

FOR LEASE > OFFICE SPACE



Bartram Park Professional Center

13241 BARTRAM PARK BLVD., JACKSONVILLE, FL 32258

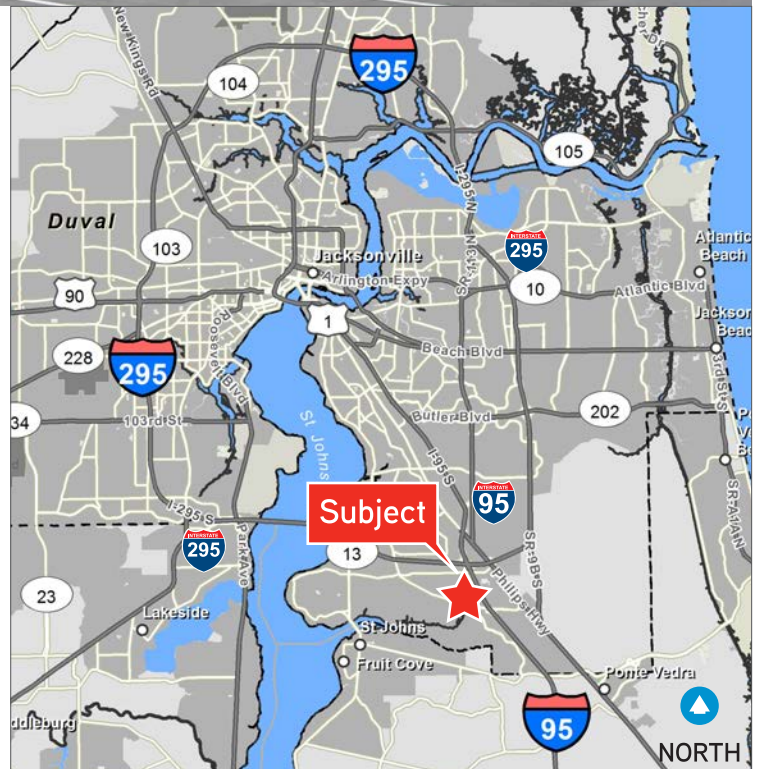
993± SF - 1,310± SF AVAILABLE JUST WEST OF I-95



Building Features

- > Prime location - minutes from Baptist South Hospital and Brooks Rehab Center
- > Can lease 993 SF - 1,310 SF
- > Superior Class A construction
- > Professionals in complex include Dentists, Physical Therapists, Pediatricians, Podiatrists and others
- > Large storage space with pull down ladder
- > Abundant parking in front of each unit
- > Easy access to I-95, I-295 and 9-A
- > **NEW OPPORTUNITY:** Suites 901, 905, and 813 with spaces ranging from 993 - 1,310 SF available Q1 2018
- > Base Lease Rate: \$16.50/SF
CAM: \$5.05/SF

REDUCED: \$8.00/SF for first three months on five year term



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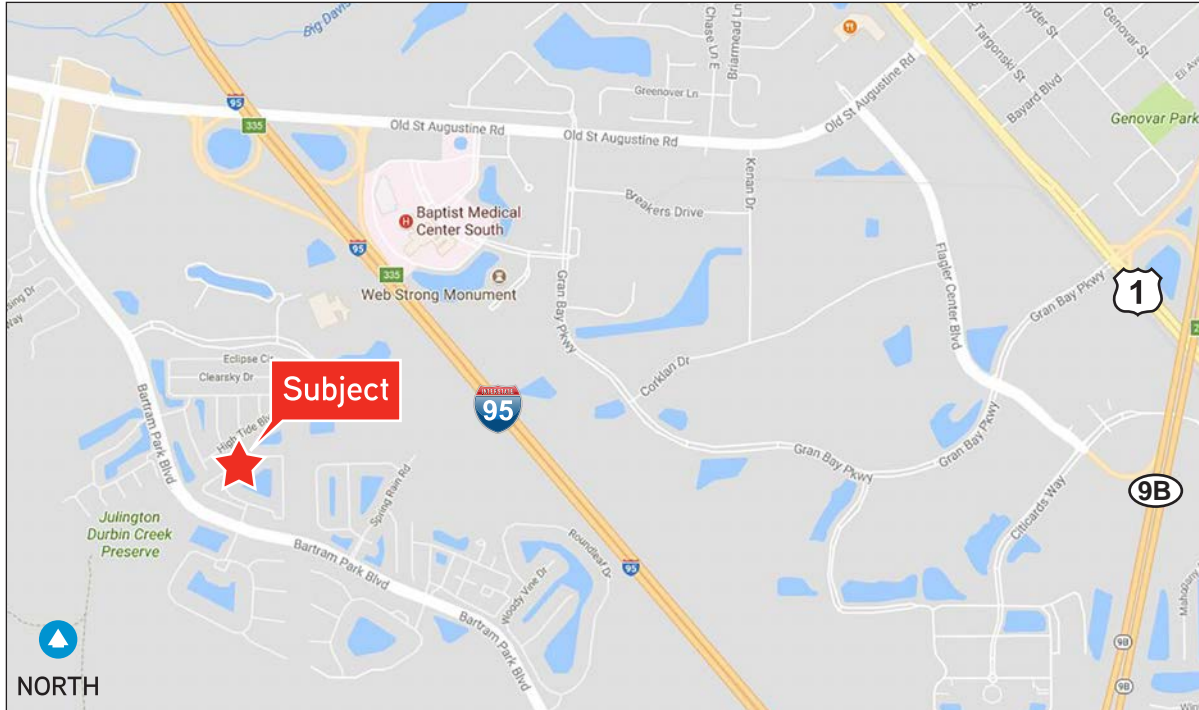
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Street & Plat Map

13241 BARTRAM PARK BLVD., JACKSONVILLE, FL 32258



Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	3,013	33,715	88,958
2022 Est. Households	1,642	13,764	36,091
2022 Est. Avg. HH Income	\$88,192	\$117,558	\$119,852

Source: Esri

Site Plan

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BLDG. 500			
Leased	Leased	Ste. 509 1,140 SF	Leased

BLDG. 600			
Leased	Leased	Leased	Leased

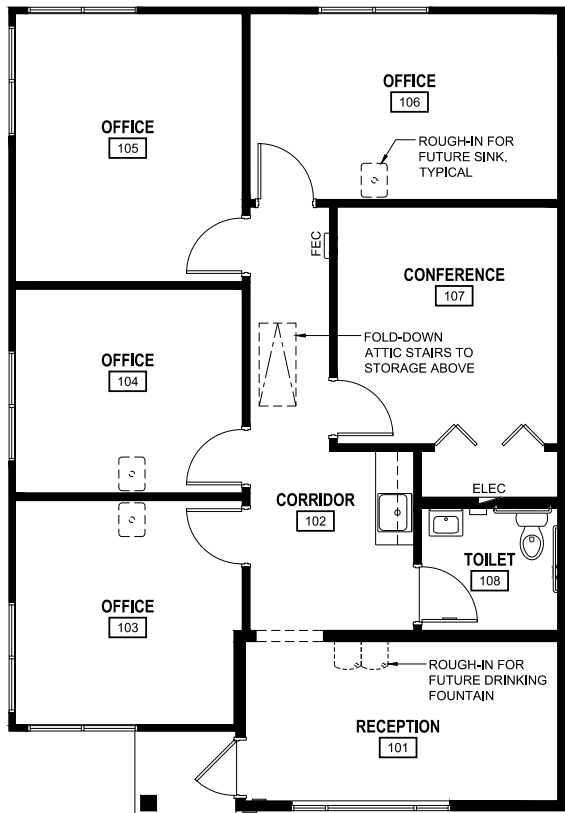
BLDG. 700			
Leased	Leased	Leased	Leased

BLDG. 800	
Ste. 801-809 Leased	Ste. 813 972 SF

BLDG. 900			
Ste. 901 1,228 SF	Ste. 905 1,310 SF	Ste. 909 993 SF	Ste. 913 972 SF

Building 901-905 Floor Plan - 2,538 SF Available

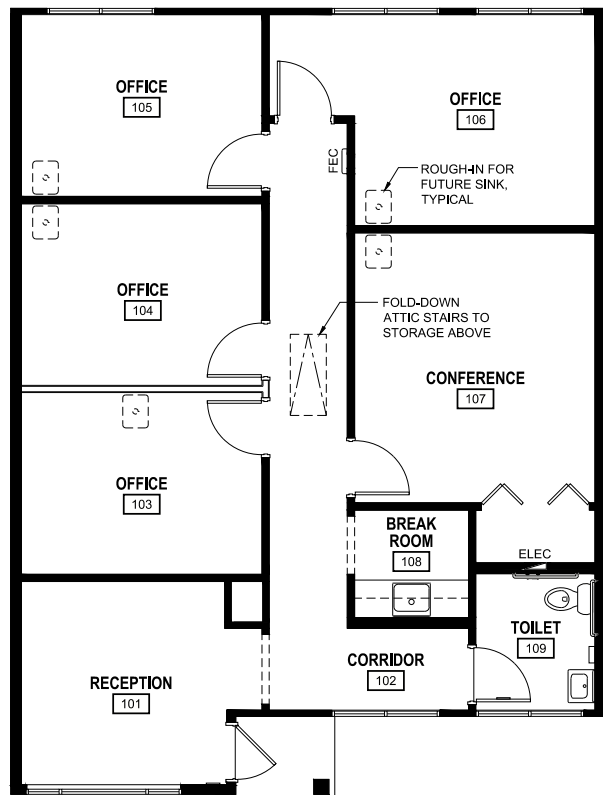
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FLOOR PLAN - UNIT 901

SCALE: 3/16" = 1'-0"

1,228± SF



FLOOR PLAN - UNIT 905

SCALE: 3/16" = 1'-0"

1,310± SF

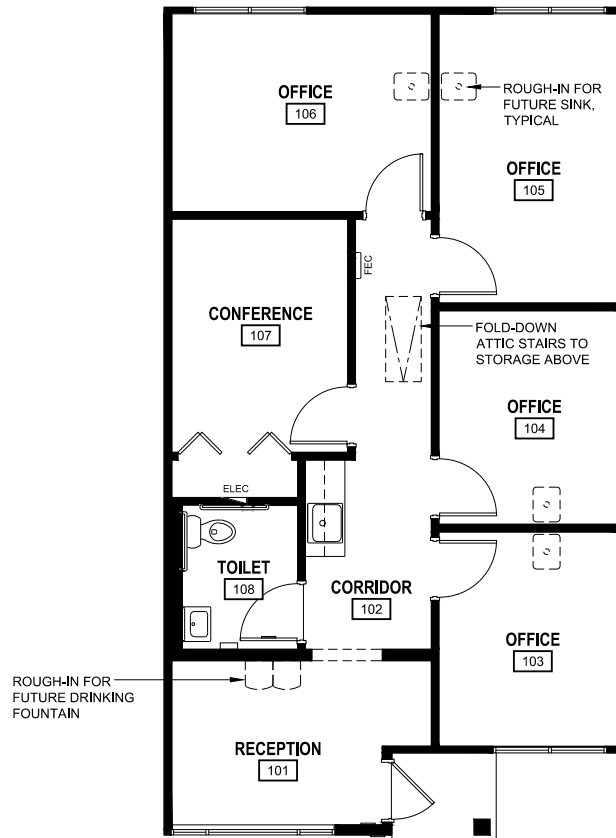
Suite 909
993± SF
Available

Suite 913
972± SF
Available

Labels on the floor plan include: STORAGE, CLEAN ROOM, BATH-ROOM, OFFICE, and REST AREA.

New Opportunity: Suite 813 - 972± SF

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FLOOR PLAN - UNIT 813

SCALE: 3/16" = 1'-0"

972± SF

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