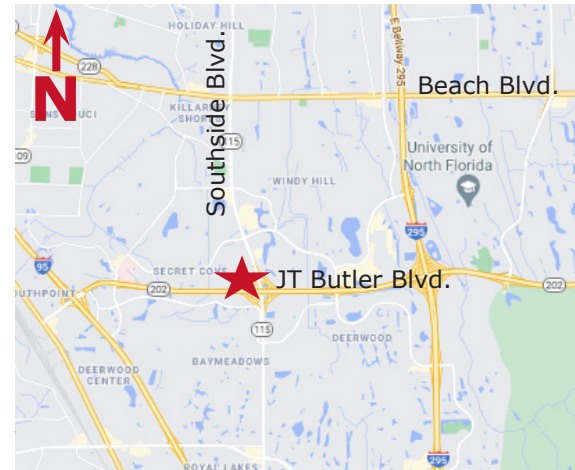


**OFFICE  
FOR LEASE**

8825 Perimeter Park Blvd. #204, Jacksonville, FL 32216



- **Lease Rate: \$26.00/SF Modified Gross**  
plus electric & janitorial
- Unit #204: +/-1,140 SF
- Zoning: IBP - Industrial Park (allows for medical, dental, professional offices)
- Floor plan includes 3 offices, conference room, reception/lobby, restroom, and breakroom
- Nicely improved space, ready for occupancy April 1, 2026
- Well-located in Perimeter Park Office Center off Southside Blvd., convenient to JT Butler Blvd.
- Close proximity to Tapestry Park, Tinseltown and St. Johns Town Center



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,628	81,543	211,163
Average HH Income	\$93,720	\$97,236	\$103,197
Daytime Total Employees	13,439	87,093	151,792



**STRATEGIC SITES**  
**Clifford Commercial**

For Additional  
Information Contact:

**Katie Kirchner**  
katiek@strategicsites.com

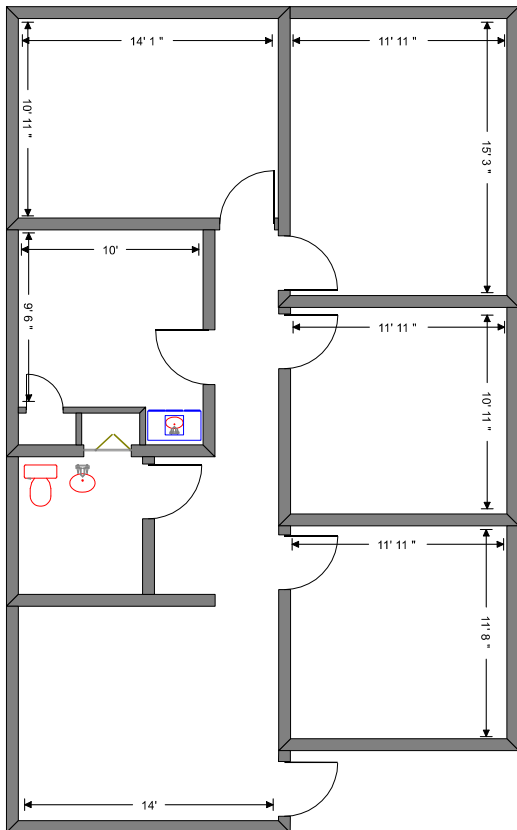
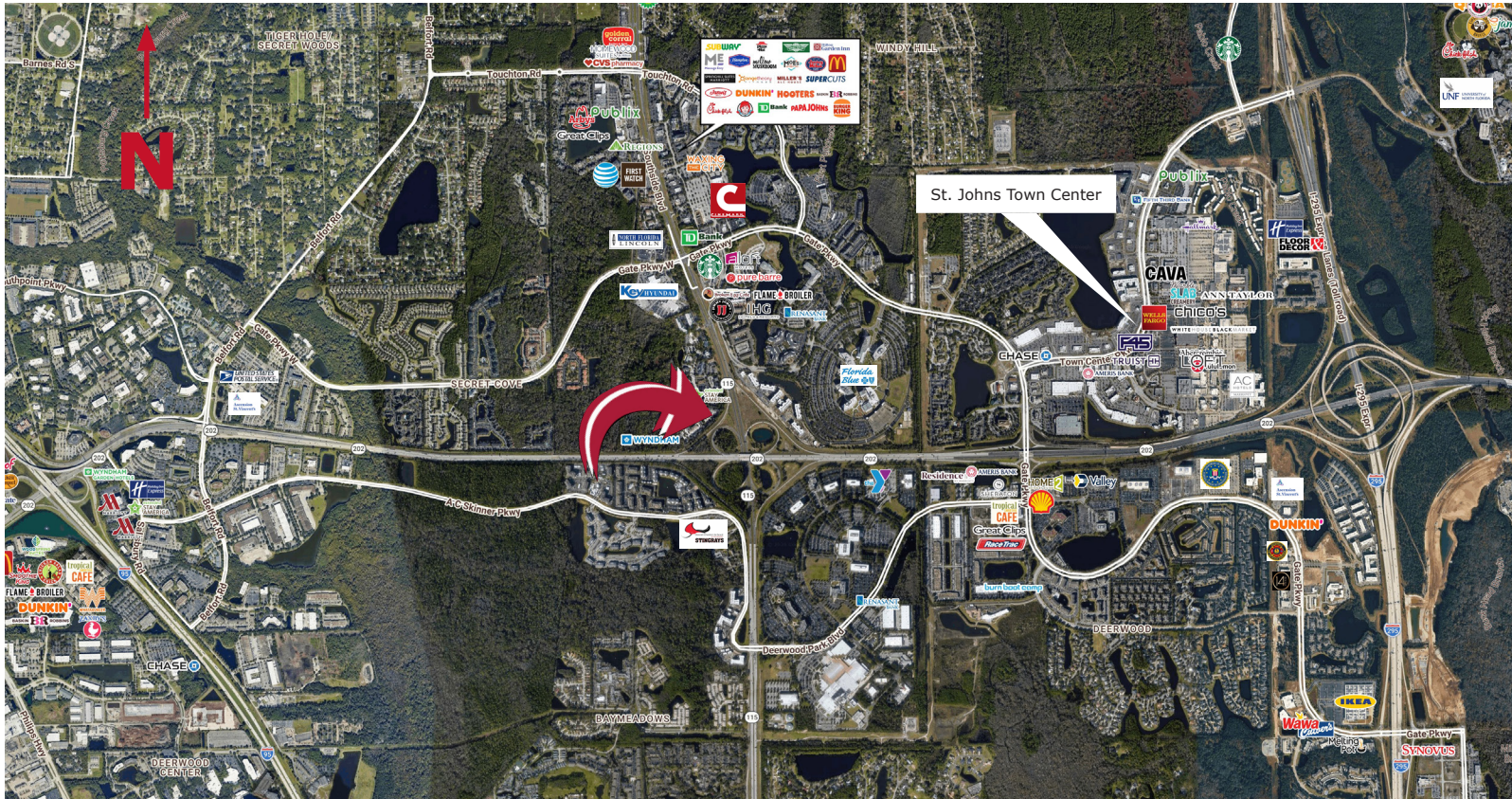
OR  
**JC Clifford**  
jcc@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Aerial & Floor Plan +/- 1,140 SF



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

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