

MEDICAL OFFICE CONDO FOR SALE OR LEASE



- **High End Medical Office Condo Unit.**
- **Efficient Medical Office Layout.**
- **Prominent Signage available on distinctive marble arch at Suite Entry.**
- **Close to St. Johns Town Center.**
- **Across the street from Mayo Primary Care facility.**


**GARNETT
COMMERCIAL**
REAL ESTATE, INC.

Medical Office
SALE or LEASE

SUITE 303
7807 Baymeadows Rd. E.

Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com
Florida Licensed Real Estate Broker



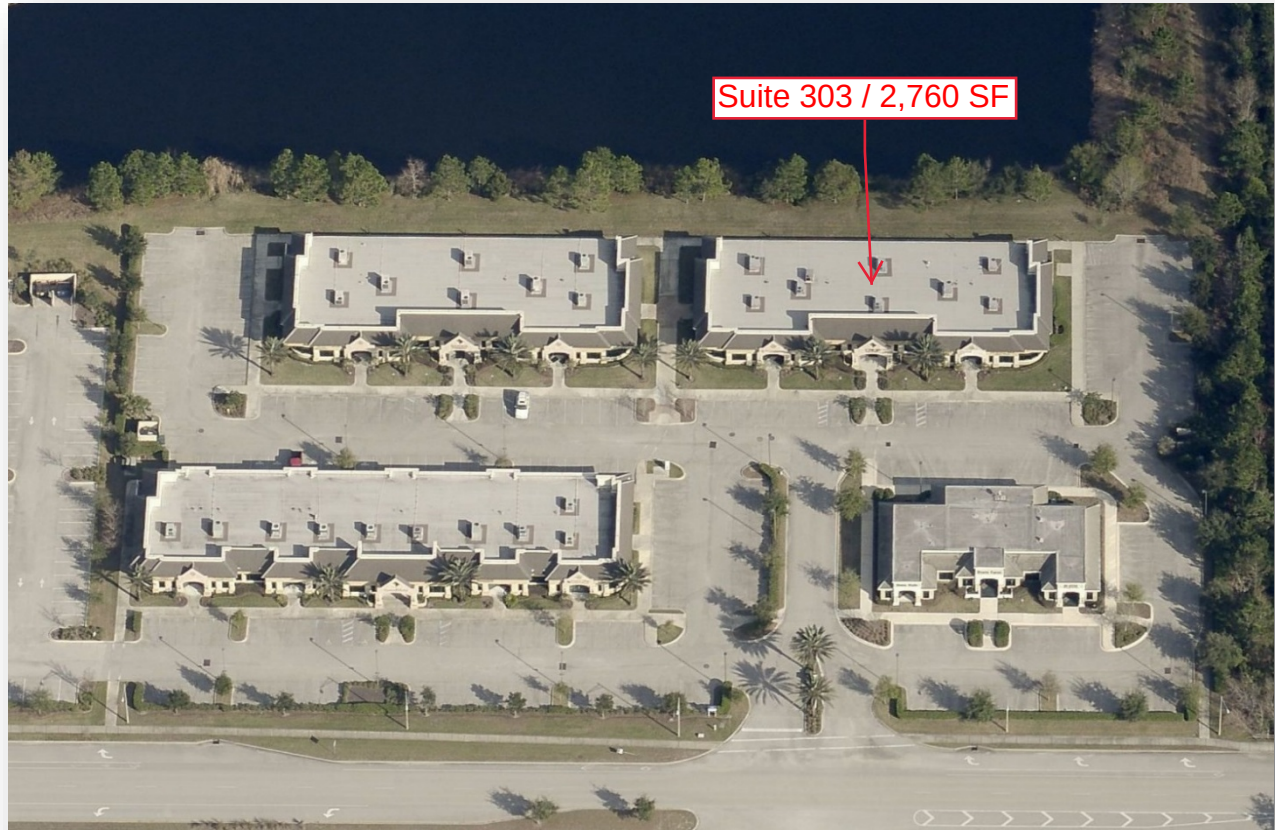
**7807 Baymeadows Road East, Suite 303
Jacksonville, Florida 32256**

Building Type:	Single Story Class A Suburban Office Condo Project.
Location:	Located within the Highly Desirable I – 295 / Butler Blvd. Interchange area.
Building Size:	12,000 SF
Size:	2,760 SF
Sale Price:	\$999,000.00
Lease Rate:	\$24.00 psf NNN Base Rent.
CAM Charges:	\$9.00 psf (2025 Estimate).
Lease Term:	Five Years.
Lease Type:	NNN + CAM Charges, Tenant pays electric and cleaning.
Parking:	Ample on-site surface parking with 11 spaces Dedicated to Suite 303 and another 55 spaces open to all Condo Owners.
Access:	Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.
Proximity:	In close proximity to the Mayo Clinic, St. Vincent's Hospital South, Tinseltown Retail Area, St. Johns Town Center Retail Area, University of North Florida, Restaurants and Multi-Family & Single Family housing in all price ranges.

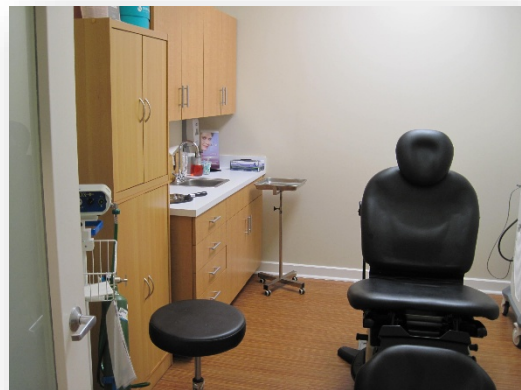
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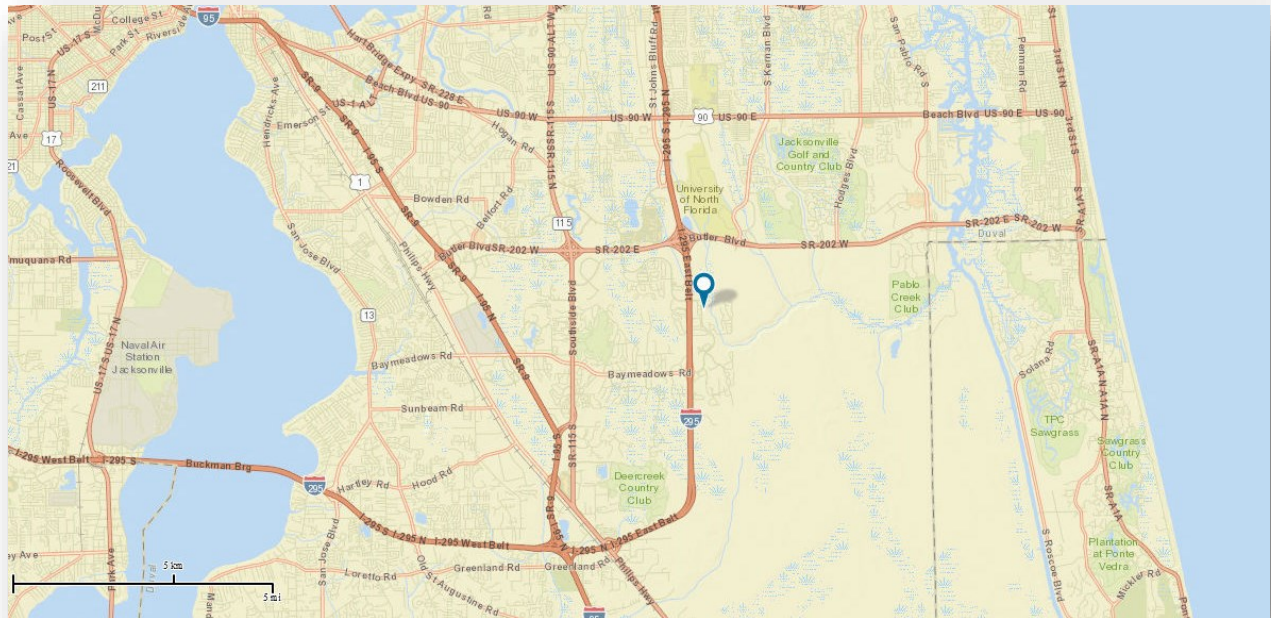
In Close Proximity to St. Johns Town Center, University of North Florida, Tinsletown, I-295, Butler Blvd. & I-95.



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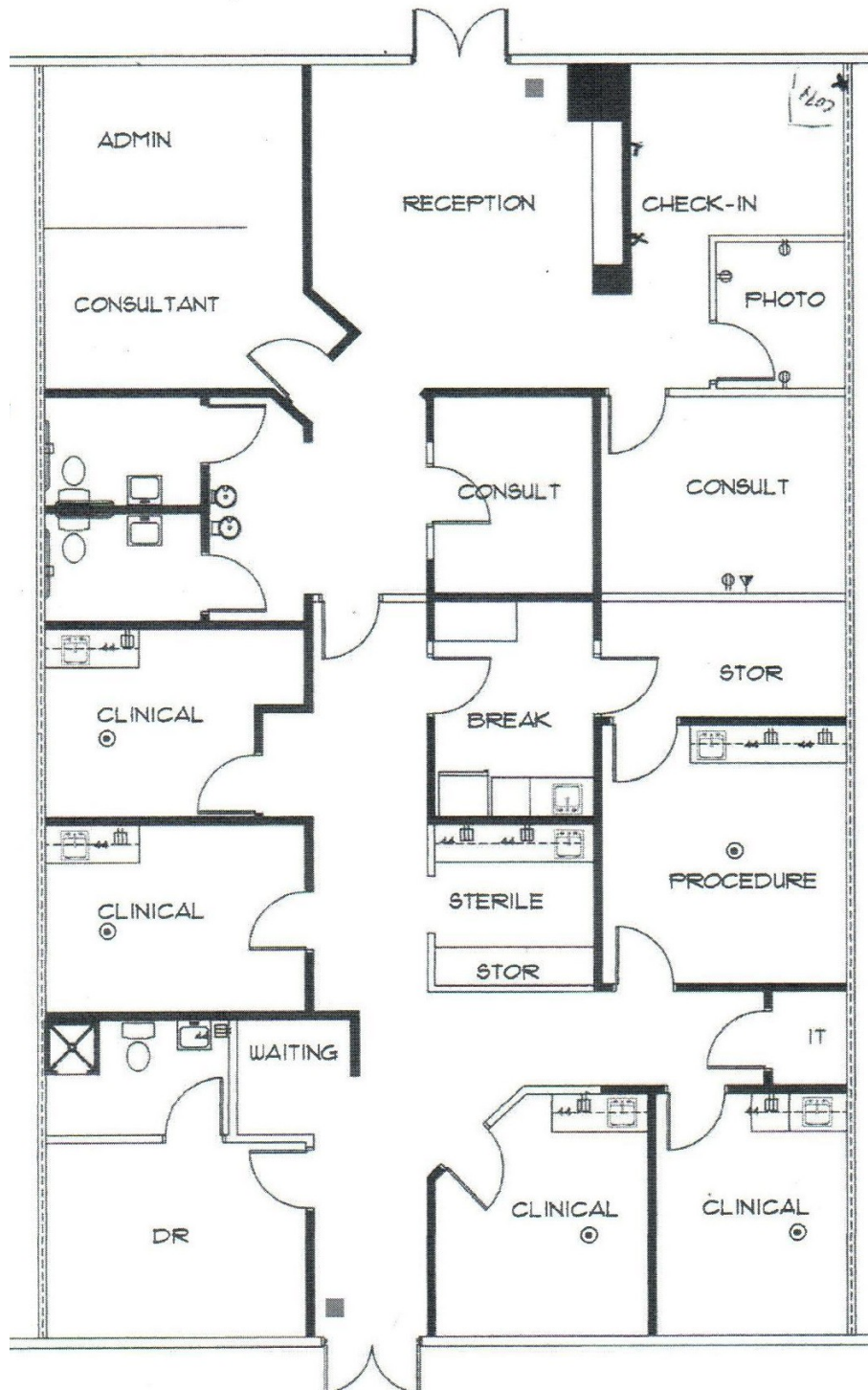


Prominent Lake Views

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SUITE 303 – 2,760 RSF



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