

LEASE

DUVAL STATION PROFESSIONAL OFFICE CONDO

13453 North Main Street, Jacksonville, FL 32218



PROPERTY DESCRIPTION

Office Condo Available for Lease in a Professional Complex Building in North Jacksonville! This 1,250-square-foot unit is ideal for a variety of professional office uses. Don't miss this fantastic opportunity to lease a prime office condo in a sought-after professional complex building, located in the vibrant heart of North Jacksonville. The meticulously designed unit offers versatility and functionality, making it the perfect space for a range of professional office applications.

PROPERTY HIGHLIGHTS

- Zoning: Commercial Office (CO)
- Highly Sought After N. Jax Location!
- Ready for Immediate Occupancy!

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,250 SF
Lot Size:	0.01 Acres
Building Size:	7,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	141	351	1,928
Total Population	384	934	4,695
Average HH Income	\$90,295	\$89,358	\$90,867

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #205

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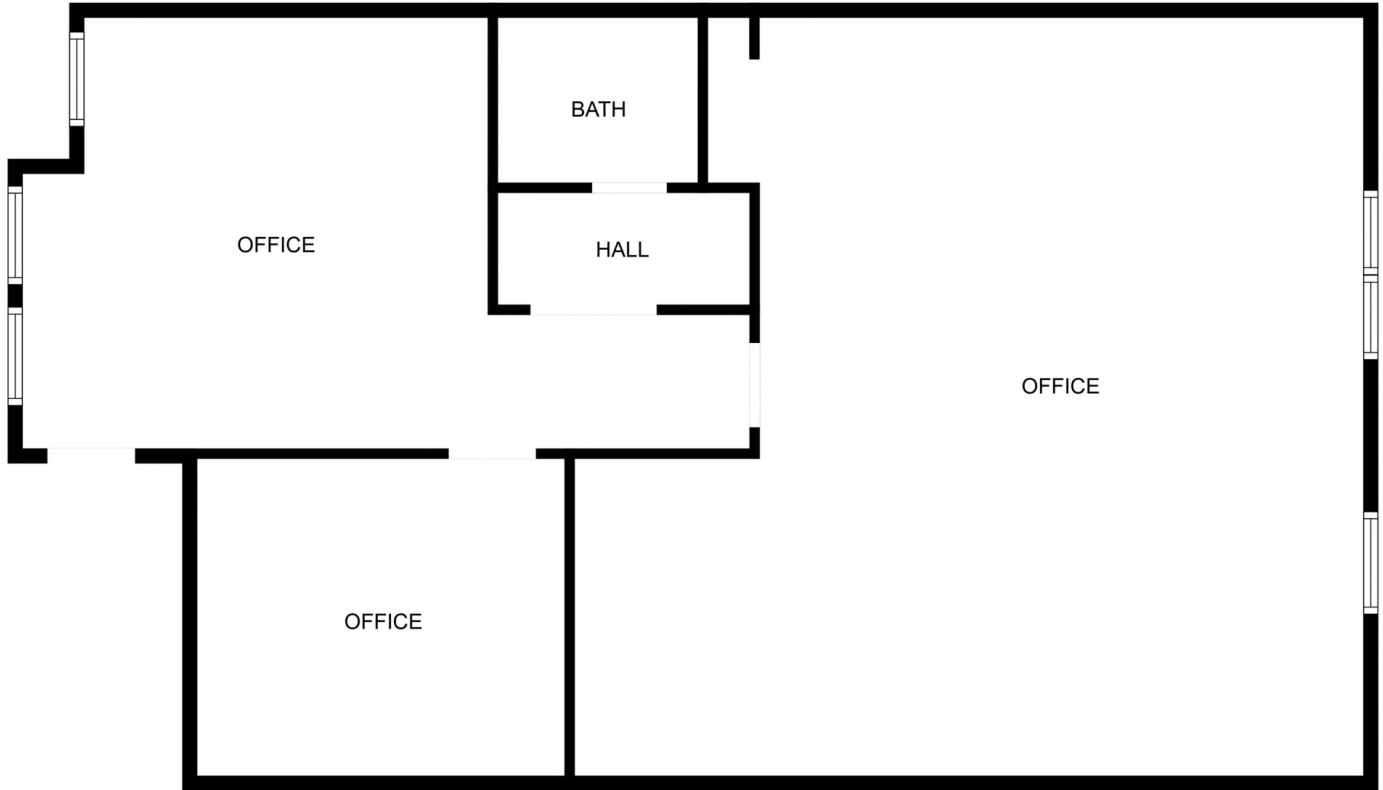


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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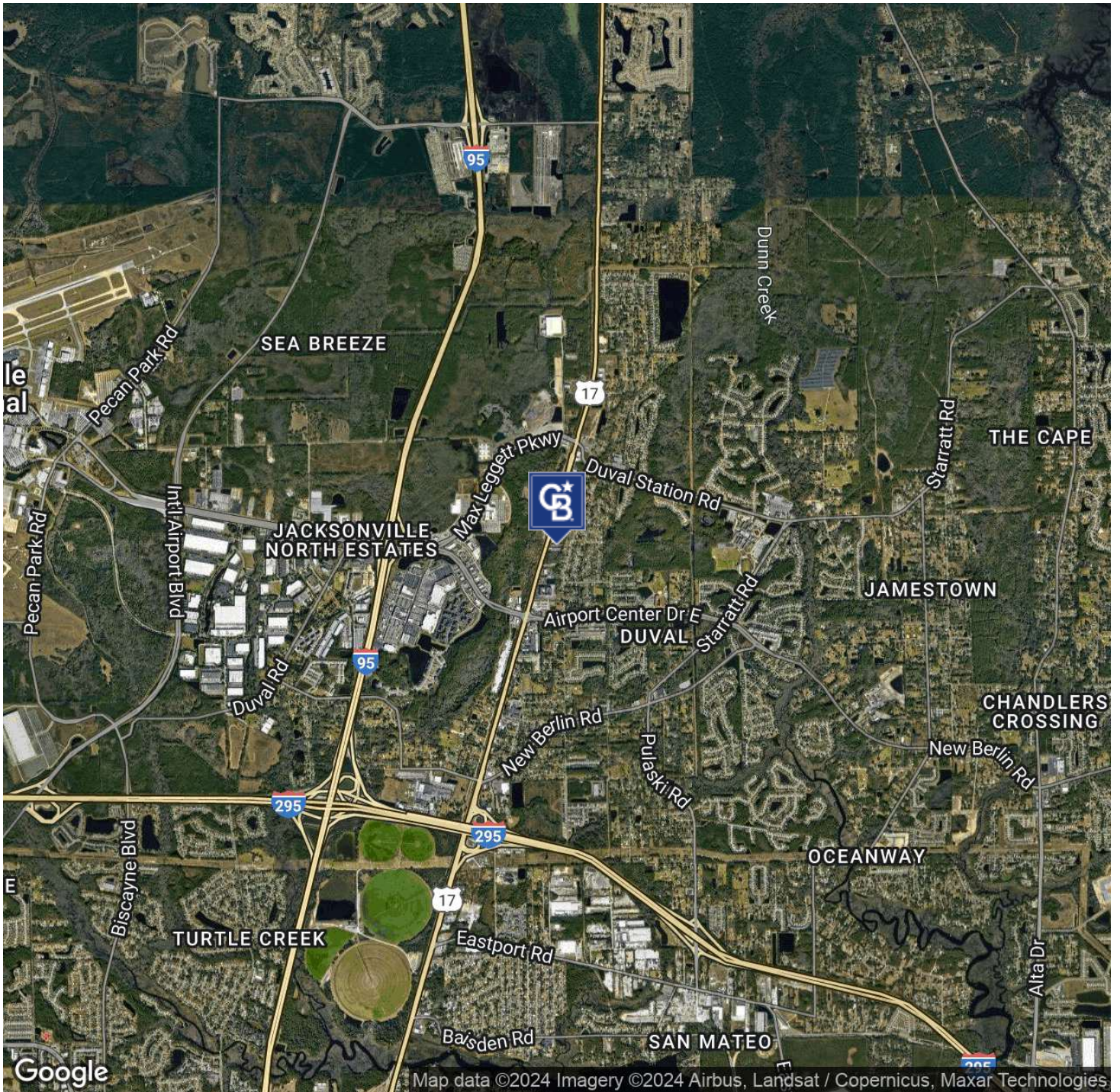


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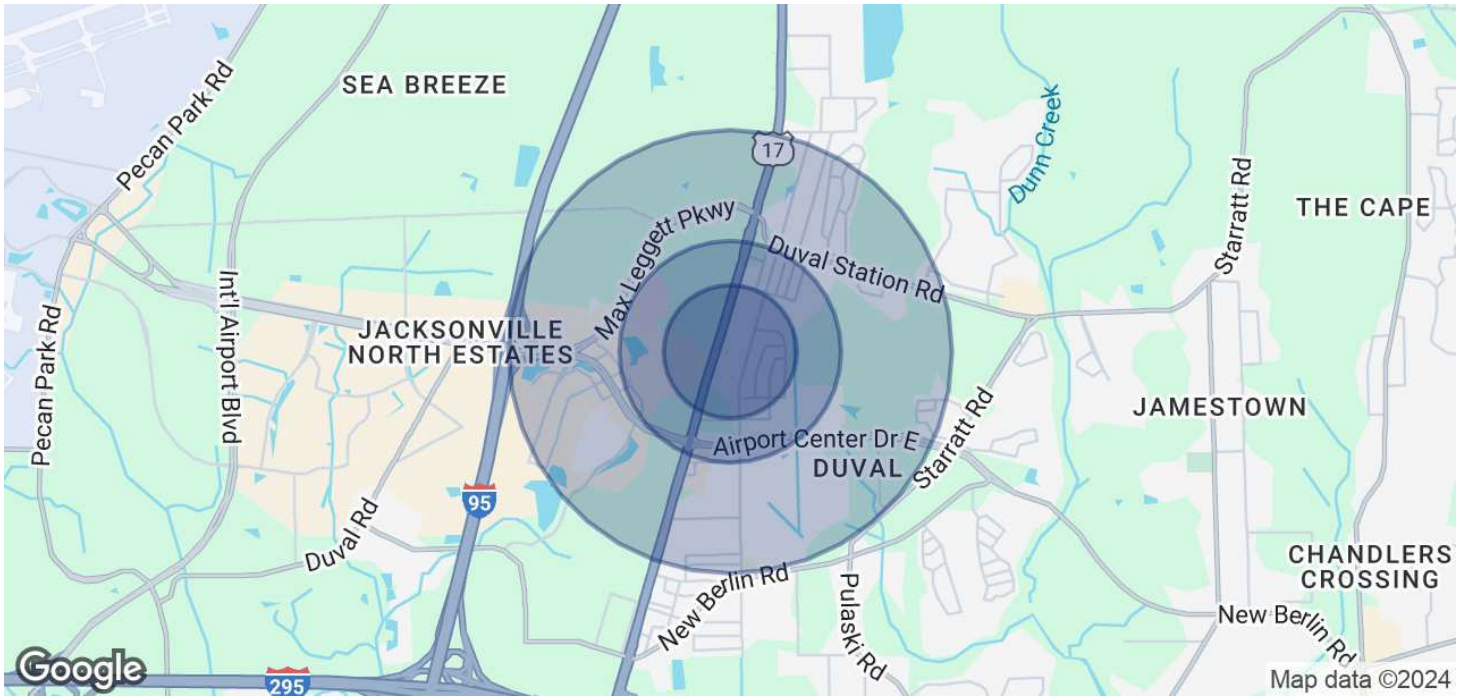


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	934	4,695
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	141	351	1,928
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$90,295	\$89,358	\$90,867
Average House Value	\$282,315	\$278,704	\$259,936

Demographics data derived from AlphaMap

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