



## 2ND GENERATION MEDICAL SPACE | FOR LEASE

5737 Barnhill Rd  
Jacksonville, FL 32207

KAYLA DEGUZMAN  
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# LEASE DETAILS

Lease Rate:	\$14/SF
Lease Type:	NNN (\$5.50/SF)
Address:	5737 Barnhill Rd Jacksonville, FL 32207
Lot Size:	1.51 AC
Zoning:	CCG-1 w/ PUD & RMD-D
Year Built:	2001
Signage:	Yes
Parking:	Ample Paved Parking + Additional Land

## AVAILABILITY

### BLDG 1: 6,400 SF

Available:

- Unit 102 = 4,000 SF

- Unit 104 = 2,400 SF

Combined for up to 6,400 SF



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## PROPERTY HIGHLIGHTS

- Ample parking
- Signage available
- 2nd Generation Medical Space
- Vacant BLDG can be multi-tenant or single tenant
- Near Memorial Hospital

## LEASE OVERVIEW

Take advantage of this exceptional opportunity to lease a versatile 2nd generation medical property just steps from University Blvd S in Jacksonville. This property offers 2,400 to 6,400 square feet of customizable space, fully plumbed with exam rooms, making it perfect for medical practices, clinics, or professional tenants seeking a ready-to-go setup.

Conveniently located just minutes from Memorial Hospital, the building is positioned in a high-traffic area, ensuring excellent visibility and accessibility for your business. The property's strategic location in a rapidly growing area makes it an attractive option for healthcare providers and related businesses.

This is your chance to lease a prime commercial space in a thriving Jacksonville market. Don't miss out on securing this ideal location for your business!

Contact us today for more information or to schedule a tour.

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# PROPERTY PHOTOS



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# INTERIOR PHOTOS



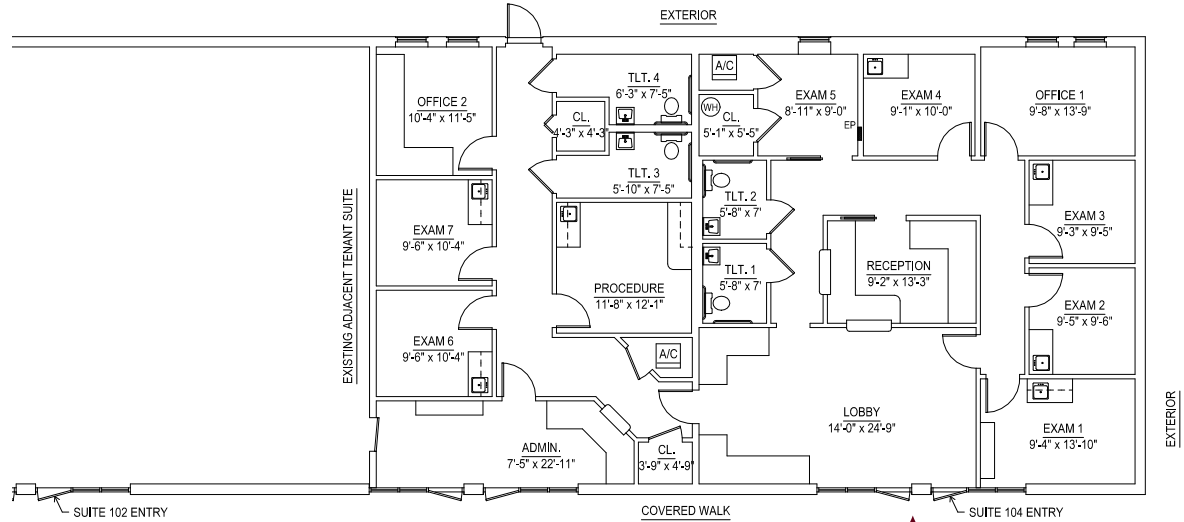
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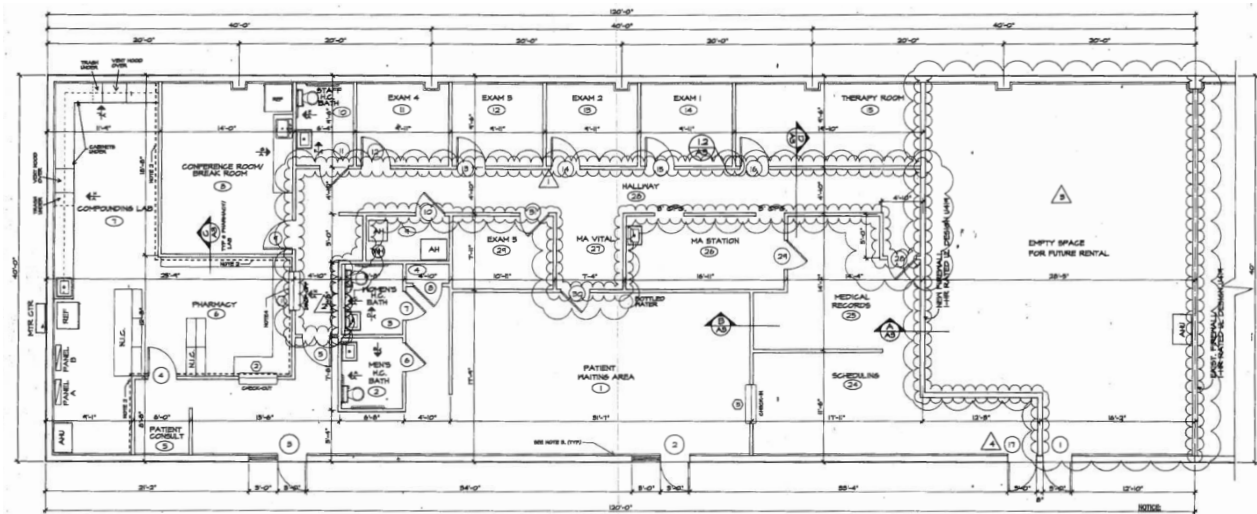


# FLOOR PLAN FOR SPACE AVAILABLE

**BLDG 1:**  
Unit 102 = 4,000 SF



**COMBINED FOR UP TO 6,400 SF**



**BLDG 1:**  
Unit 104 = 2,400 SF

# SURROUNDING AREA



5737 Barnhill Rd | Jacksonville, FL 32207

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# CENTRAL TO MAJOR HOSPITALS



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