



**FOR LEASE**

**2561 Oak Street**  
Jacksonville, FL 32204

THE  
**URBAN** @ Colliers  
DIVISION

FOR LEASE

# \$21.00 PSF NNN

## 2561 Oak Street | Jacksonville, FL 32204

**2561 Oak Street** offers a prime location for medical providers and office professionals, situated just one block from Ascension St. Vincent's, recently named a Best Regional Hospital for 2024-2025 by *U.S. News & World Report*. The area boasts a strong medical workforce and is home to some of Jacksonville's leading healthcare practitioners.

This **standalone building** offers the unique advantage of a dedicated on-site parking lot and two separate entrances, allowing for flexible space division. With plenty of nearby shopping, dining and residential options, it provides an ideal setting for employees to work and thrive.

### BUILDING HIGHLIGHTS

- Prime location at the corner of Oak Street and Barrs Street
- 2,700± SF on the 1st Floor
- Additional 800± SF of 2nd floor space for storage
- CRO Zoning
- Oversized, 0.35± acre parcel
- 12 on-site parking spots + street parking, along with great walkability
- Only 1 block from Ascension St Vincent's Hospital Campus

[FLOOR PLAN](#)

[PROPERTY SURVEY](#)



# Property Overview



**ON-SITE PARKING**  
12 spaces

**Barrs St**

**STREET PARKING**

**STREET PARKING**

**Oak St**

**VIEW PHOTO GALLERY**

# Location



Subject  
Property



**Brooklyn**

Florida Blue  
Fidelity  
Haskell  
FIS  
BLACK KNIGHT

**Downtown**

CSX Bank of America  
VyStar Credit Union

**Southbank**

Prudential  
Ameris Bank  
NEMOURS CHILDREN'S HEALTH  
BAPTIST HEALTH

Five Points

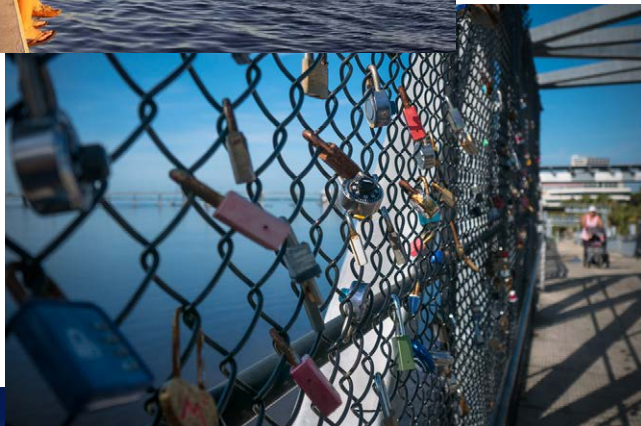
St. Vincent's  
Medical Center



# About the Area

The Riverside neighborhood is a vibrant live-work-play destination, known for its walkability, green spaces, and distinctive architecture. Historically ranked as one of the “Top 10 Neighborhoods in the Country,” Riverside has evolved into a thriving hub for some of Jacksonville’s most innovative and well-established companies.

The Riverside Historic District blends rich history with a dynamic cultural scene, featuring stunning million-dollar homes, charming bungalows, and a trendy atmosphere. It caters to a diverse population, young and old, fostering an unmatched sense of community.



## Area Demographics

Source: ESRI Business Analyst, 2024



### Population (2024)

5 Minutes: 16,103  
10 Minutes: 100,895



### Average HH Income (2024)

5 Minutes: \$111,670  
10 Minutes: \$76,979

# Urban Retail

### Springfield Retail

The District, UPTOWN KITCHEN & BAR, REDDI ARTS, Dacawette, Crispyn's, 1748 BAKEHOUSE, Historically Hoppy BREWING COMPANY, STRINGS

### Downtown Retail

Bread & Eggs BOARD, bellwether, ESTRELLA, RUBY BEACH, COWFORD, FT FLORIDA THEATRE, UNDERBELLY, MOTIONS, Coop

### Brooklyn Retail

WHOLE FOODS, BURRITO GALLERY, BURGERFI, CLUB PILATES, MAYDAY, THE FRESH MARKET, drybar

### Five Points Retail

804 TACOS, HAWKERS, Steezy's PIZZA, Bind's, alewife, RODRIGO'S CRAFT PIZZA, waffle cone, incomparable cookies, CINCO, BREW, HOMESPUN KITCHEN, grassroots NATURAL MARKET

### Riverside Retail

PROSPECT, CYCLEBAR, RIVER & POST, pure barre, Broken Egg Cafe, bartacol, mossfire grill, Starbucks, AB DYEZA, Publix

### San Marco Retail

Fla., Good DOUGH, THE BEARDED PIG, AARDWOLF, HURRICANE GRILL & WINGS

### San Marco Square Retail

Publix, gemma, TAVERNA, OCEANA, FORESCORE, TOWN IN HALL, Fortwell COFFEE CO.

Prime Osborn Convention Center

Vystar Veterans Memorial Arena

Armada Stadium

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

M.O.S.H.

HYATT

FOUR SEASONS

Cummer Museum

### Southbank Retail

RUTH'S CHRIS STEAK HOUSE, b.b.s., CH CHART HOUSE, Teddibits



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