



1,390 SF - 4,308 SF MEDICAL SUITE | FOR LEASE

2748 University Blvd West
Jacksonville, FL 32217

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LEASE OVERVIEW

PROPERTY OVERVIEW

Located on the highly trafficked University Blvd West in Jacksonville, FL, 2748 University Blvd offers a prime opportunity for medical professionals. This 2nd generation medical building has 1,390 SF to 4,308 SF available for lease, providing flexible space options to suit various needs. The facility features multiple exam rooms, ensuring a ready-to-use setup for medical practices. Tenants will benefit from ample parking, making visits convenient for patients and staff alike. Additionally, tall monument signage ensures high visibility, attracting significant attention from the bustling traffic on University Blvd. This location combines convenience, visibility, and functionality, making it an ideal choice for medical tenants.

PROPERTY HIGHLIGHTS

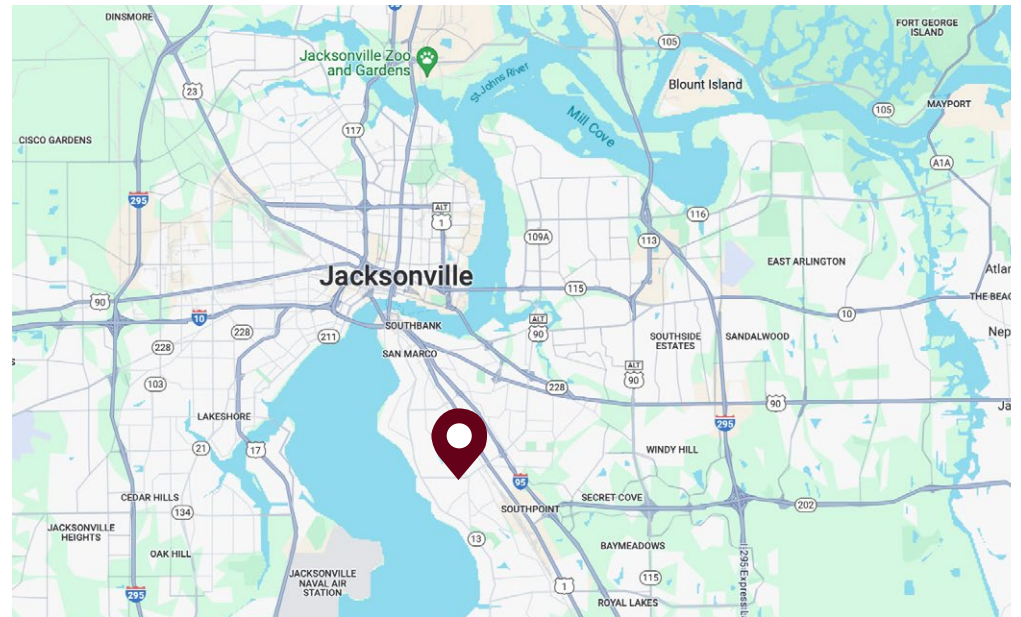
- Multiple plumbed exam rooms
- Located off the highly trafficked University Blvd W
- Tall monument signage
- Ample parking
- Natural lighting throughout

PROPERTY DETAILS

- Building size: 4,308 SF
- Parking: Ample
- Lot size: 1.46 AC
- Year built: 1997
- Zoning: CRO / CCG-1
- Monument signage: Yes

LEASE DETAILS

Suite	Size	Lease Rate
Unit 101	1,390 SF	\$17/SF + \$4/SF NNN
Unit 102	2,918 SF	\$17/SF + \$4/SF NNN
Unit 101-102	4,308 SF	\$17/SF + \$4/SF NNN



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PROPERTY PHOTOS

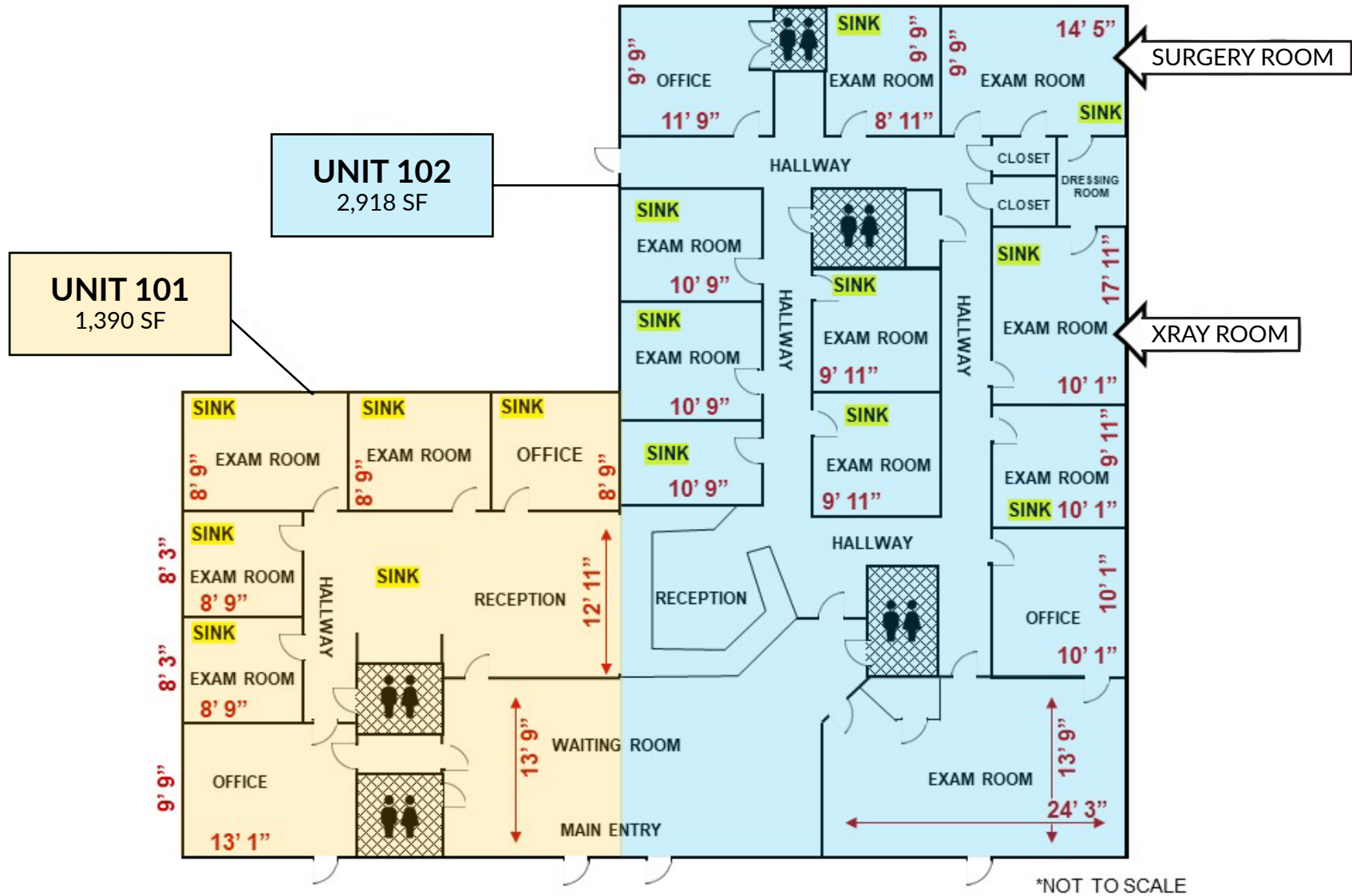


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FLOOR PLAN



AERIAL OVERVIEW



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