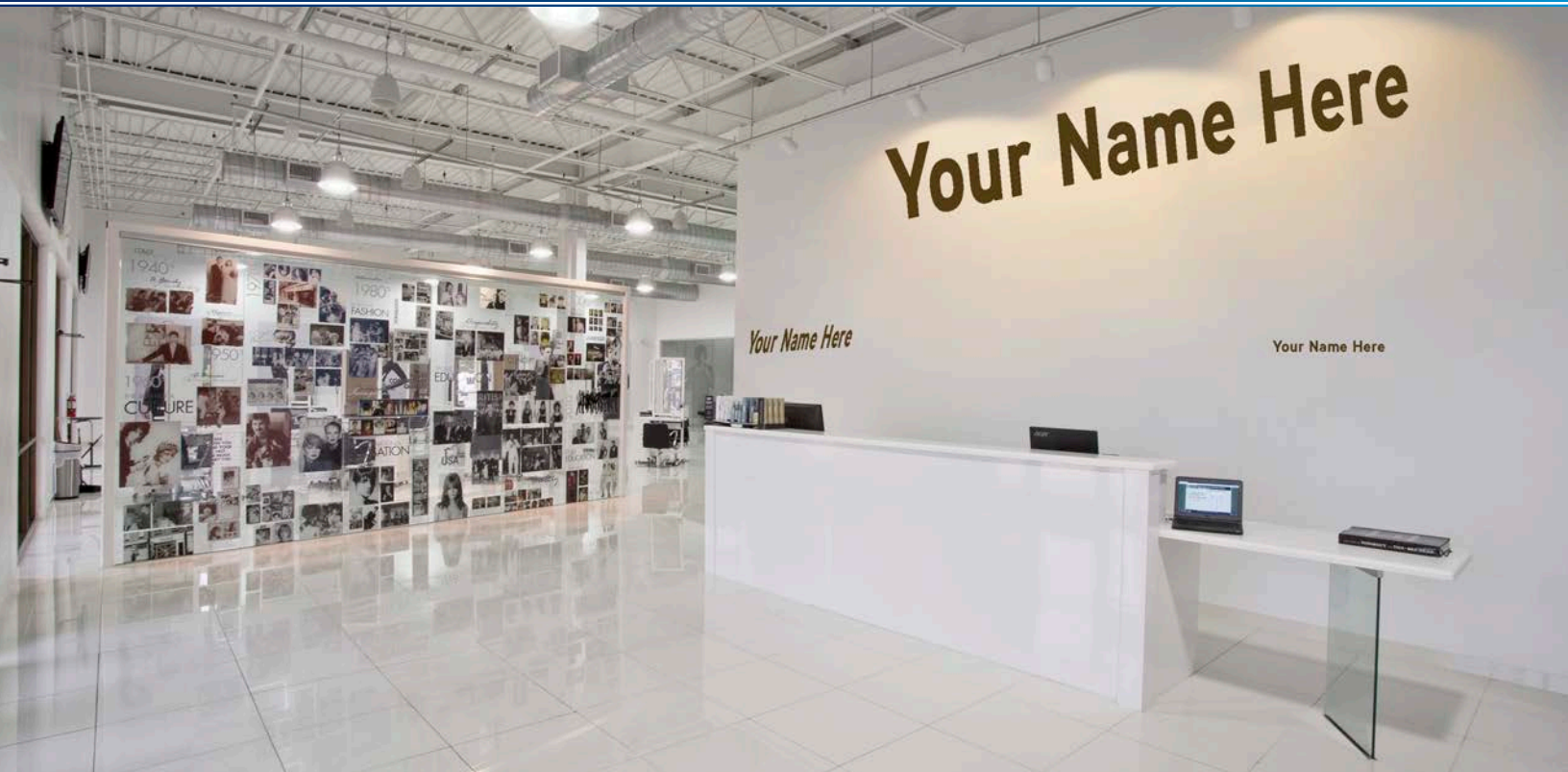


FOR LEASE > OFFICE-RETAIL

12,500± Office-Retail High End Finish



8206 PHILIPS HWY, STE 33, JACKSONVILLE, FL 32256



PROPERTY SUMMARY



Located in the Baymeadows Junction shopping center at the very busy intersections of Philips Hwy/US-1 and Baymeadows Rd. This is a very large office, retail, or medical space. The total size is 12,500± square feet. It has a beautiful and expensive interior buildout from the previous tenant.

Named for the Mandarin orange in 1830, the Mandarin area is on the St. Johns River just south of San Marco was once described as "a tropical paradise" by Harriet Beecher Stowe, the author of Uncle Tom's Cabin. Once an important river port for shipping oranges and other citrus fruit northward, today Mandarin is a blend of residential areas and shopping centers.

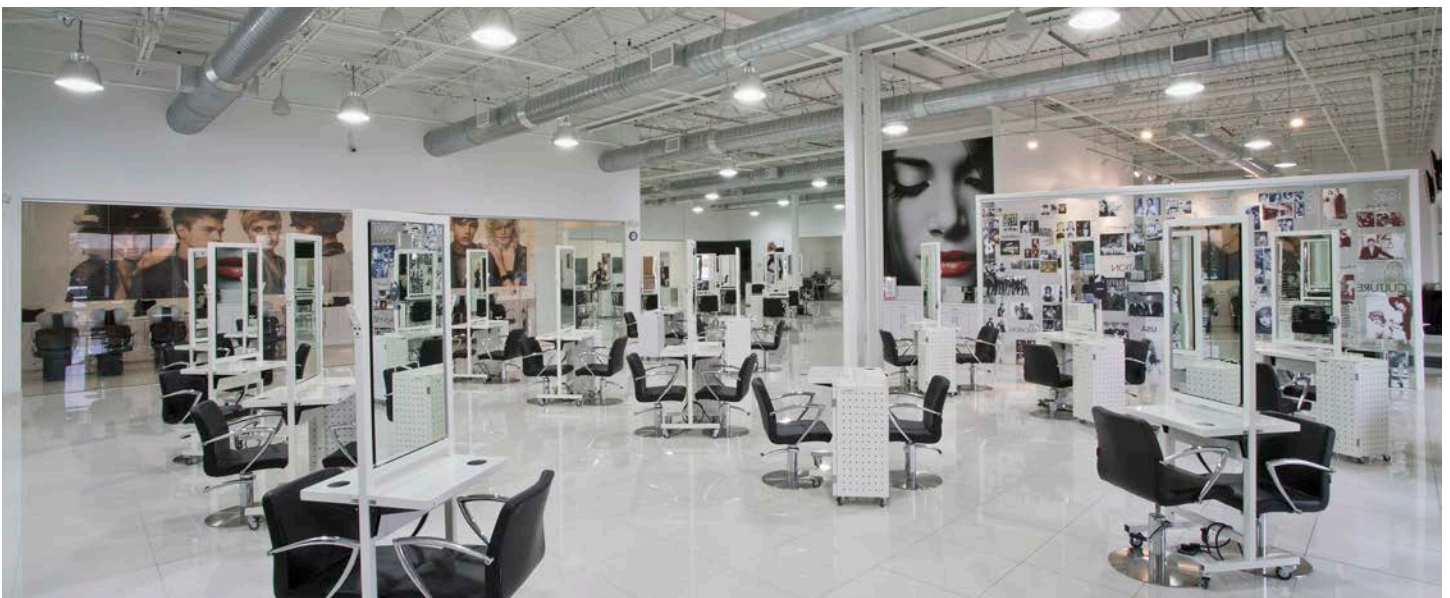
VIEW ONLINE: www.colliers.com/jacksonville

You've got to see this!

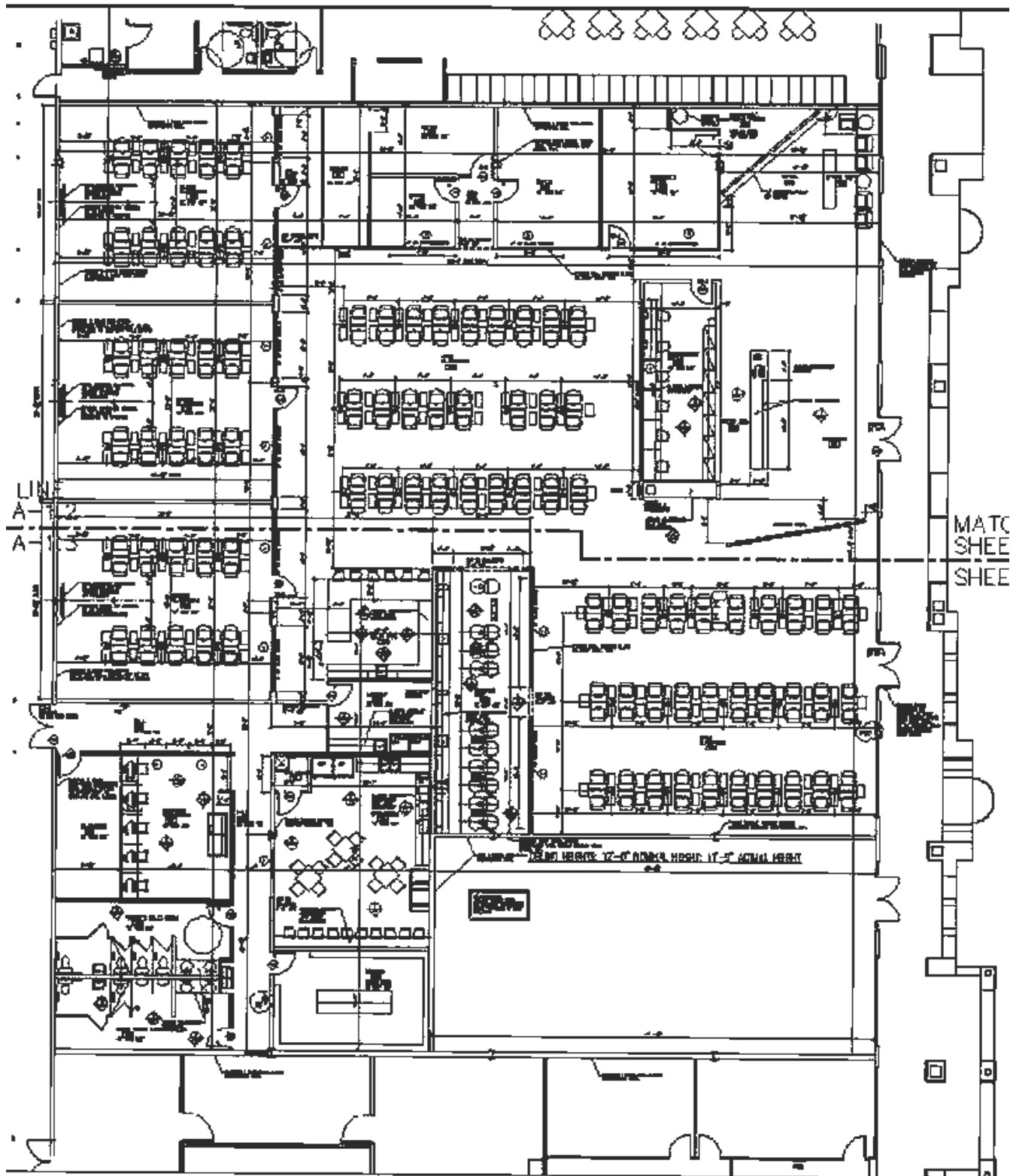
A beautiful designed space that will 'wow' your clients and customers!

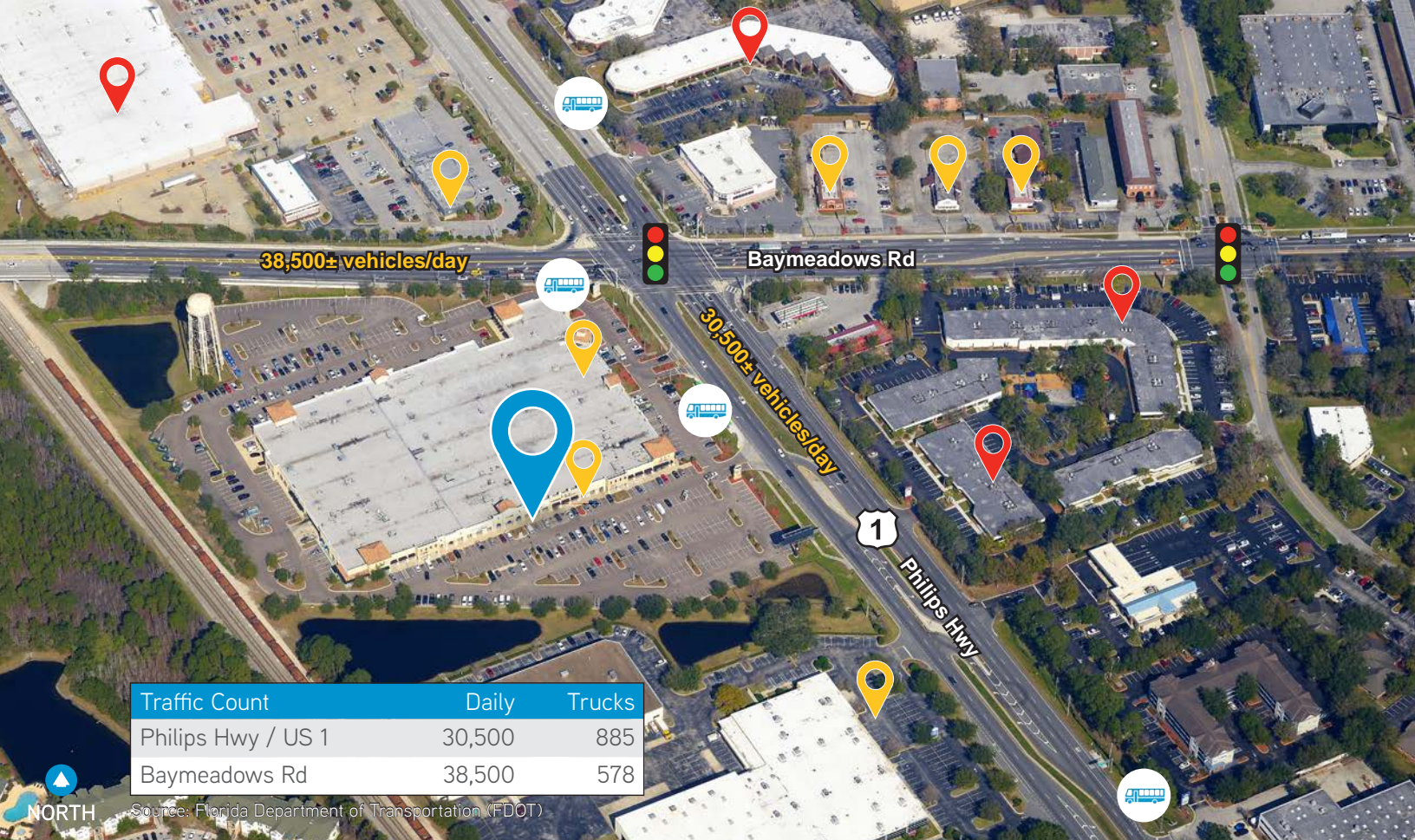
Space Highlights:

- › Large, office, retail or medical facility
- › Up to 12,500± SF available (will consider subdividing)
- › High ceilings of 16'±
- › Located near I-95 and I-295 interstate on ramps
- › Massive parking lot for tenants with large parking requirements
- › Asking Rate: \$15.94/SF CAM Rate: \$3.50/SF



Floor Plans & Available Area





Bus Stop



Property Address



Restaurant



Shopping Centre



Office Complex

> Contact Us



GARY MONTOUR

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Real Estate Broker

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	6,060	72,605	165,990
Pop. Est. 2022	6,349	76,745	176,380
2017 Est. Avg. HH Income	\$72,420	\$73,125	\$78,570

Source: Esri Business Analyst Online

COLLIERS INTERNATIONAL

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Please contact us to see this property



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