



CHARMING OFFICE CONDO| FOR LEASE

13453 N Main Street, Suite 303
Jacksonville, FL 32218

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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present this charming office condo available for lease in Jacksonville, FL. Conveniently located just off N Main Street, the property offers a peaceful setting tucked away from the busy road while still providing excellent accessibility for clients and staff.

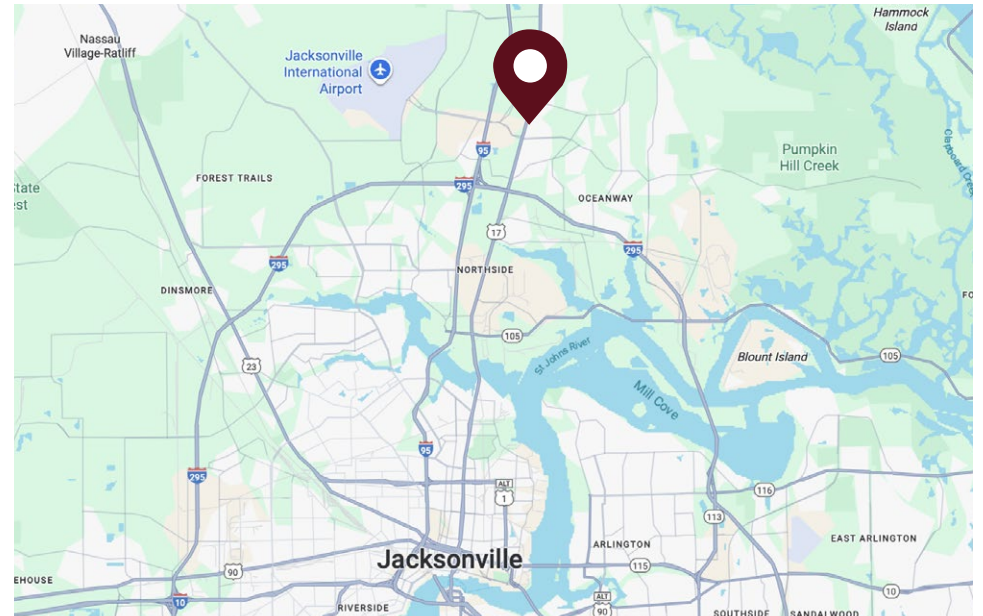
The suite features a welcoming lobby, four private offices, a break area, and a restroom—ideal for professional or medical office use. Ample parking is available on-site, along with tall, visible monument signage for strong street presence.

This well-maintained space provides the perfect blend of convenience, comfort, and charm for any growing business.



PROPERTY DETAILS

Address:	13453 N Main Street, Suite 303 Jacksonville, FL
Size:	1,250 SF
Available:	Unit 303
Available On:	1/1/2026
Base Rent:	\$23/SF
NNN:	\$4.25/SF
Property Type:	Office Complex
Zoning:	CCG-2



DEMOGRAPHICS			
	 Population	 Average Household Income	 Median Age
3 MILES	32,205	\$102,624	36.2
5 MILES	74,280	\$104,648	35.9

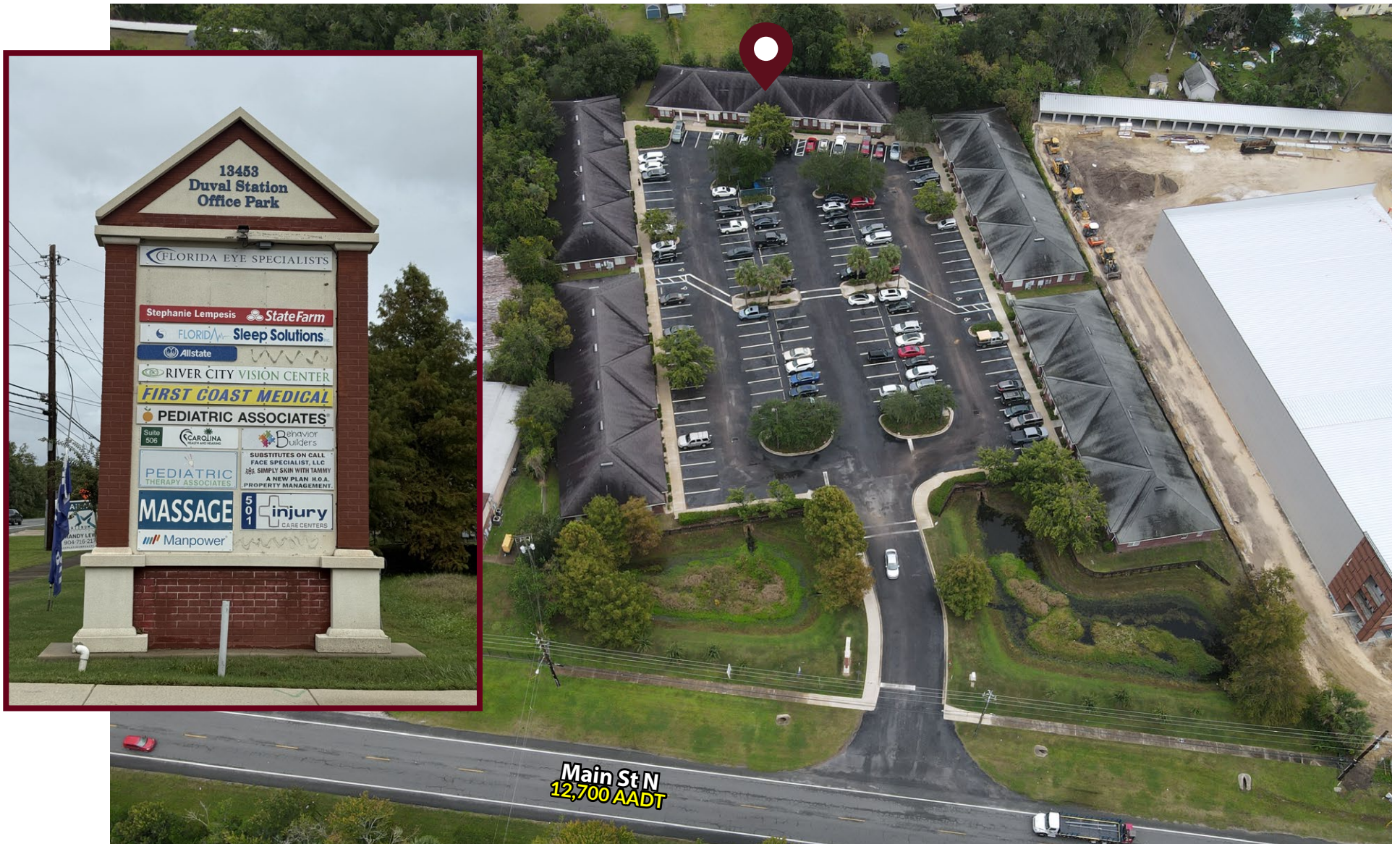
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DUVAL STATION OFFICE PARK



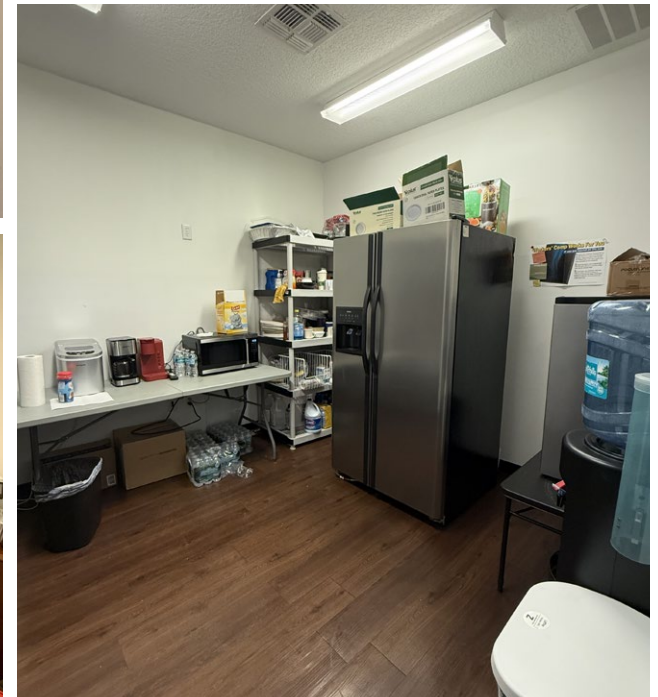
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INTERIOR PHOTOS - SUITE 303



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SURROUNDING AREA



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