



1,582 SF OFFICE SPACE | FOR LEASE

2535 University Blvd West
Jacksonville, FL 32217

KAYLA DEGUZMAN
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LEASE OVERVIEW

This well-maintained, free-standing commercial building is ideally located on University Blvd W, just steps from a high-traffic Publix shopping center. Offering excellent visibility, the property features prominent monument signage and ample on-site parking, making it an attractive option for a variety of professional or medical office users. The suite includes a spacious reception area, a kitchen, five private offices, and two large restrooms. Its versatile layout and prime location provide both convenience and visibility for your business.

PROPERTY HIGHLIGHTS

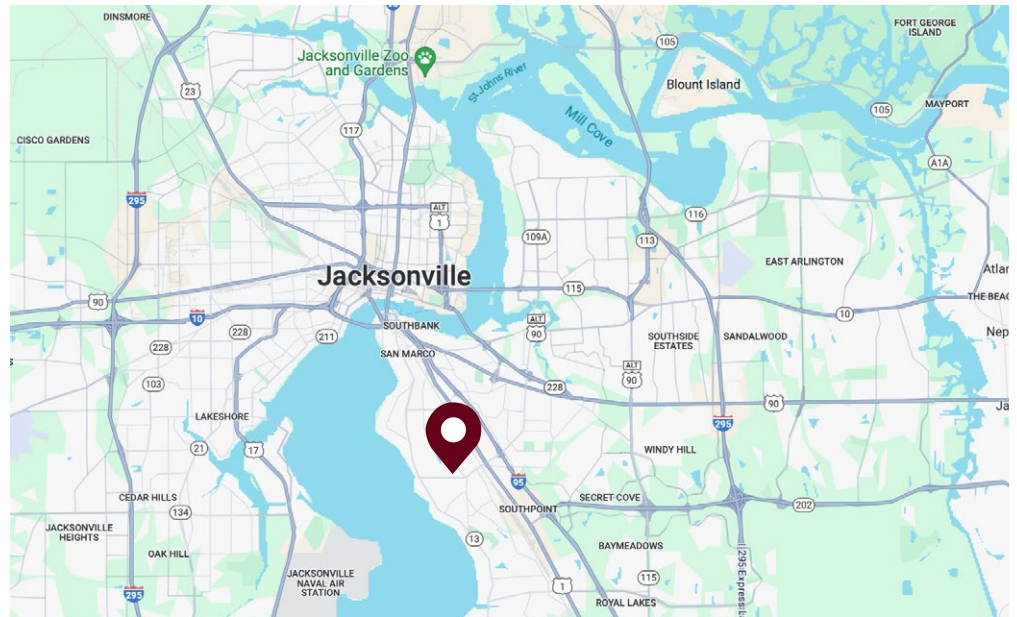
- Prime University Blvd location near Publix
- Monument signage available
- Ample parking
- Large reception area
- Five private offices
- Kitchen and two large bathrooms
- Freestanding building with strong street presence

PROPERTY DETAILS

- Address: 2535 University Blvd W
- Building Size: 1582 SF
- Zoning: CRO
- Lot size: 0.21 AC
- Year built: 1946
- Parking: +/- 12 paved spaces
- Monument signage: Yes

LEASE DETAILS

Suite	Size	Lease Rate
Entire Building	1,582 SF	\$18/SF + \$5/SF NNN

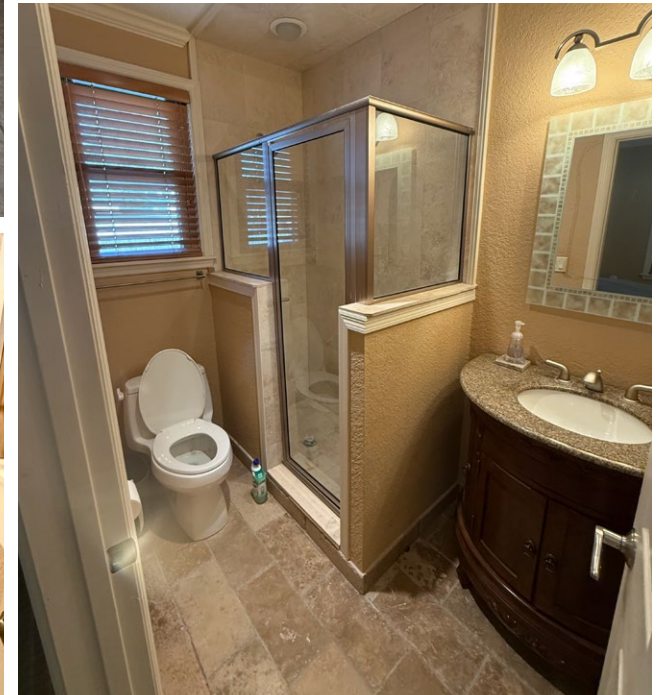


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PROPERTY PHOTOS

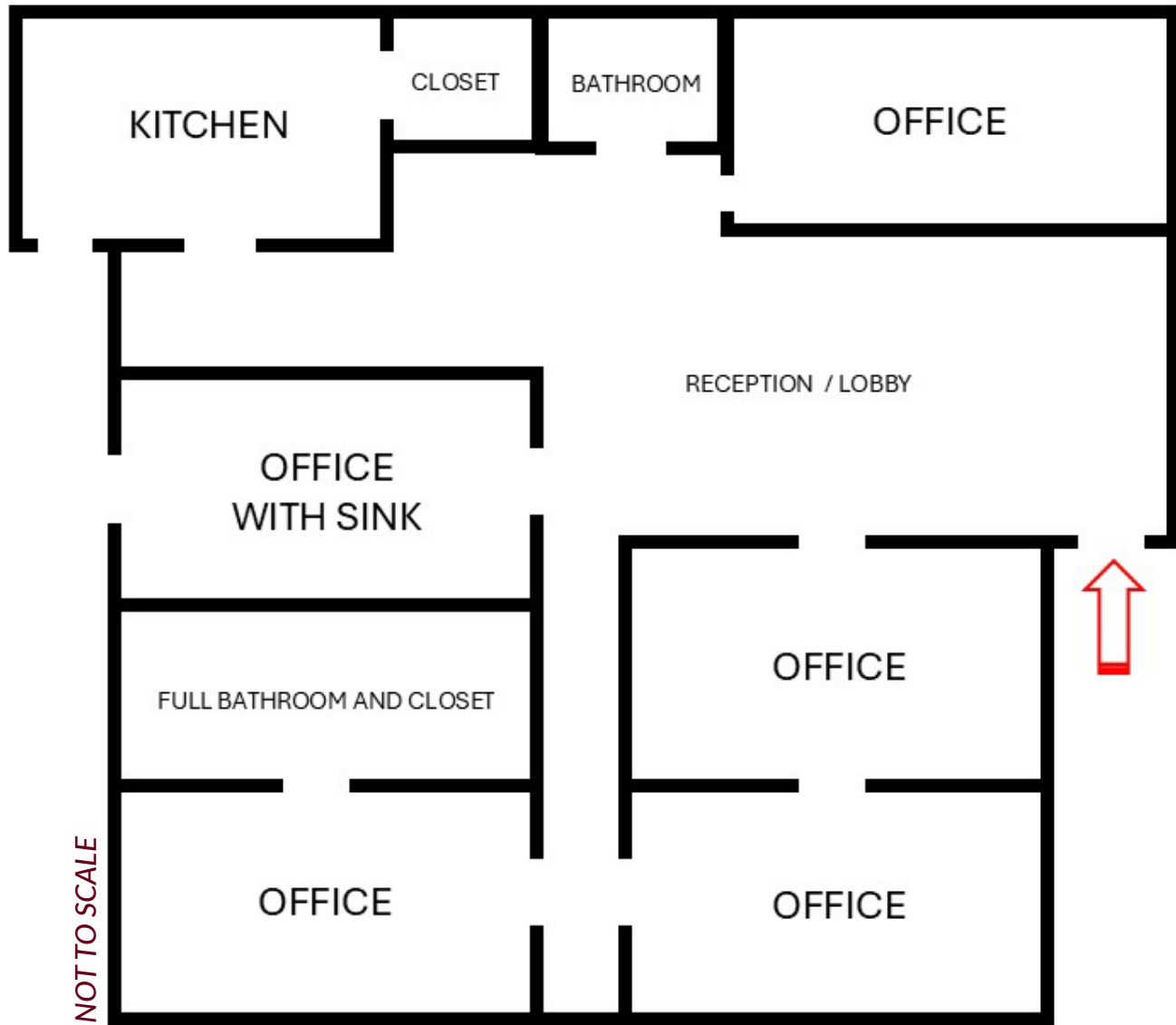


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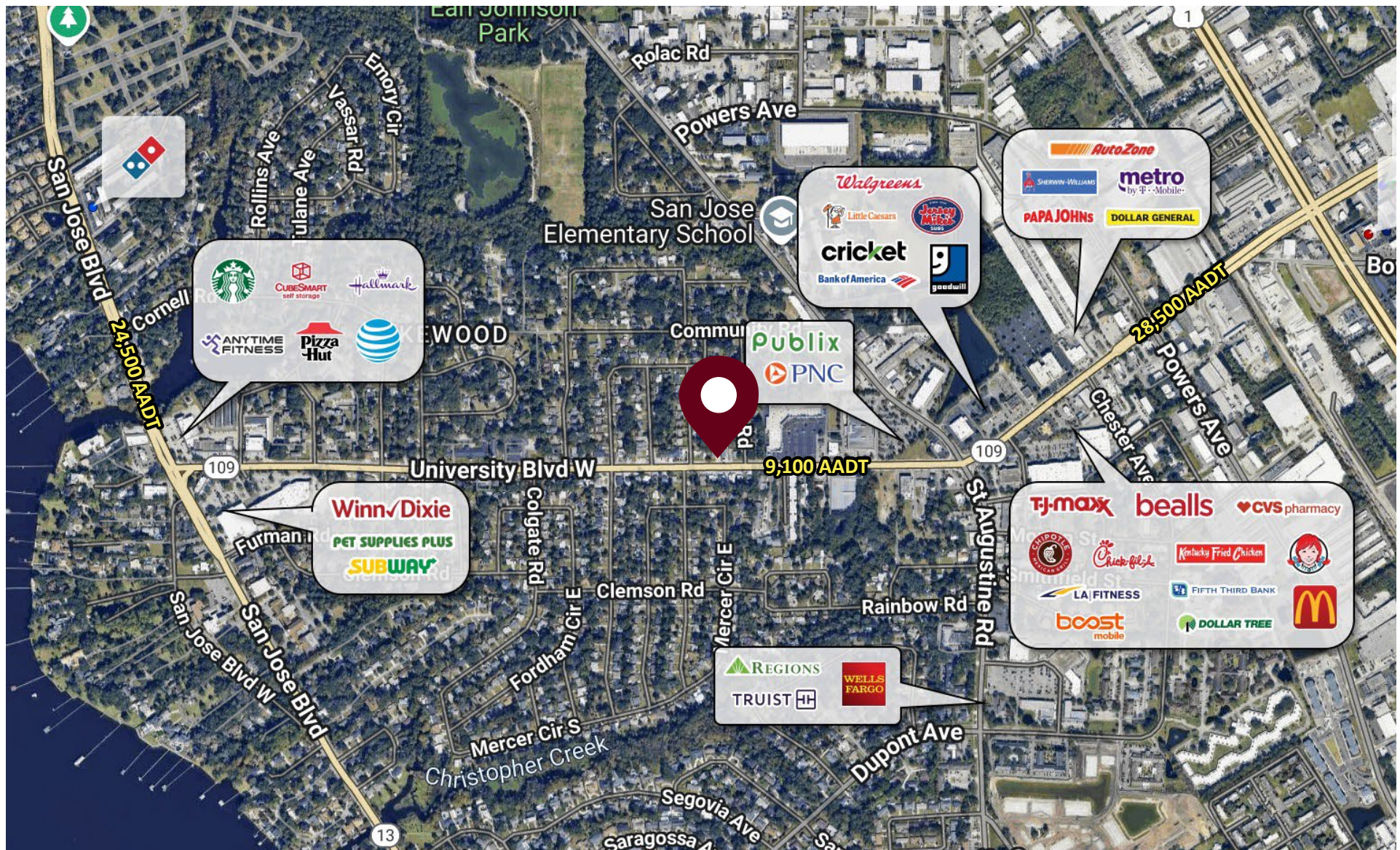
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FLOOR PLAN



SURROUNDING AREA



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