

OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com

AVAILABLE

Southside Medical - Office 7807 Baymeadows Rd, Jacksonville, FL 32256

Offering Summary:

- Lease Rate: \$21.00/rsf 'NNN'
- Estimated CAM: \$7.25/rsf +/-.
- Asking Price: \$2,500,000.00
- Suite Sizes: 1,777 to 3,649 rsf +/-
- Occupancy: 1,777 +/- available.
- Building Size: 7,207 SF +/- rsf
(Per COJ Appraiser Site)
- Year Built: 2006
- Stories: Single
- Use: Office (per Property
Appraiser records)
- Current Use: Medical and/or Office.
- Features: Class 'A' Suburban infill.

Property Features: Waterfront Hampton Professional Office/Medical Park on Pablo Creek across from Mayo Clinic. Perfect for Owner occupant. Close proximity to other Medical practices. Walkable with other medical, retail and office users in the immediate area. Densely populated residential along Baymeadows Road. Located on Baymeadow Road East just off I-295, well trafficked arteries (I-295, J. Turner Butler (SR 202), serving the high-draw Beaches – Town Center and Southside markets, this area is a medical hub providing a mix of businesses, dining, shopping, entertainment, and arts. Central to top employment centers including Mayo, Southpoint, Deerwood, Beaches and St. Johns Town Center shopping and entertainment locations.



Sidney O. Jones, CCIM
565 Edgewood Avenue S., Suite 2A
Jacksonville, FL 32205

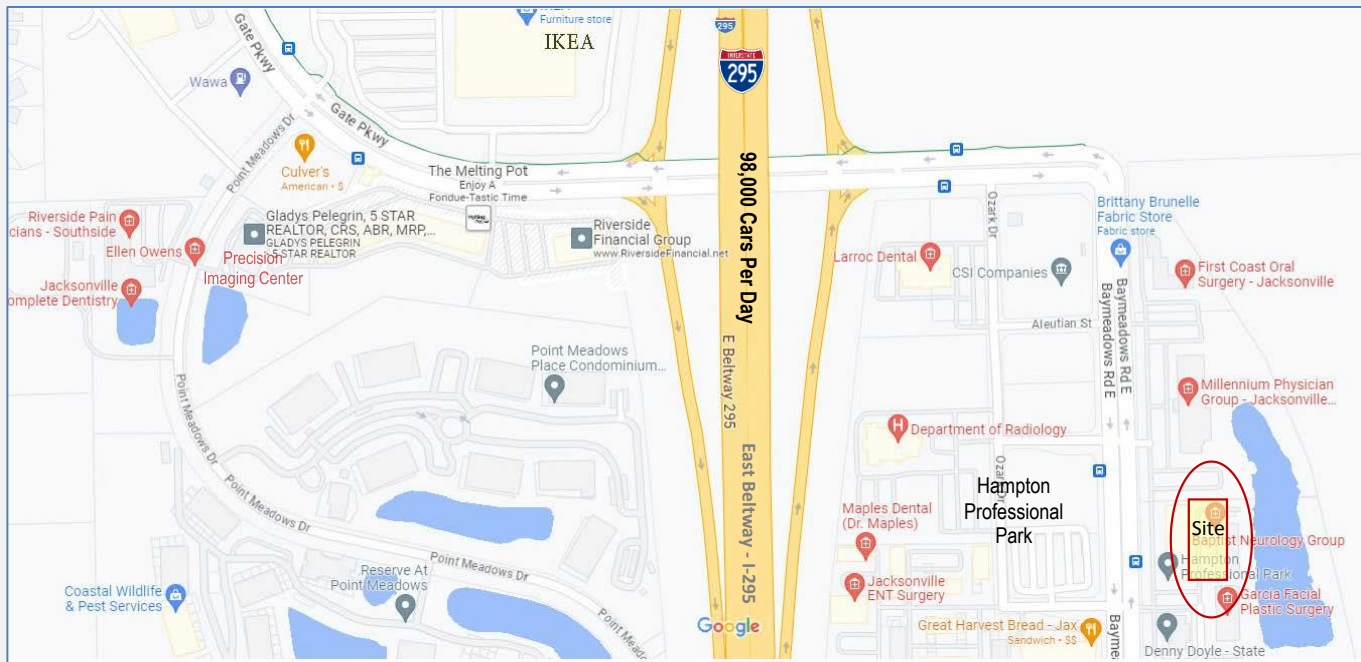
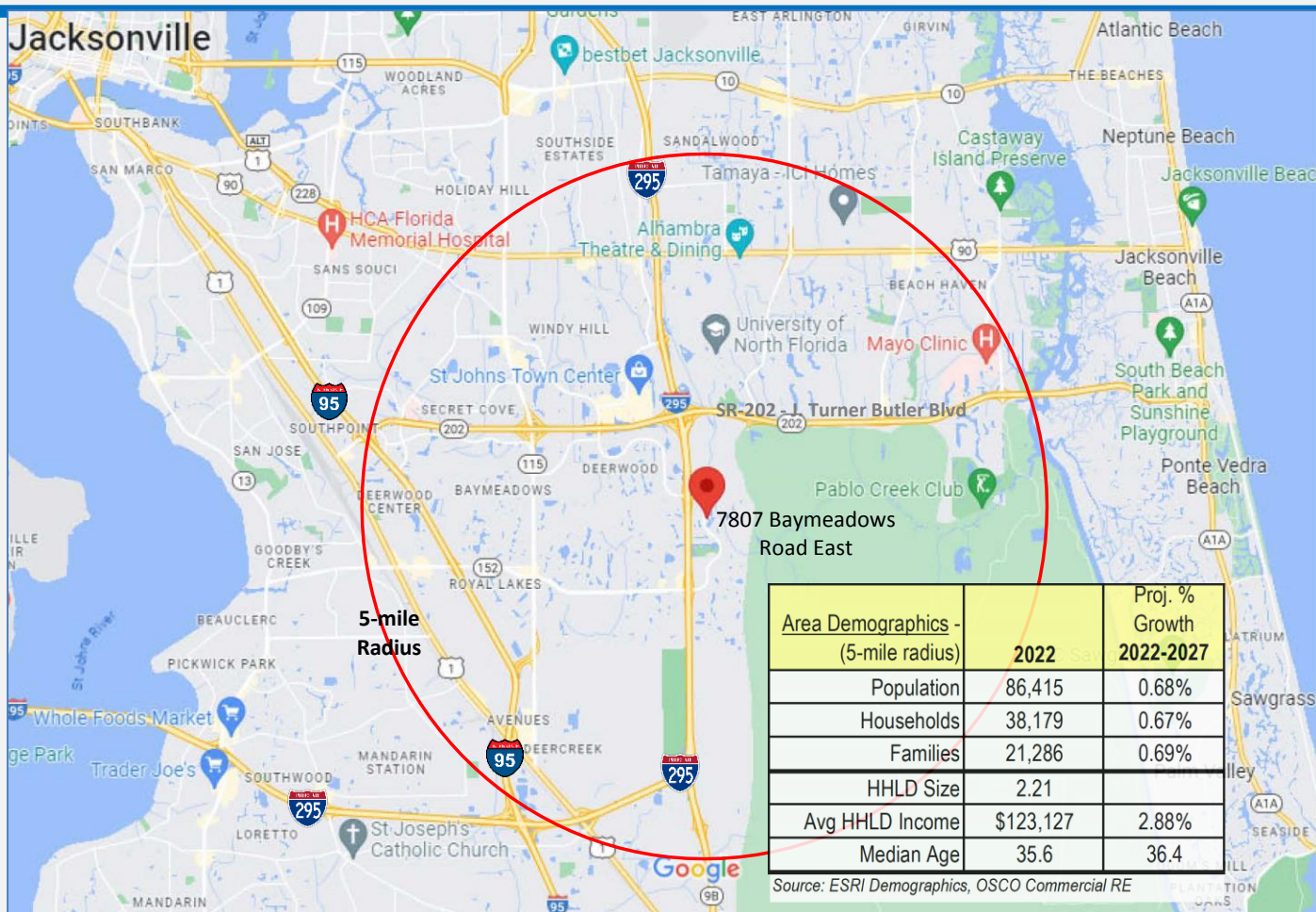
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Although all information furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

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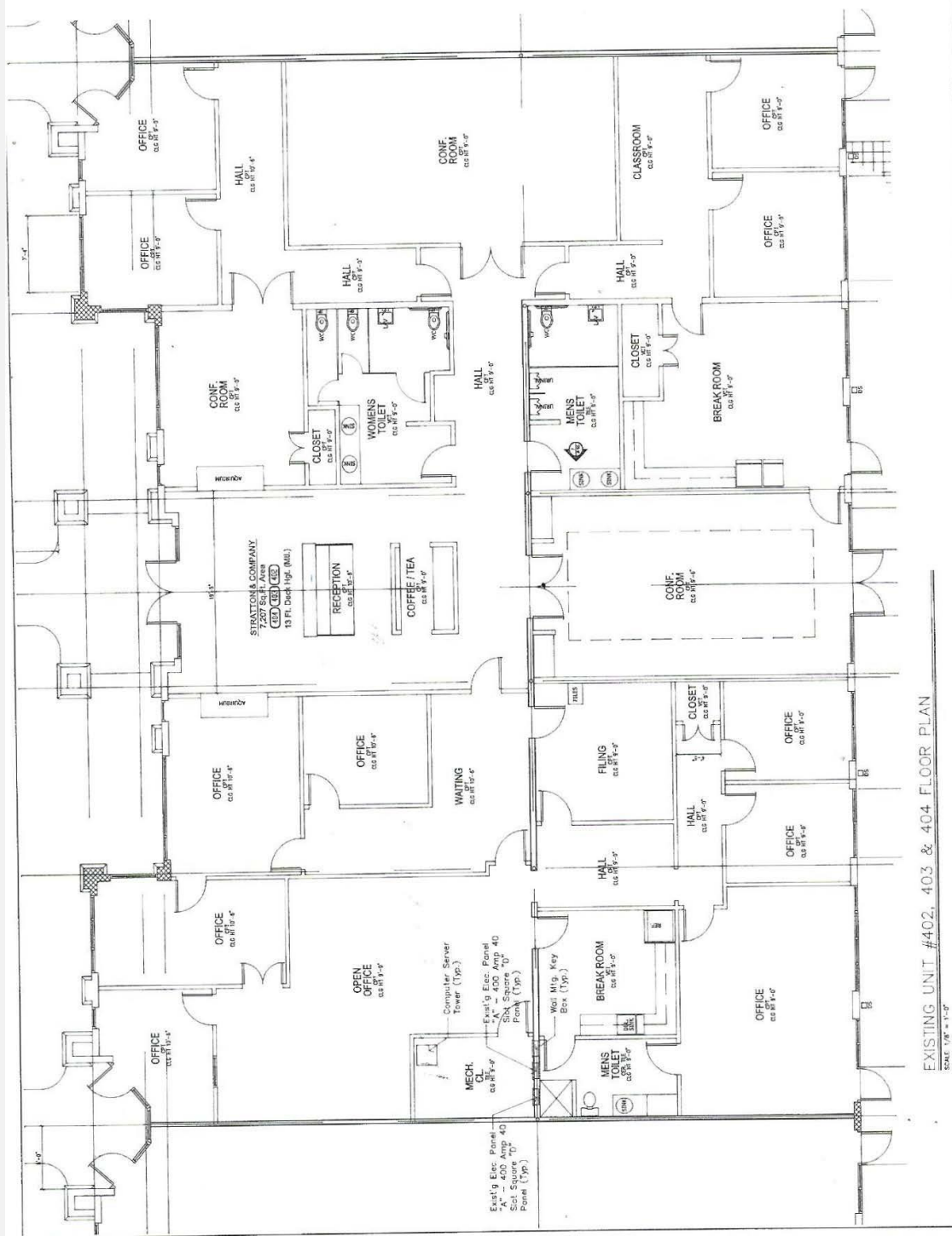
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7807 Baymeadows Rd. E., Ste's 402, 403 & 404



Presented by

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