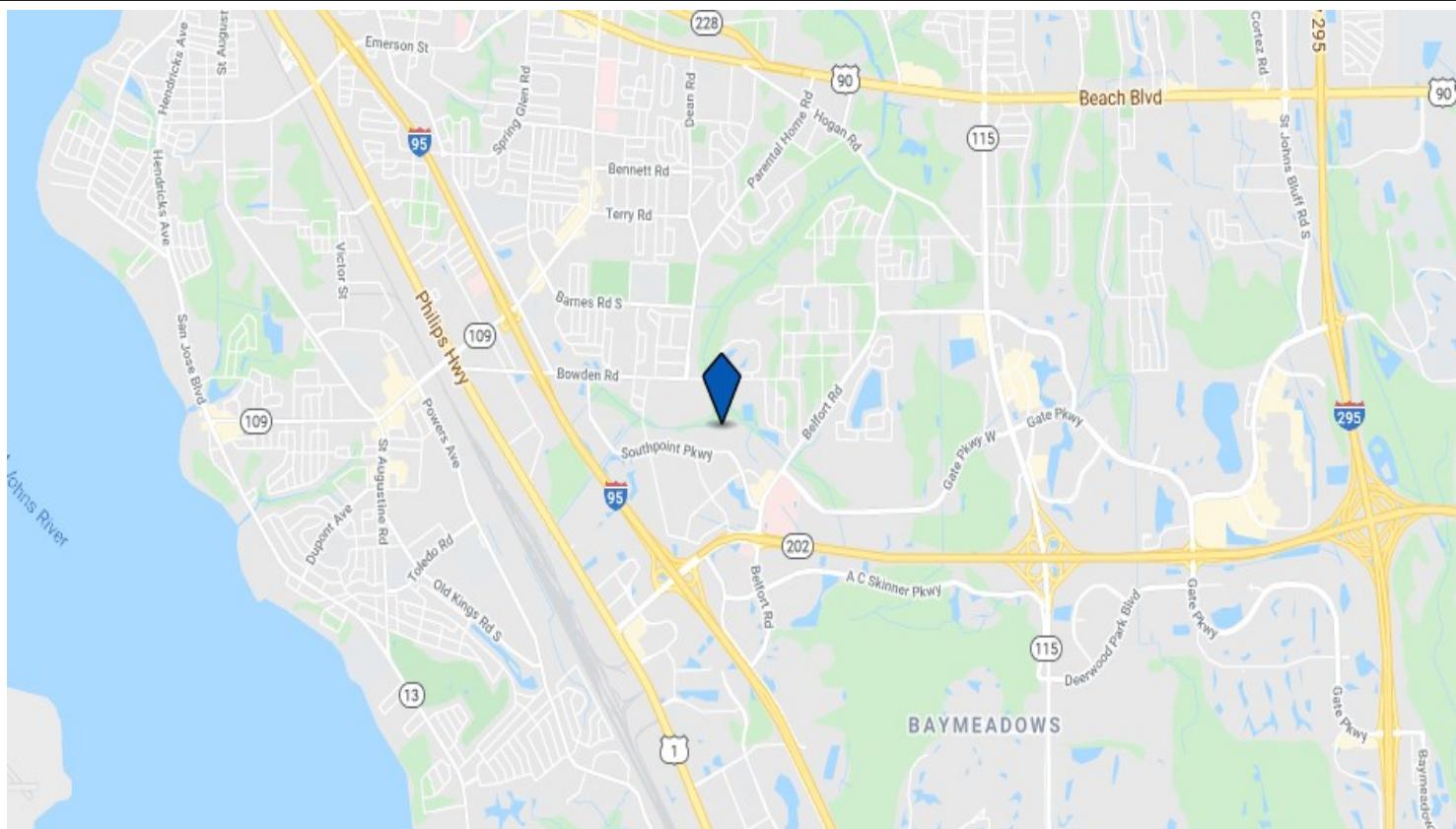
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PHOTOS &
LOCATION MAP



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