



For Lease

Lease Rate:

\$23.00/SF (NNN)

Operating Expenses/NNN:

\$6.75/SF



University Pointe Center

5960 Beach Blvd | Jacksonville, FL 32207

Availabilities	SF	Suite Information
Suite 2	1,503± SF	Open floorplan
Suite 3 & 3A	6,327± SF	Medical office

Contact us:

Jason K. Hinson

Senior Associate
+1 904 861 1106
jason.hinson@colliers.com

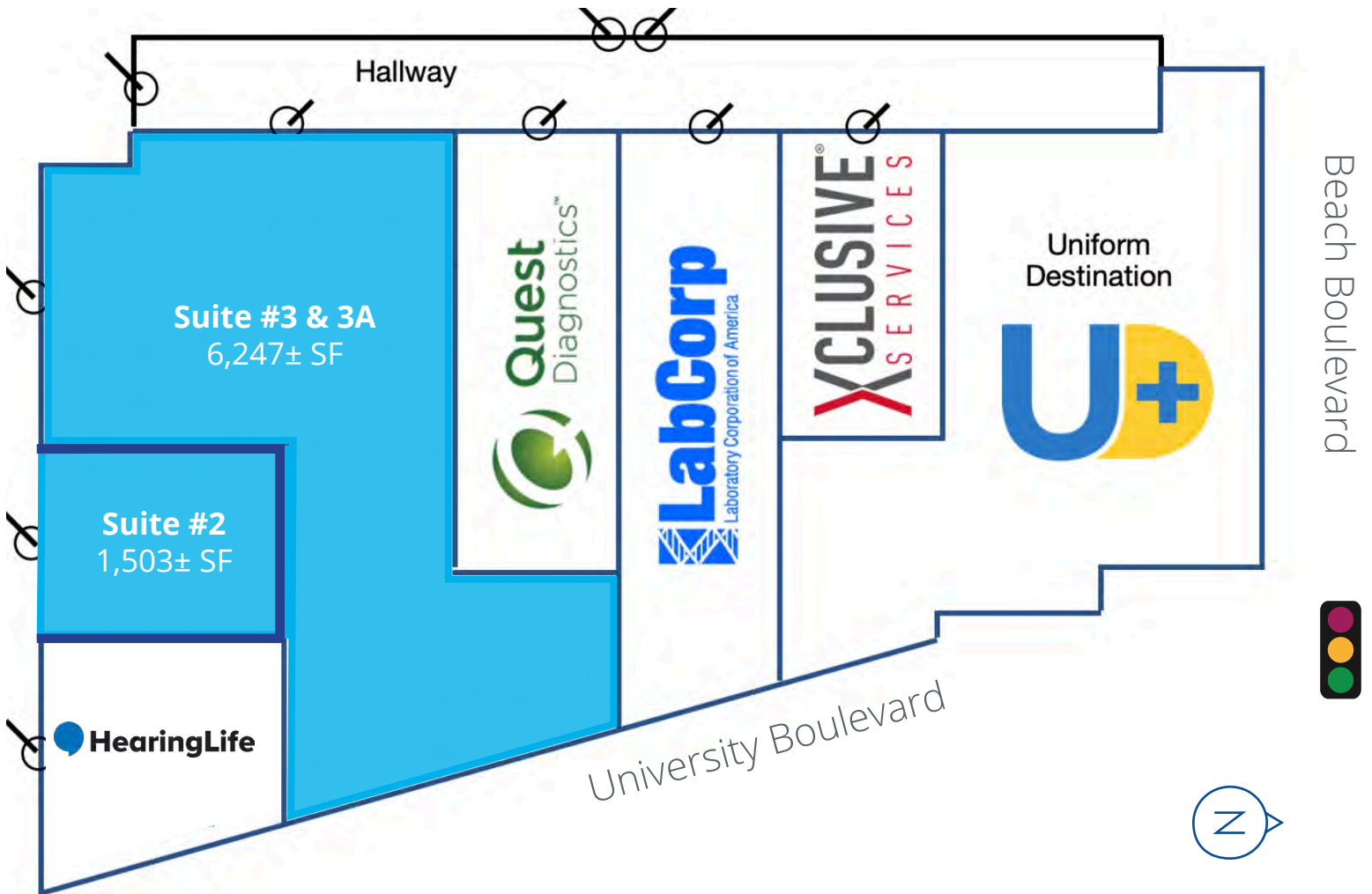
76 S Laura Street, Suite 1500
Jacksonville, FL 32202
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Property Features:

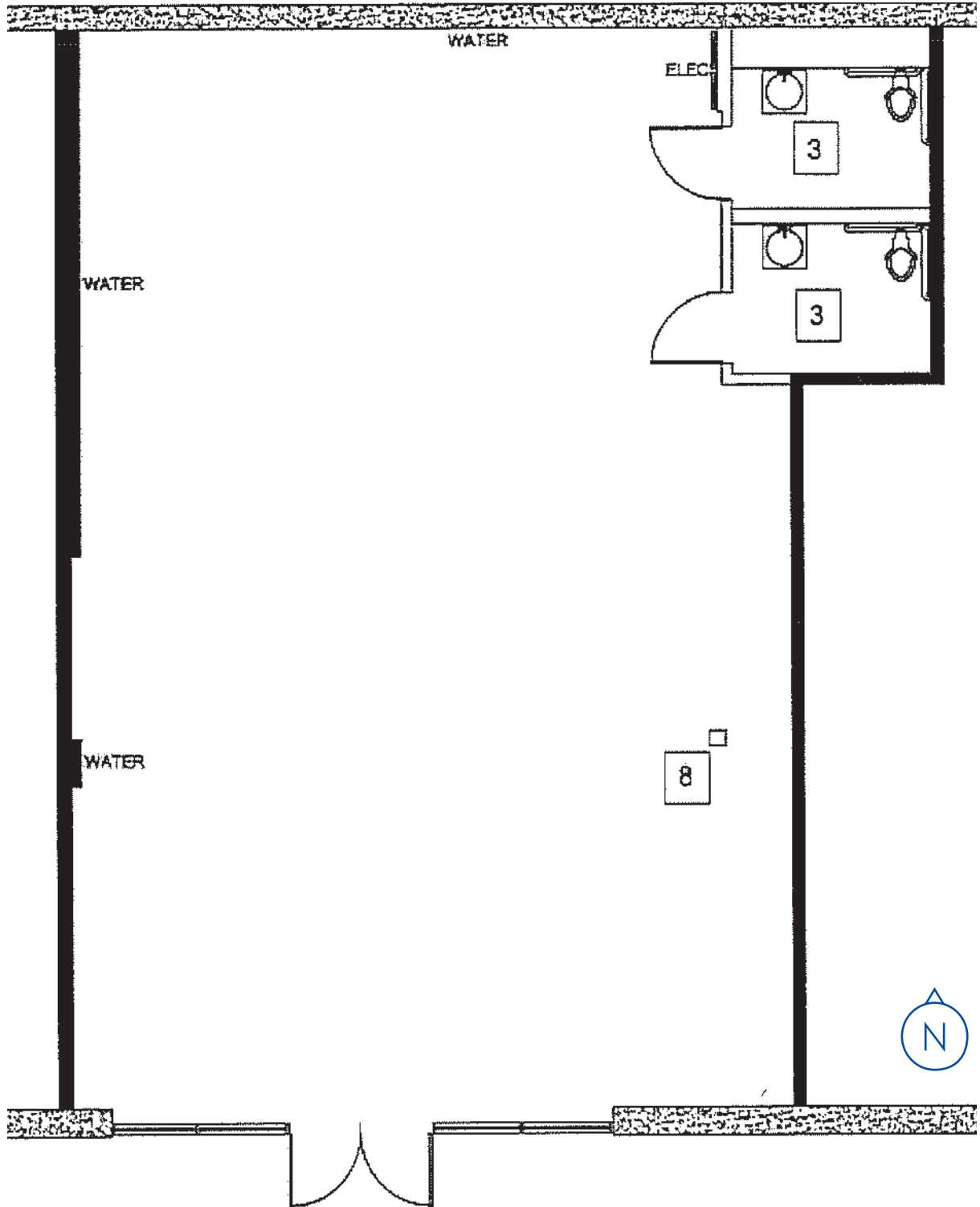
- 23,592± SF shopping center (retail/medical/office)
- Existing fire suppression system
- Directly across from Brooks Rehabilitation (157 beds) and Memorial Hospital (418 beds)
- Ample parking
- Zoned CCG-2
- 373' frontage on Beach Blvd and 510' frontage on University Blvd
- Ideal for retail, medical and office users
- Excellent visibility at highly traveled intersection with a combined 38,500± average daily traffic
- Existing tenants include: Quest Diagnostics, Lab Corp, Uniform Outlet, Exclusive Services and HearingLife
- Landlord willing to provide 6 months free rent to qualified tenants plus potential tenant improvement allowance

Property Site Plan



Suite	Tenant	Size
Suite #1	Hearing Life	1,646± SF
<i>Suite #2</i>	<i>Available</i>	<i>1,503± SF</i>
<i>Suite #3 & 3A</i>	<i>Available</i>	<i>6,247± SF (Medical office)</i>
Suite #4	Quest Diagnostics	2,248± SF
Suite #5	LabCorp	3,108± SF
Suite #6	Exclusive Services	1,507± SF
Suite #7	Uniform Destination	5,683± SF

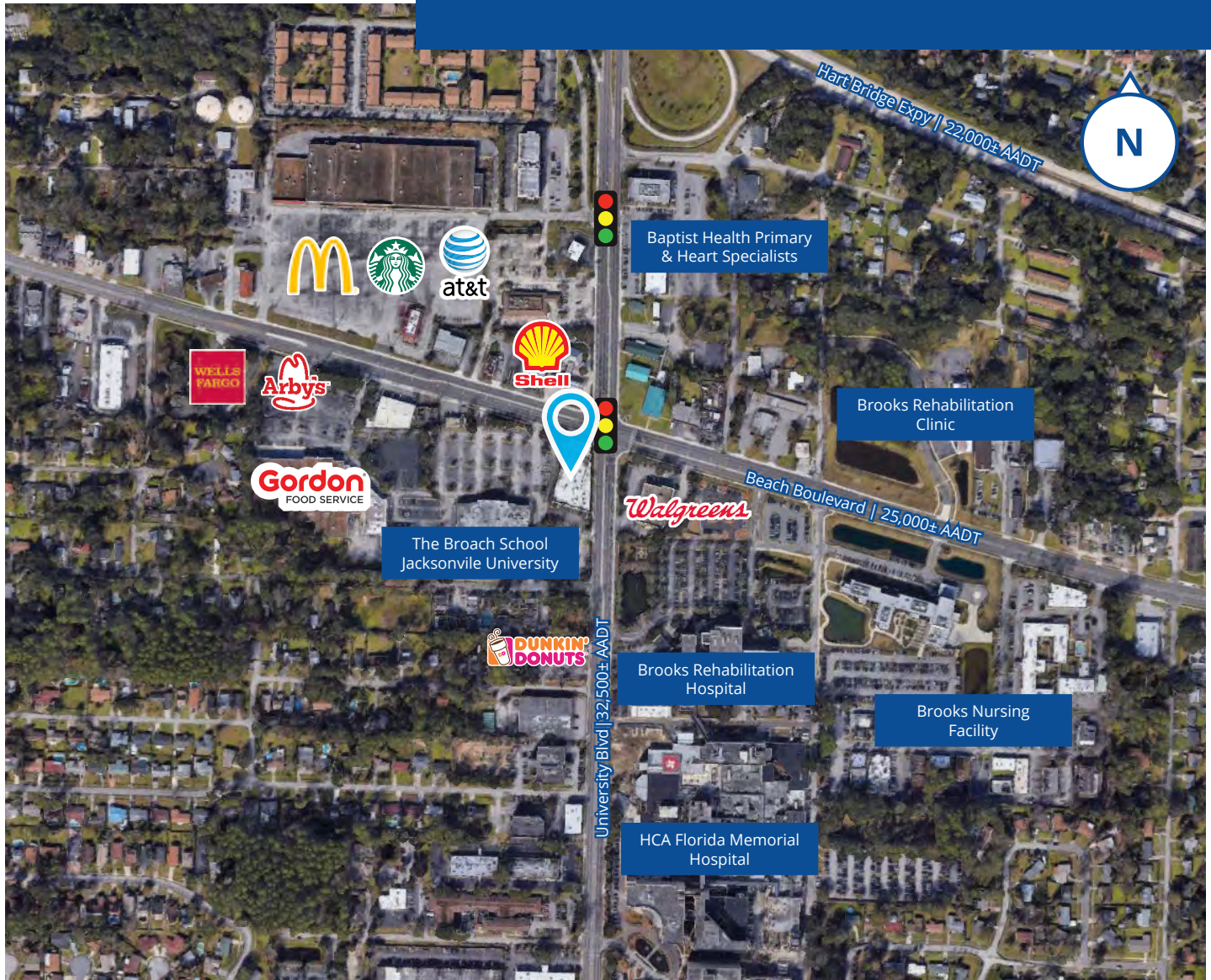
Suite 2 Floor Plan



Suite 3 Floor Plan



Location & Access



Area Demographics | 5 mi radius

Source: ESRI Business Analyst

2025 Population
 217,526

2025 Average Household Income
 \$85,374

2030 Proj. Avg. Household Income
 \$95,982

2030 Projected Population
 226,634

Property Gallery



Suite 3

Property Gallery



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