

For Lease

4751 SAN JUAN AVE



4751 San Juan Ave Jacksonville, FL 32210



Property Description

- Spacious and customizable office suites
- Ample parking for tenants and visitors
- Convenient access to major transportation routes, I- 10, US 17 and I-295
- Professional management services for tenant support
- Flexible floor plans to accommodate various business needs

Offering Summary

Lease Rate:	\$18.00 SF/Yr (Full Service)
Building Size:	17,300 SF
Available SF:	200-1900 SF
Year Built	1960
Zoning	CCG-2

Spaces	Lease Rate	Space Size
Suite 25	\$18.00 SF/Yr	982 SF
Suite 11	\$18.00 SF/Yr	474 SF
Suite 24	\$18.00 SF/Yr	214 SF
Suite 10	\$18.00 SF/Yr	195 SF
Suite 14	\$1,400.00 /Mo*	535 SF
*Excluding sales tax, internet expense, and business related expenses		

CONTACT

Advisor

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Office

Addison Commercial Real Estate, Inc.

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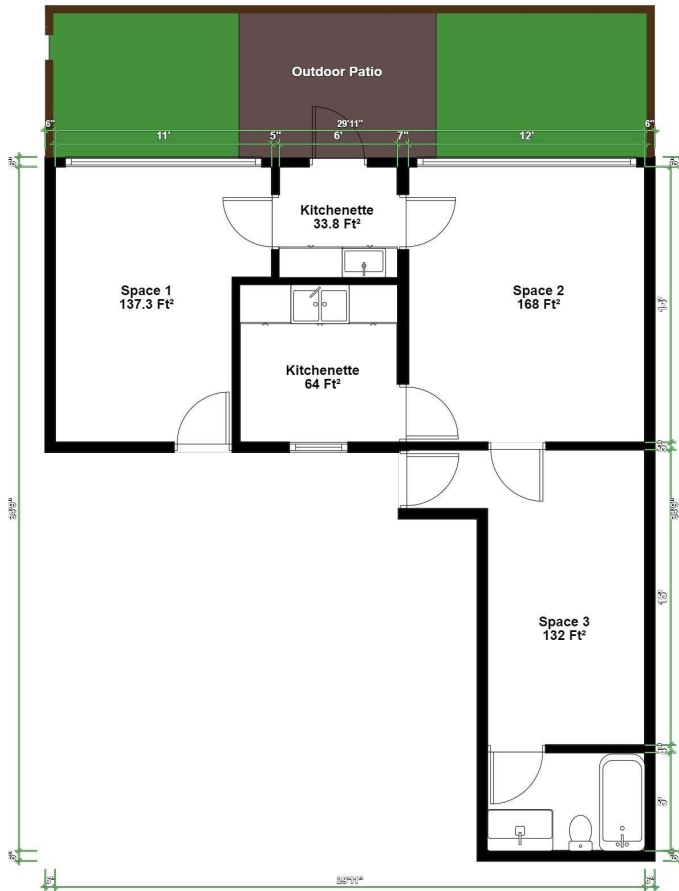


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Location Description

Located in the heart of Jacksonville's vibrant commercial district, 4751 San Juan Ave offers an exceptional opportunity for businesses seeking a prime office space. This property is strategically positioned to provide both convenience and accessibility, making it an ideal choice for companies looking to establish or expand their presence in the area.

The property is conveniently located near major roads and highways, ensuring easy access for employees, clients, and business partners. It is just a short drive from:

Roosevelt Boulevard (US-17): A major north-south artery providing direct access to downtown Jacksonville and the surrounding suburbs.

Interstate 10 (I-10): Connecting Jacksonville to the west, I-10 is a critical route for regional and national transportation.

Interstate 295 (I-295): The beltway around Jacksonville, facilitating quick travel to all parts of the city and beyond.

The property is in close proximity to several key points of interest that enhance its appeal:

Jacksonville Naval Air Station: A major military installation providing a significant economic boost to the area.

Cedar River: Offering scenic views and recreational opportunities, perfect for a quick lunchtime escape.

Timuquana Country Club: A prestigious club featuring golf, dining, and social events.

Murray Hill: A historic neighborhood with a vibrant arts scene, trendy eateries, and boutique shops.

Don't miss this opportunity to elevate your business in one of the city's most dynamic areas.

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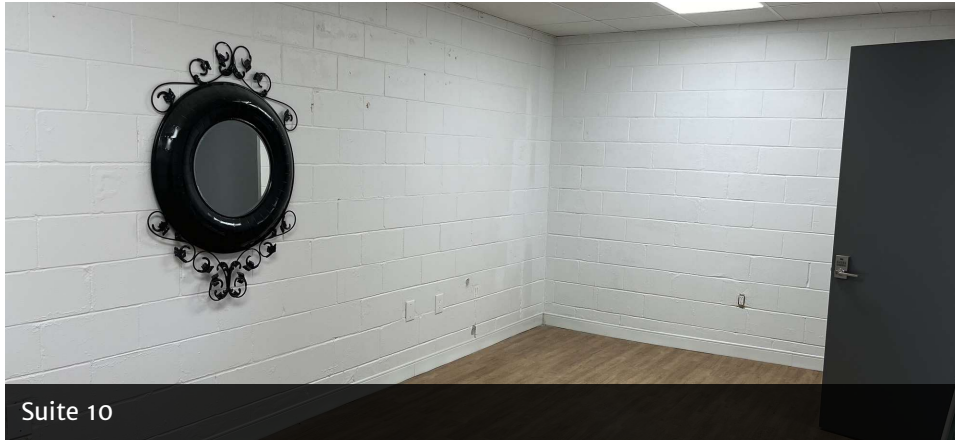


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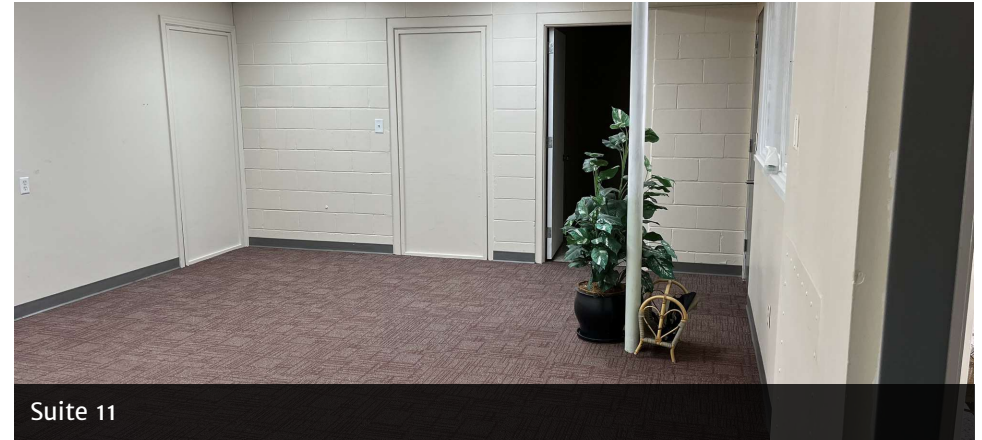
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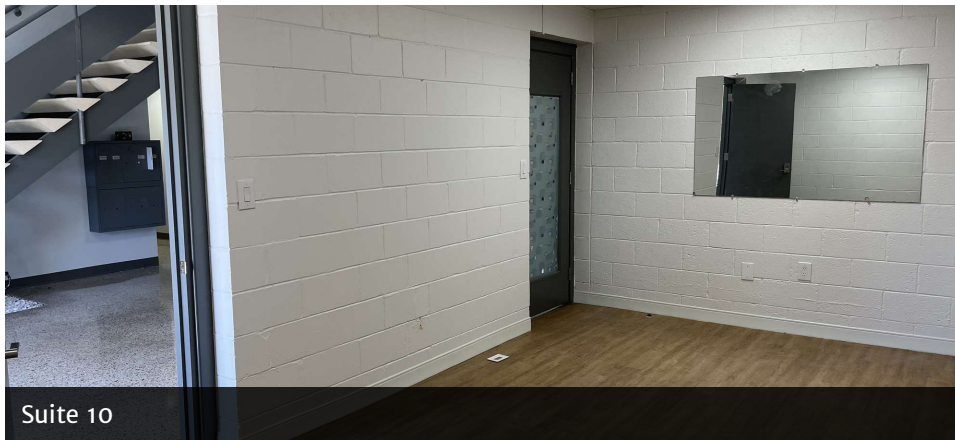
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Suite 10



Suite 11



Suite 10



Suite 11

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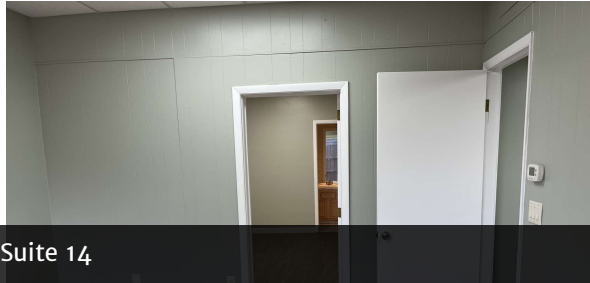


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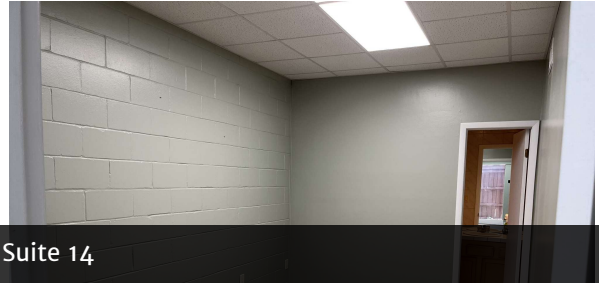
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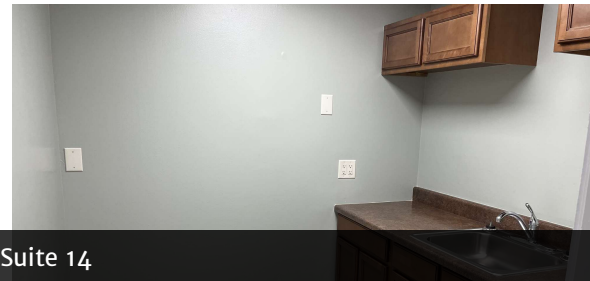
Suite 14



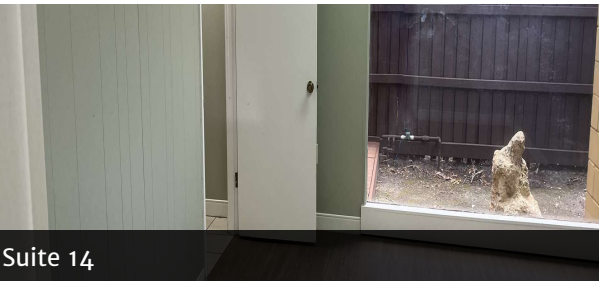
Suite 14



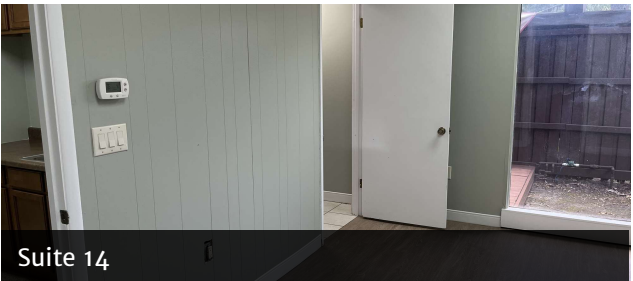
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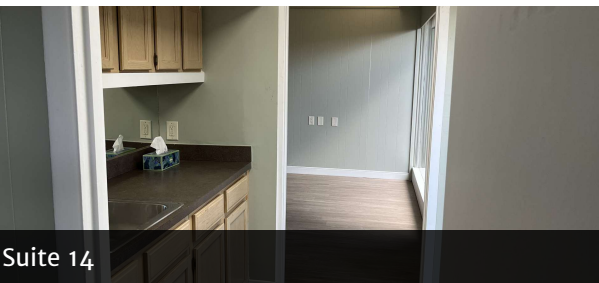
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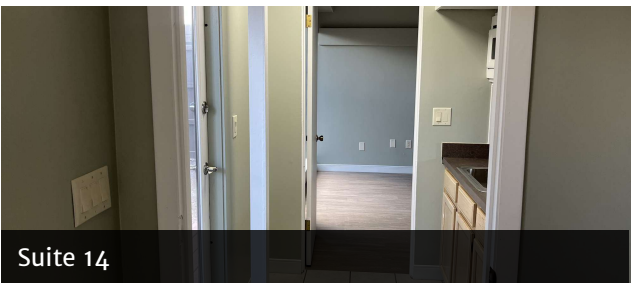
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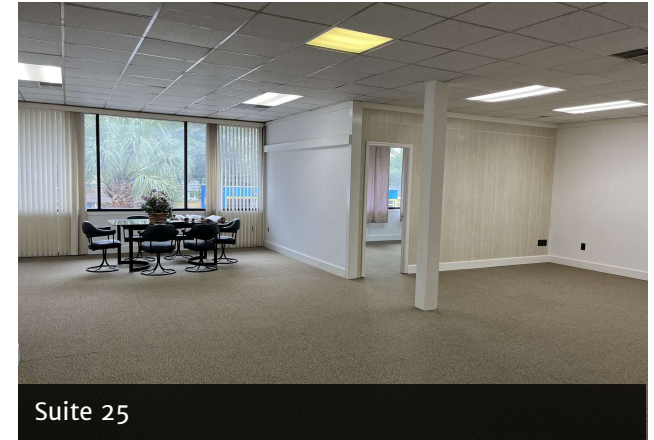


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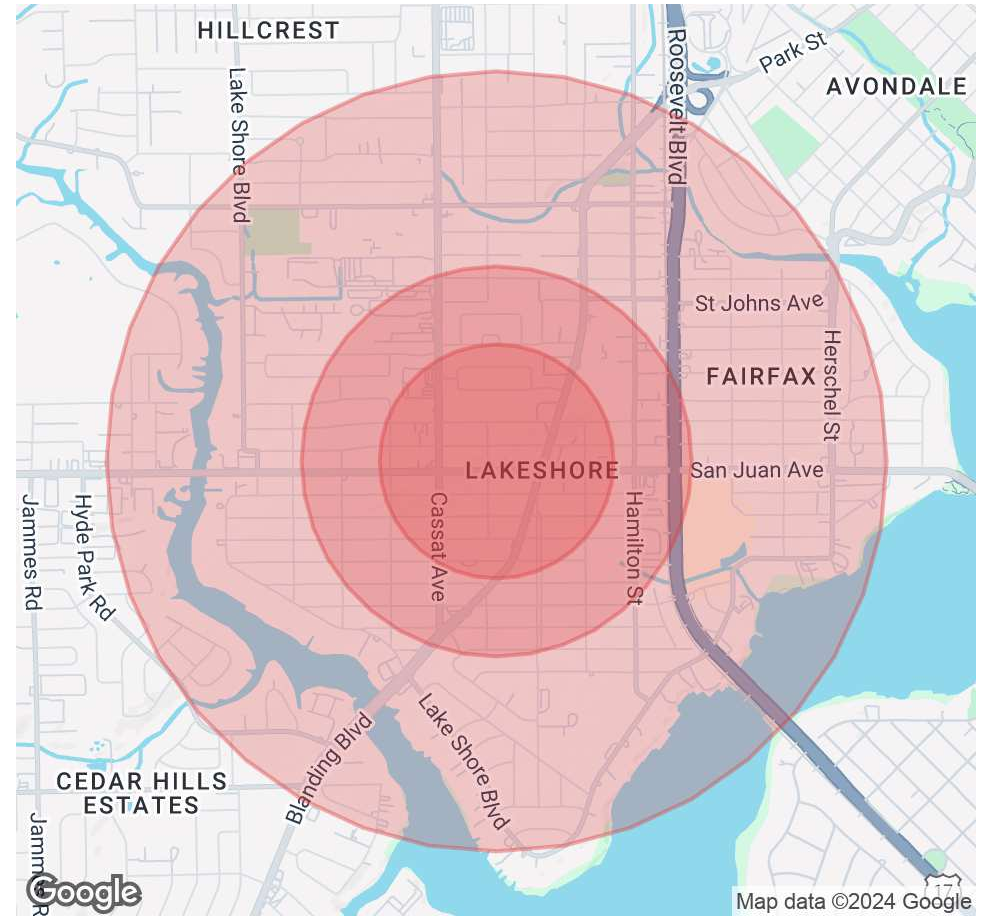


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	998	2,895	9,751
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	454	1,295	4,332
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,327	\$77,455	\$82,310
Average House Value	\$245,155	\$261,283	\$280,740

Demographics data derived from AlphaMap



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