



SOUTHSIDE BLVD

## 1840 SOUTHSIDE BOULEVARD - ±680 - 6,200 SF FOR LEASE

- ◆ **Excellent visibility & frontage** - The property offers ±200' of street presence along Southside Boulevard in a well-trafficked South Jacksonville corridor.
- ◆ **Ready for professional/medical use** - Zoned "CO Commercial Office" which supports medical, dental, service and office tenants.
- ◆ **Newly renovated** - New Suites Available. The offering is ±12,390 SF across ±1.22 acres with ±60 surface parking spaces (±4.8 spaces/1,000 SF) which is strong for tenant operations.
- ◆ **Located in a growing Southside submarket** - Within 3–5 miles the population is expanding at ±4.5% supporting a broad local workforce and customer base.



For further information, please contact our exclusive agent:

**Jeff Frandsen** - Sr. Vice President  
[jfrandsen@phoenixrealty.net](mailto:jfrandsen@phoenixrealty.net)

**Lease Rate: \$18.00 PSF**  
**Modified Gross**

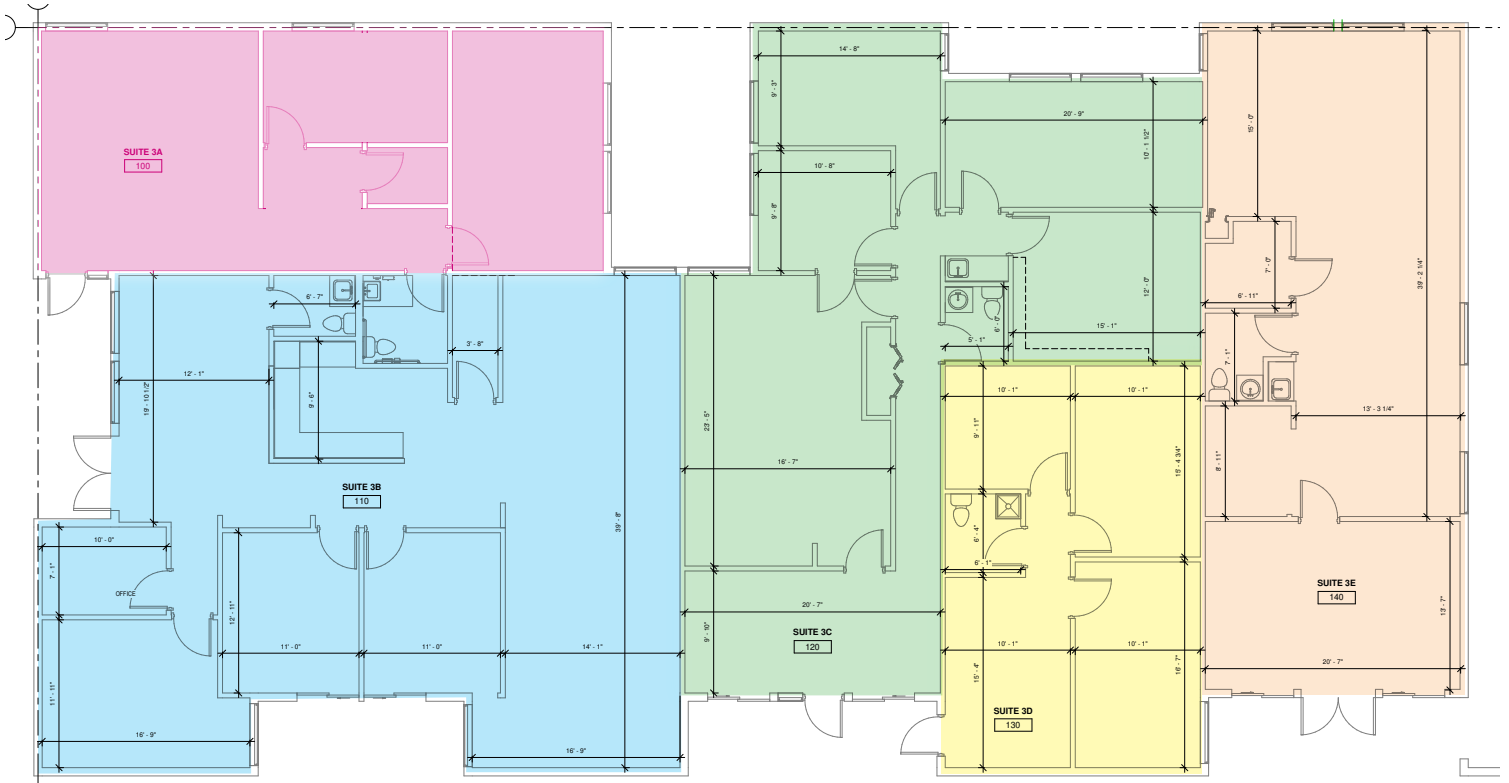
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# FLOOR PLAN

## SUITE 3A 937 SF



## SUITE 3B 1,766 SF

## SUITE 3C 1,476 SF

## SUITE 3D 680 SF

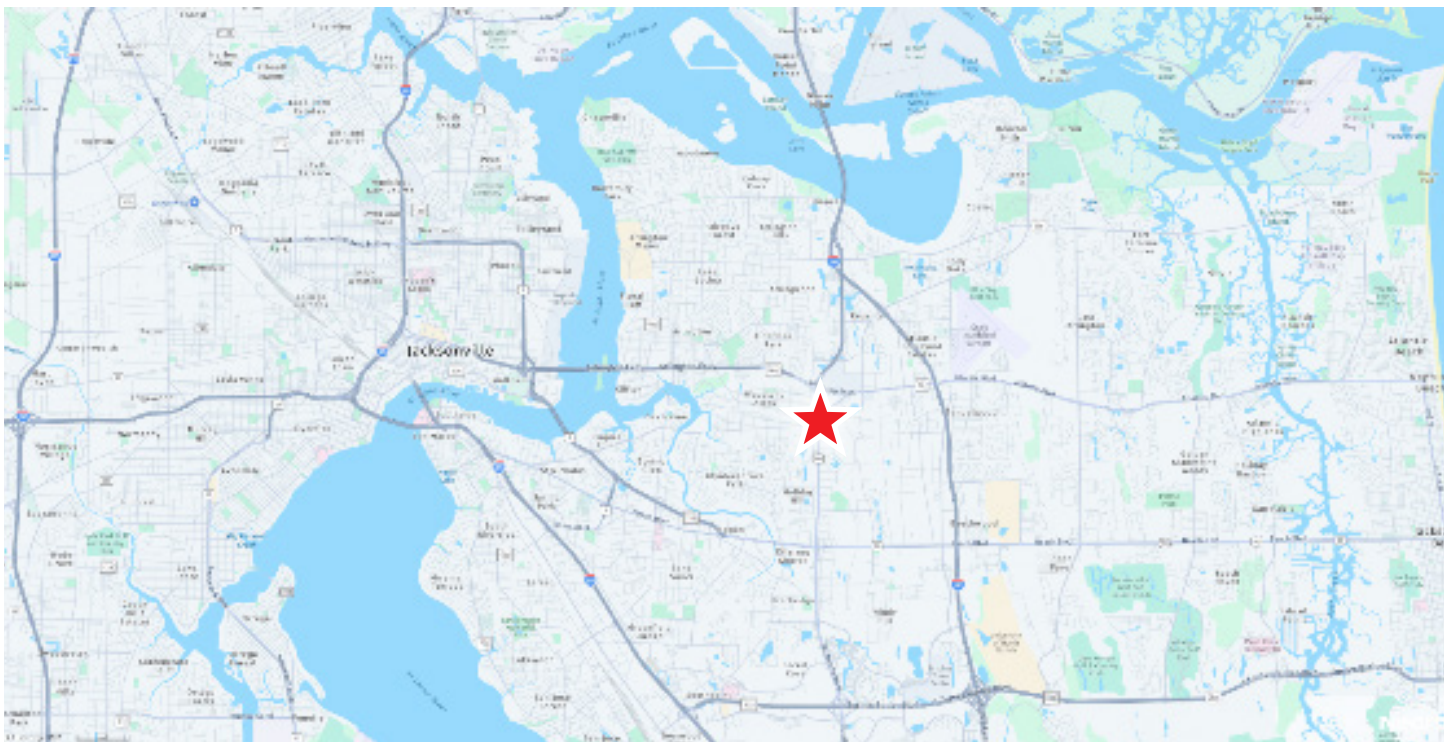
## SUITE 3E 1,096 SF



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# PROPERTY LOCATION



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