

FOR LEASE > OFFICE SPACE



Bartram Park Professional Center

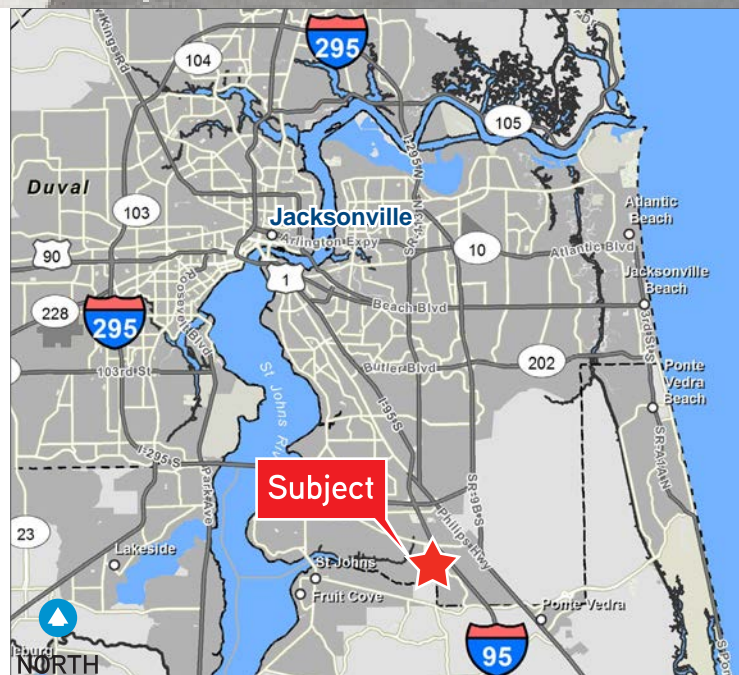
13241 BARTRAM PARK BLVD., BLDG. 2500, JACKSONVILLE, FL 32258

1,140± SF - 2,280± SF AVAILABLE



Property Features

- > 1,140± SF - 2,280± SF in newly constructed shell space
- > Prime location: Minutes from Baptist Medical Center South, Brooks Rehabilitation, and retail centers
- > Building offers pond views
- > Professionals in office park include Physicians, Dentists, Physical Therapists, and Podiatrists, among others
- > Large attic storage area with pull down ladder
- > Ample parking in front of each unit
- > Easy access to I-95, I-295, and 9-B
- > Base Rate: \$16.55/SF NNN
- > Expenses: \$5.20/SF



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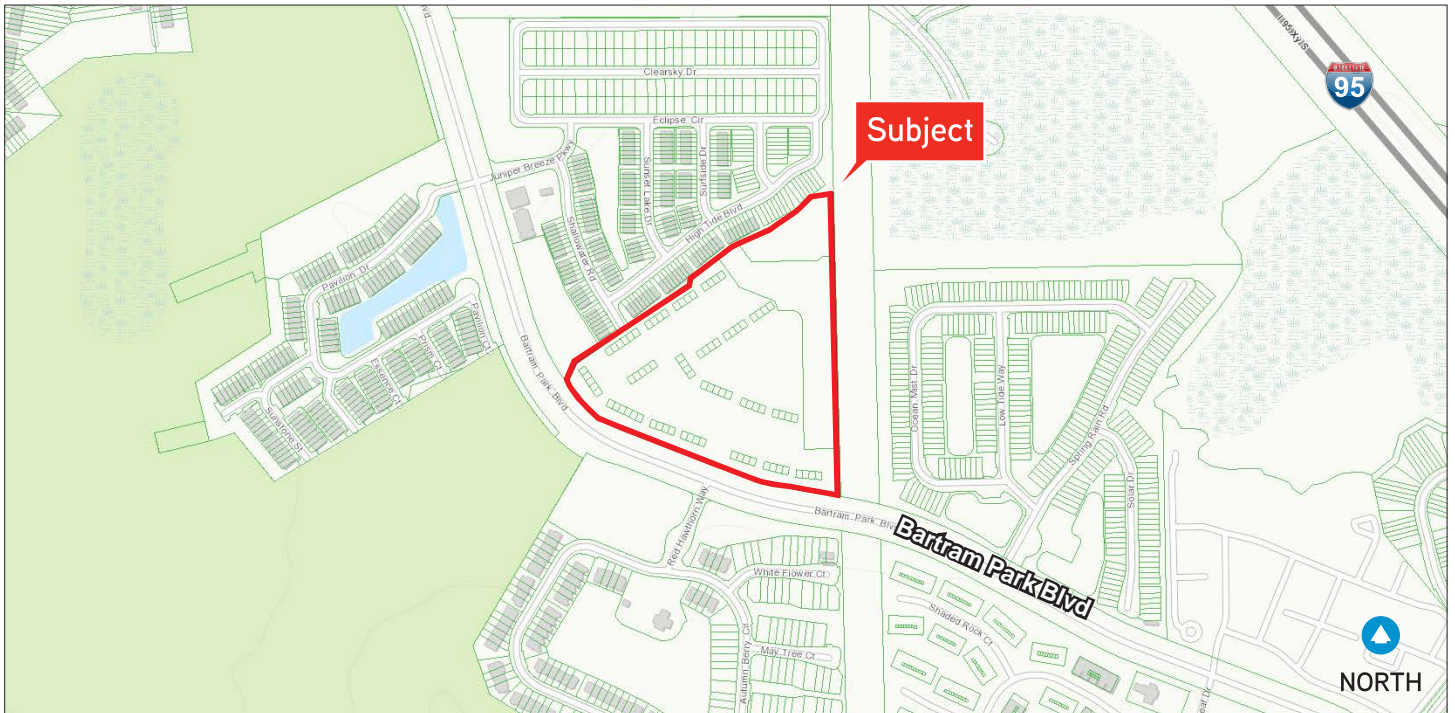
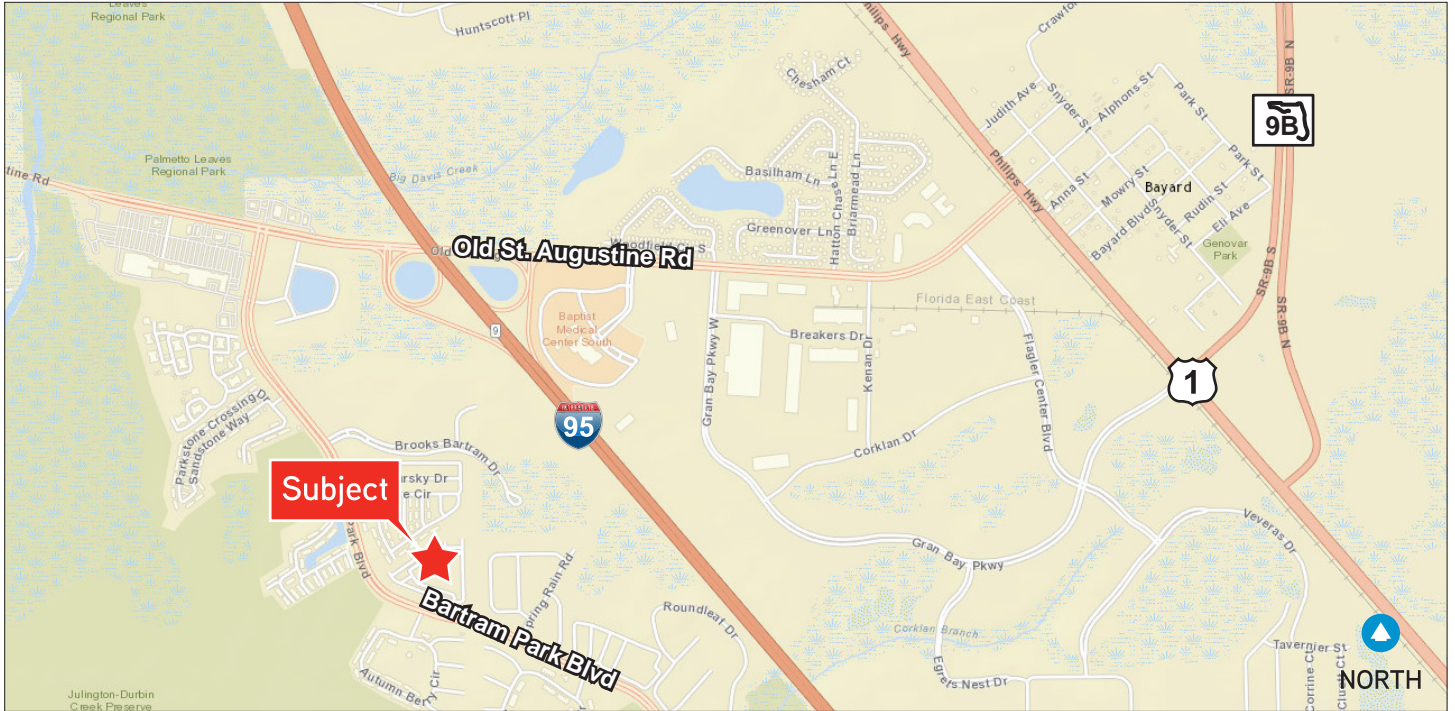
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Street & Plat Map

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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2017 Population	2,900	35,790	87,625
2022 Population	3,312	40,285	98,720
2022 Average Household Income	\$88,178	\$117,796	\$120,051

Source: Esri

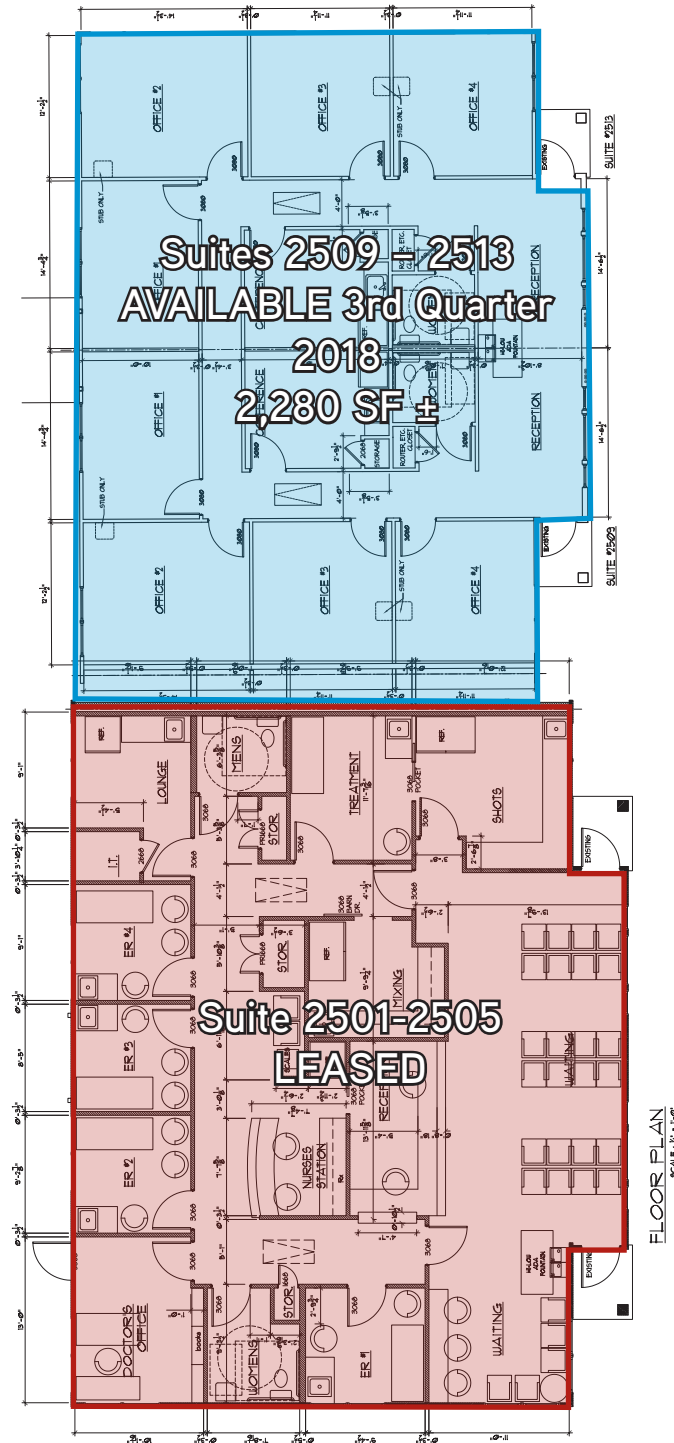
Site Plan

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Floor Plan

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NORTH