

3550 University Blvd. S.

3-STORY MEDICAL OFFICE



FOR LEASE

3550 UNIVERSITY BLVD. S., JACKSONVILLE, FL 32216

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HIGHLIGHTS

- Premier hospital-adjacent location directly across from HCA Florida Memorial Hospital and near Brooks Rehabilitation — ideal for outpatient, specialty, and therapy users
- Existing medical buildout, including exam rooms with sinks
- High-visibility University Blvd corridor (30,000 AADT)
- Building and pylon signage available on University Blvd.
- Ample Parking: 5/1,000
- Built: 1986
- Zoning: CCG-1

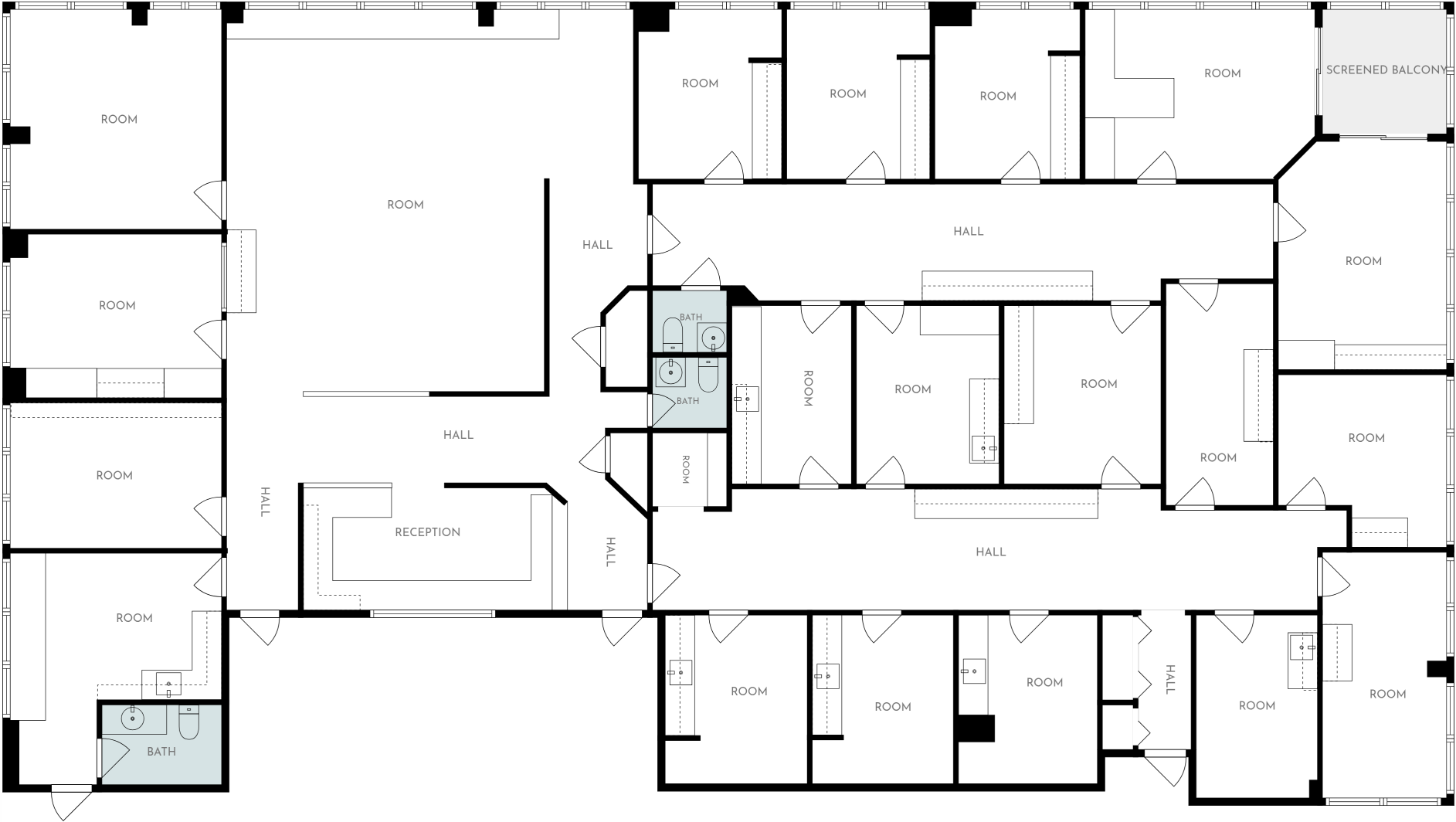
POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
11,115	88,916	212,119

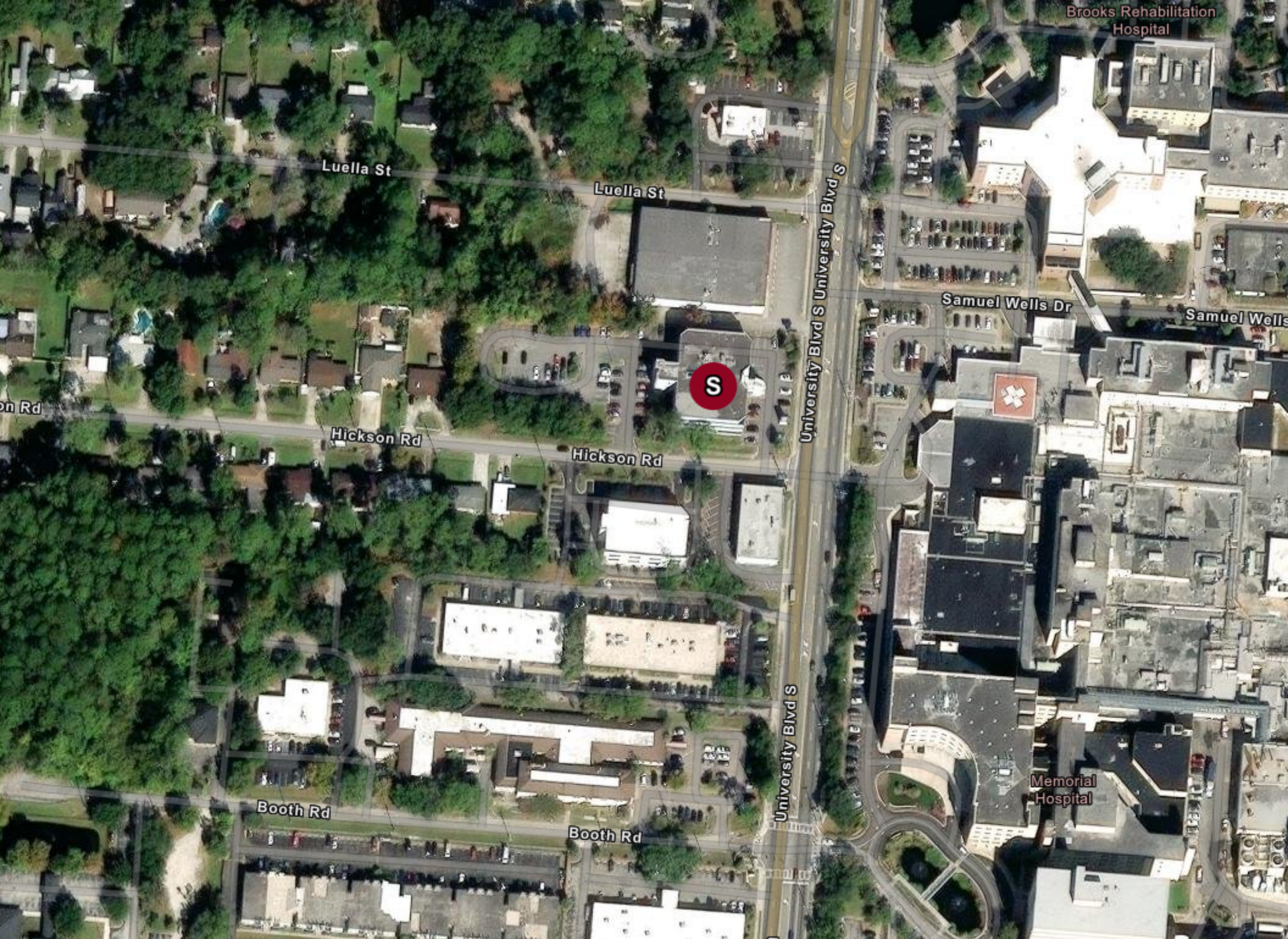
AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$89,125	\$82,209	\$85,799

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
4,344	37,603	91,006

Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
205	Available	2	1,400 SF	\$18.00 PSF	MG	6 exam rooms (including 3 wet rooms).
301	Available	3	5,500 SF	\$18.00 PSF	MG	Reception, kitchen, 6 private offices, 3 private restrooms, and 12 exam rooms (including 7 wet rooms).

FLOOR PLAN — SUITE 301





Brooks Rehabilitation
Hospital

Luella St

Luella St

University Blvd S University Blvd S

Samuel Wells Dr

Samuel Wells

S

Hickson Rd

Hickson Rd

University Blvd S

Booth Rd

Booth Rd

Memorial
Hospital