



FOR LEASE

**1541 S. 14th St.
Fernandina Beach, FL
32034**

MATT ENTRIKEN

Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com

JASON RYALS

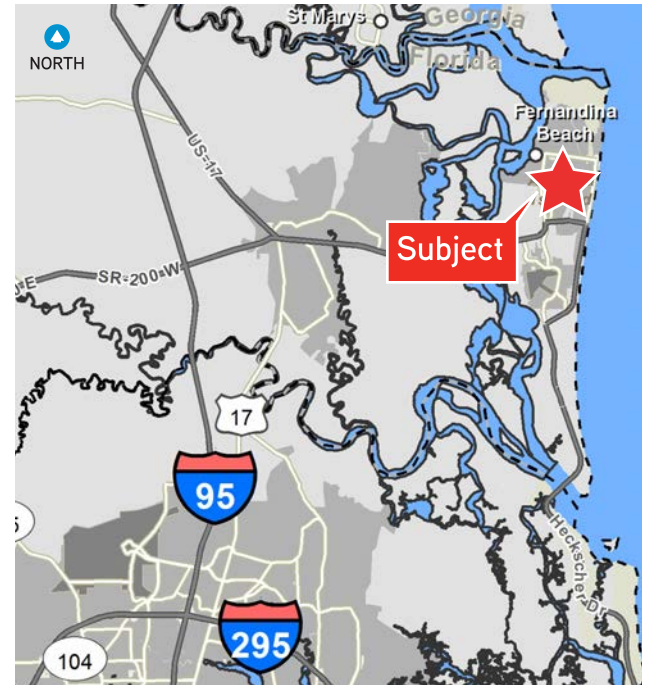
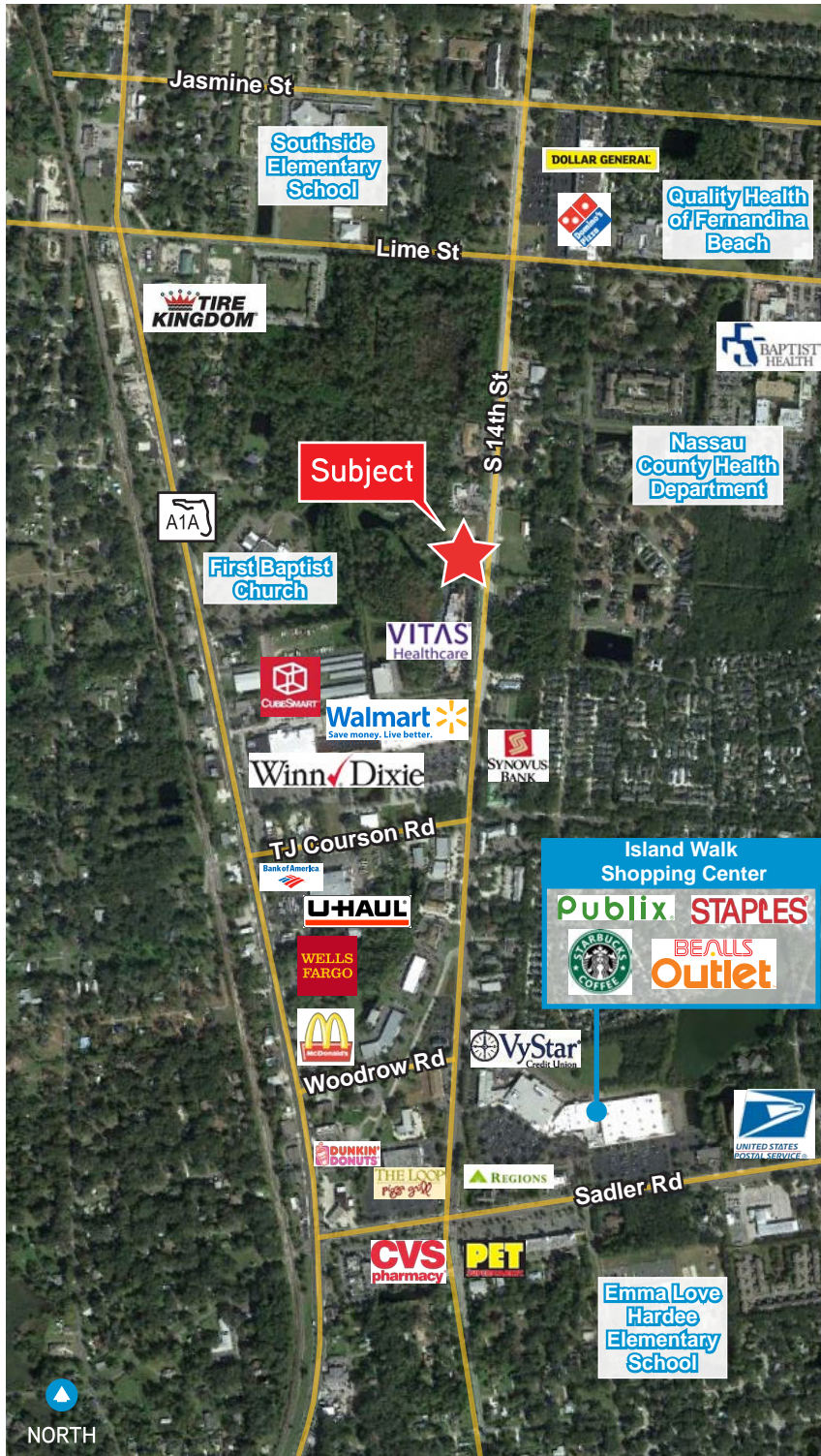
Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Property Features

- › 4,224± SF medical office condo building within close proximity to Baptist Medical Center Nassau and retail centers
- › Property consists of large waiting/check-in area, two large labs/procedure rooms, four exam rooms, four offices, three restrooms, conference room and breakroom/kitchenette
- › Ideal for a medical use or other professional office use
- › Building has excellent visibility from S. 14th St.
- › Other users within the medical office park include Lab Corp, Waas Drugstore and Beaches Dermatology
- › Ownership may consider a sale
- › CAM: Estimated to be \$4/SF
- › Asking lease rate: \$16/SF NNN



COLLIERS INTERNATIONAL
50 N Laura St., Ste 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville



Contact Us



MATT ENTRIKEN
Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com



JASON RYALS
Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

Demographic Summary

Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	5,010	17,513	25,291
2017 Estimated Households	2,197	7,614	10,946
2017 Estimated Average HH Income	\$72,106	\$85,090	\$91,872

Source: Esri Business Analyst Online



COLLIERS INTERNATIONAL
50 N Laura St., Ste 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville