

FOR LEASE > MEDICAL OFFICE SPACE



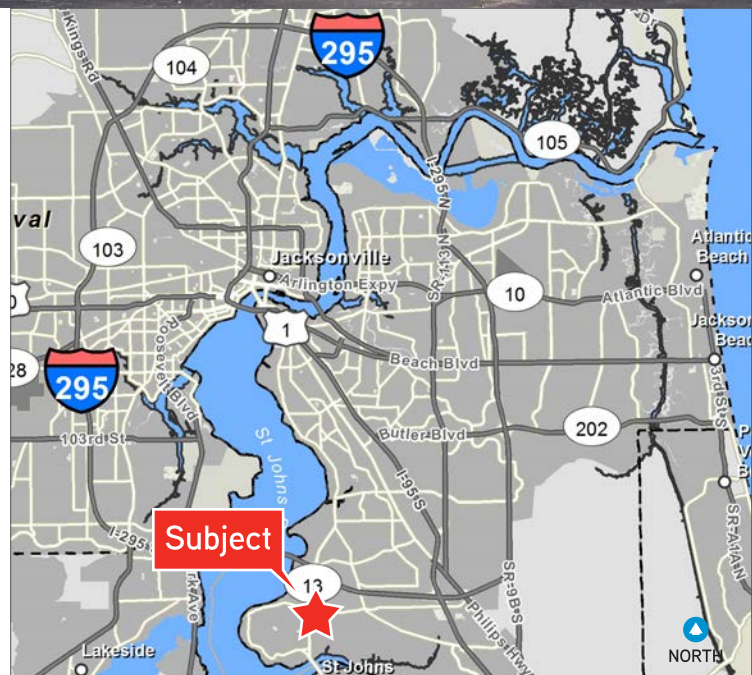
# Medical & Merchants Center of Mandarin

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
- > 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

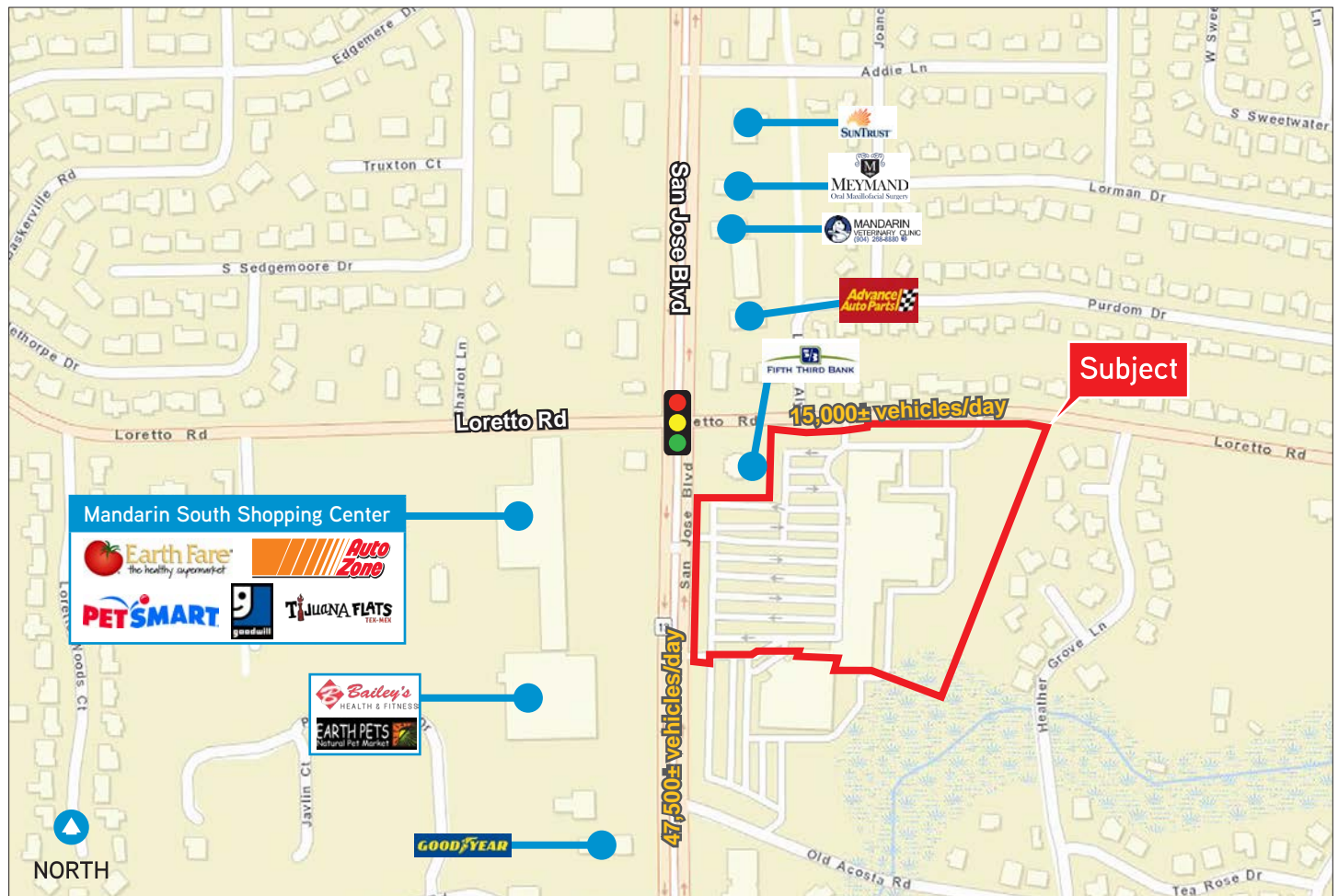
7080

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

# 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

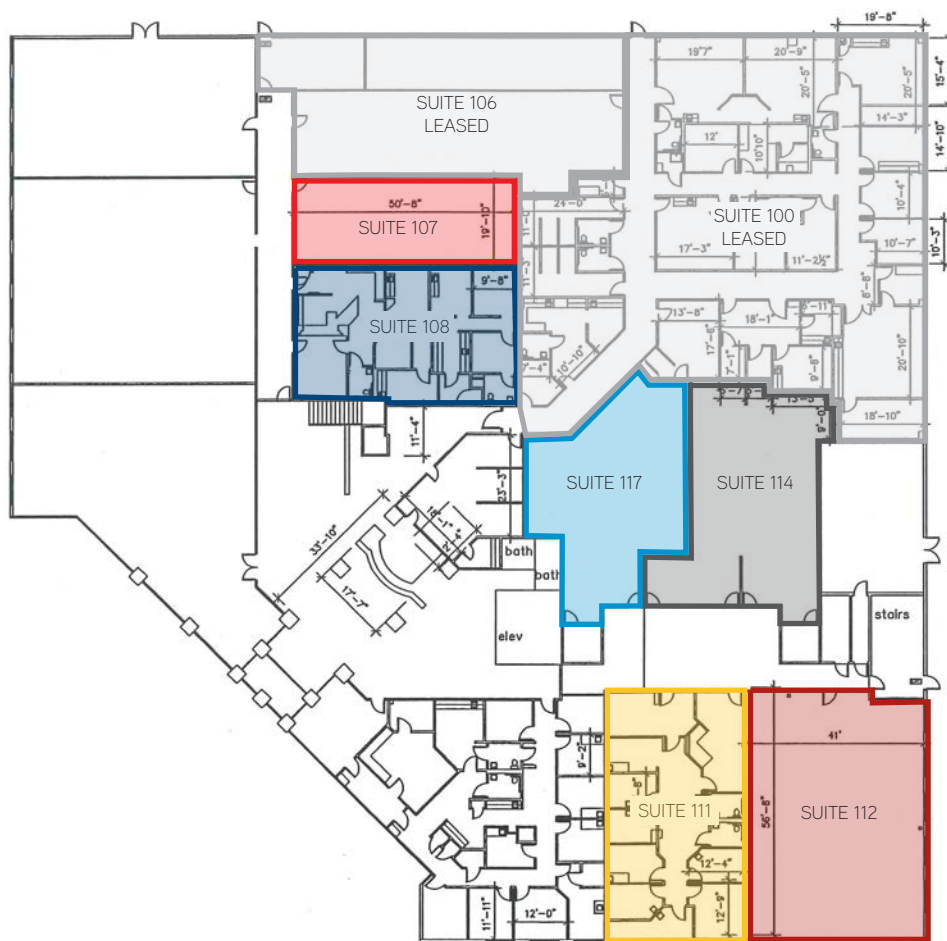
Source: Esri Business Analyst Online



# Floor Plan

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223

## First Floor

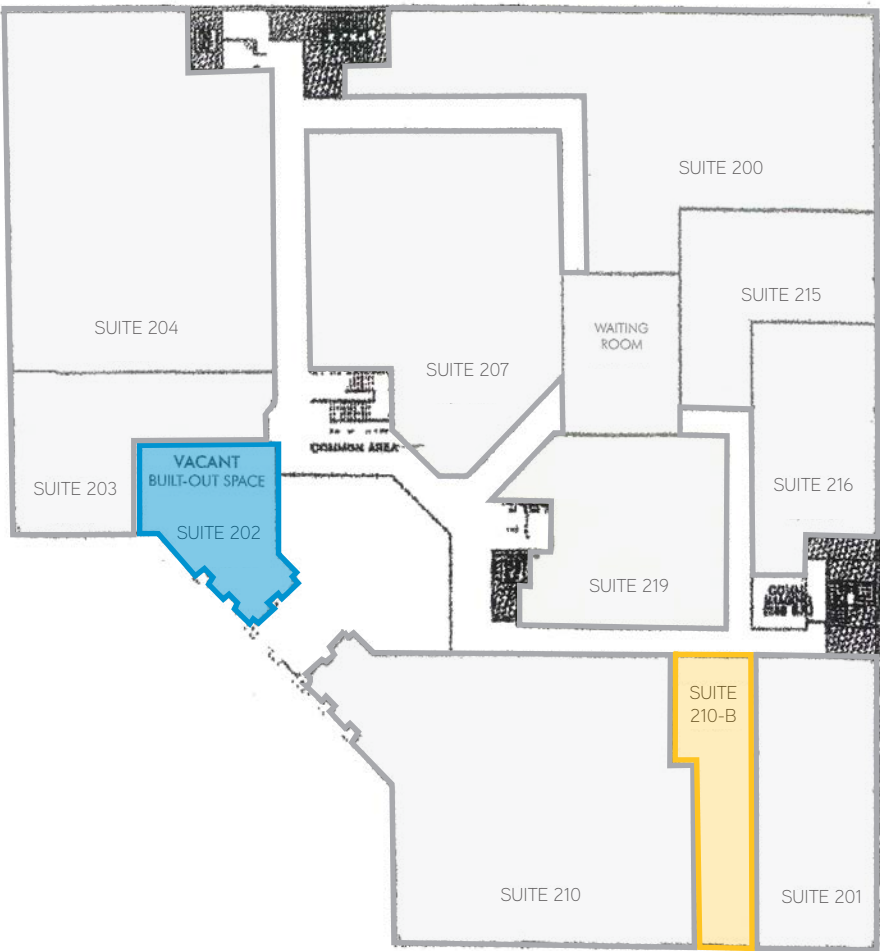


	Suite 100: LEASED
	Suite 106: LEASED
	Suite 107: 1,230 SF
	Suite 108: 1,829 SF
	Suite 111: 2,048 SF
	Suite 112: 2,300 SF
	Suite 114: 1,979 SF
	Suite 117: 2,139 SF

# 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 211: LEASED
	Suite 215: LEASED
	Suite 216: LEASED
	Suite 219: LEASED

FOR LEASE > MEDICAL OFFICE SPACE

# Property Photos

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Suite 111



Suite 111



Suite 108



Suite 108