



**7645 MERRILL RD #303  
JACKSONVILLE, FL 32277**  
**PRIME 2,400 SF BUILD-OUT OPPORTUNITY  
NEXT TO UF HEALTH**

2,400 SF blank canvas ready for your build-out! Perfect for medical offices, wellness studios, co-working, or professional services. Location & Highlights: High-traffic Arlington location between a dentures office and UF Health facility Flexible layout for healthcare, fitness, or professional uses Modern 2008 construction with HVAC, natural light, and clean finishes 25 convenient parking spaces Suite 303 is an ideal space to customize and grow your business in a thriving, accessible area.



**LEASE: \$4,500/MONTH**

Building Size: 2,400 SF

Lot Size: 12,240 SF

Zoning: PUD



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