

# 12276 SAN JOSE BLVD JACKSONVILLE, FL 32223

FOR LEASE  
PRICE: VARIES



## PROPERTY HIGHLIGHTS

Largest Professional Office Park serving the areas of Mandarin and Northwest St. Johns County

Turn-key build-outs available.

PUD Zoning

300 - 10,000 sq ft Potentially Available

*Welch*  *Team*

**kw** ST. JOHNS  
KELLERWILLIAMS

**KW**  
COMMERCIAL



Courtney Smith | Ryan Cleary  
904-712-3304  
[Commercial@welchteam.com](mailto:Commercial@welchteam.com)





## OFFERING SUMMARY

Price	See Below
Total Lot Size	2.39 acres
Property Type	Office
Proposed Use	Office
Zoning	PUD
Square Footage	Varies
Parking Spaces	Plenty of Shared Parking
AADT	45,000



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## UNITS AVAILABLE

*Subject to change at anytime, please call our agents to confirm available units, price, etc.*

### Building 200

Unit 210: +/- 3,371 sqft plus \$20/sqft plus \$4.50 NNN (\$6,883/mo)

### Building 400

Unit 420: +/- 3,327 sqft plus 1.082 CF at \$20/sqft plus \$4.50 NNN (\$7,349/mo)

### Building 700

Unit 704: +/- 1089 sqft plus 1.112 CF at \$20/sq. ft plus \$4.50 NNN (\$2,473/mo)

Unit 726: +/- 1317 sqft plus 1.112 CF at \$20/sq. ft plus \$4.50 NNN (\$2,990 /mo)

Unit 713: +/- 1401 sq ft plus 1.112 CF at \$23/sq. ft plus \$4.50 NNN, (\$3570/mo)

Unit 718: +/- 100-200 sq ft individual office suites, rate \$650-\$1,200

Unit 722: +/- 100-200 sq ft individual medical suites, rate \$900-\$1,200

Unit 724: +/- 2,685 sqft plus 1.112 CF at \$23/sq. ft plus \$4.50 NNN (\$6,843/mo)



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## PROPERTY DESCRIPTION

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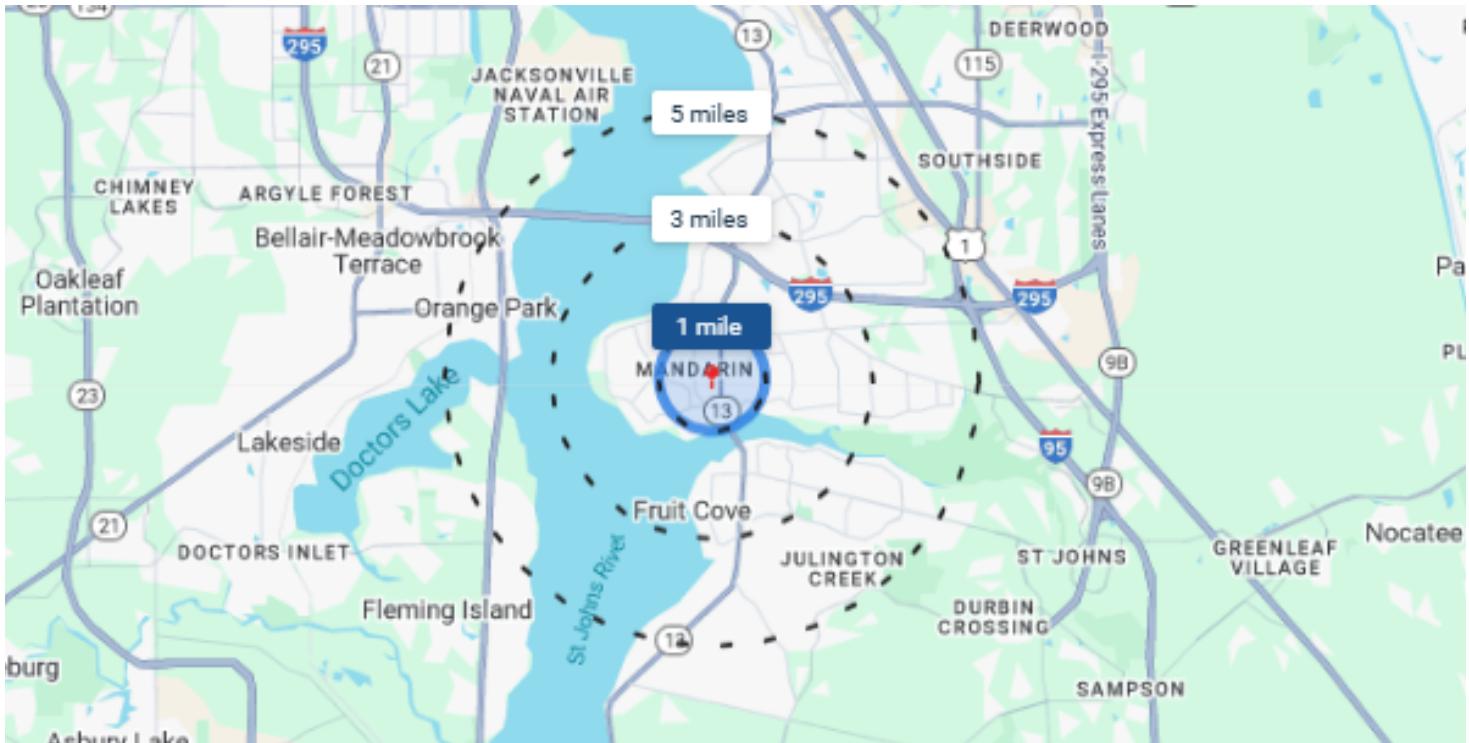
Jaxoffices Professional Business Park Located in the South Mandarin market of Jacksonville. Jaxoffices Professional Business Park, consists of a 7 Building Class "A" Professional Medical and Office Park with Call Centers, Financial Advisors, Insurance, Real Estate and Family Medical Practices, Allergists, Audiologists, Podiatrist, Dental and more. Serving a Large Business Community that works close to home to save the commute from the populace of North St. Johns County and Mandarin with abundant local availability of White Collar support staff in the surrounding community. Restaurants and services located on-site. JTA park and ride Bus stop on San Jose, 1/2 block from the Office Park. Lease rate does not include utilities, property expenses or building services 1000+ Employees Currently in Business Park With More Expansion to Come!! 2 miles south of I-295 on San Jose Blvd. in Mandarin. Convenient to Julington Creek and north St. Johns County.



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## DEMOGRAPHIC INFORMATION

Household Median Income	\$107.3k
Household Income Growth Rate	42%
2028 Household Estimate	\$152.5k
Age Demographics Median Age	49
Age Growth Rate	6%
Number of Employees	12.1k
Population	14.7k



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