Medical & Merchants Center of Mandarin

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Property Features

- > Two-story medical office building with other medical tenants to create a good referral base
- > Exceptional signage opportunities on multiple monument street signs
- > Retail on-site includes Winn-Dixie, Community First Credit Union, restaurants and others
- > Property is south of I-295 with signalized intersection
- > Strong Demographics: Located in a community with 5.2% growth in a 5-mile radius
- > Space can be designed to fit Tenant's needs: Suite sizes 1,200 SF - 4,348 SF
- > Medical space is move-in ready or can be redesigned
- > On-site Property Management

7080

- > Tenant improvement allowance readily available
- > Full Service Lease Rate: \$24.00/SF

FRAN PEPIS Executive Vice President +1 904 861 1110 fran.pepis@colliers.com MATT CAVEN Office Associate +1 904 861 1114 matt.caven@colliers.com



COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL 32202 www.colliers.com/jacksonville

Colliers

Northeast Florida

Street Map

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



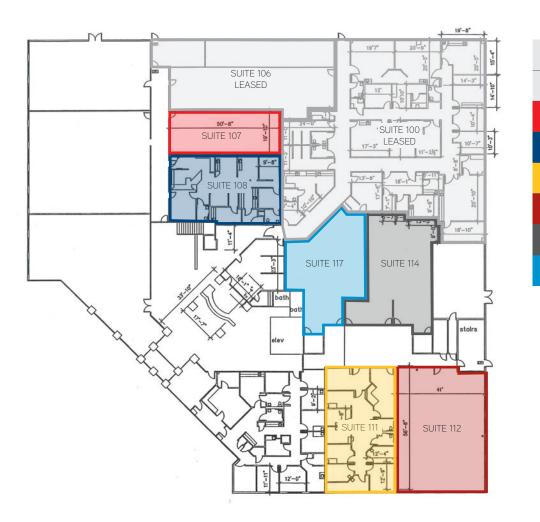
Demographics	1 Mile	3 Mile	5 Mile
2017 Population	8,147	51,922	115,030
2017 Total Households	3,330	20,982	45,354
2022 Average Household Income	\$103,229	\$104,618	\$105,576

Source: Esri Business Analyst Online



11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223

First Floor

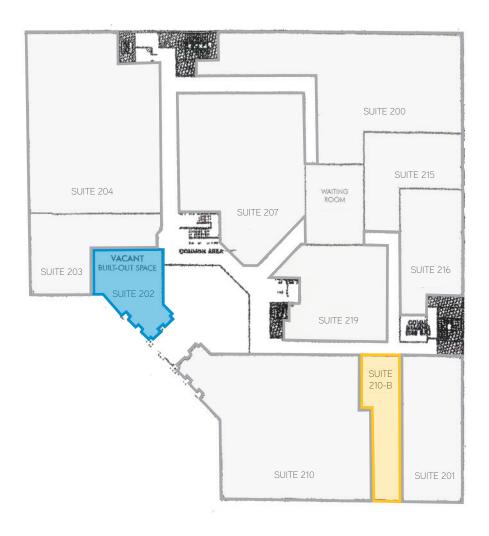


Suite 100: LEASED
Suite 106: LEASED
Suite 107: 1,230 SF
Suite 108: 1,829 SF
Suite 111: 2,048 SF
Suite 112: 2,300 SF
Suite 114: 1,979 SF
Suite 117: 2,139 SF

Floor Plan

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223

Second Floor



Suite 200: LEASED
Suite 202: 1,380 SF
Suite 203: LEASED
Suite 204: LEASED
Suite 207: LEASED
Suite 210: LEASED
Suite 210-B: 1,600 SF
Suite 210-D. 1,000 SI
Suite 211: LEASED
Suite 211: LEASED
Suite 211: LEASED Suite 215: LEASED

Property Photos

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Suite 111

Suite 111



Suite 108

Suite 108

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida 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. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.