

Fleming Island Medical Plaza I

FOR LEASE

1685 Eagle Harbor Pkwy. Fleming Island, FL 32003 FRAN PEPIS Senior Director +1 904 861 1110 fran.pepis@colliers.com



COLLIERS INTERNATIONAL

76 S. Laura St. | Suite 1500 Jacksonville, FL 32202 www.colliers.com/jacksonville

FOR LEASE 1685 Eagle Harbor Pkwy., Fleming Island, FL 32003

FLOORPLAN





FRAN PEPIS Senior Director +1 904 861 1110 fran.pepis@colliers.com

HIGHLIGHTS

- > 4,232± SF free standing building available
- Former Imaging Center with 3 imaging rooms and 1 lead x-ray room
- > Dressing Rooms with lockers in place
- > Medical build-outs with customized cabinets
- > Built-in reception desk
- > Building signage and property monument signage is available
- > Located within minutes from Baptist & Wolfson Children's Emergency Center
- > Many premier medical tenants surrounding the property
- > Strong demographics
- > Building Class: B+
- > 113 parking spaces

AVAILABILITY

Available SF	Rate (per SF)	
4,232±	\$22.00 MG	

FOR LEASE 1685 Eagle Harbor Pkwy., Fleming Island, FL 32003



















FOR LEASE 1685 Eagle Harbor Pkwy., Fleming Island, FL 32003

AERIAL



DEMOGRAPHIC SUMMARY

2018 Population Estimate			
	4,478	29,955	77,380
2023 Population Projection	4,846	32,274	83,341
2018 Average Household Income \$	99,954 \$	5107,938	\$102,051



CONTACT US

FRAN PEPIS Senior Director +1 904 861 1110 fran.pepis@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). ©2019. All rights reserved.



COLLIERS INTERNATIONAL 76 S. Laura St. | Suite 1500 Jacksonville, FL 32202 www.colliers.com/jacksonville