



For Lease > Deerwood North Office Park

9889 N. Gate Parkway, Suite 401 & 403, Jacksonville, FL 32246

Property Features

- > Office suites located in a Professional Office Park off of Gate Parkway North
- > Suite 401 is an 1,186± SF corner unit with great natural light
- > Suite 403 is an 1,205± SF interior unit
- > Prime location across the street from the Florida Blue Headquarters and at the Merrill Lynch Campus with a traffic light
- > Excellent monument signage facing Gate Parkway
- > Property is minutes from St. Johns Town Center and Tapestry Park with restaurants, retail stores, movie theater, housing and many hotels nearby
- > Fastest growing area in Duval County with strong demographics
- > **Rental Rate:** \$20.00/SF NNN
- > **CAM** \$2.40/SF

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.

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

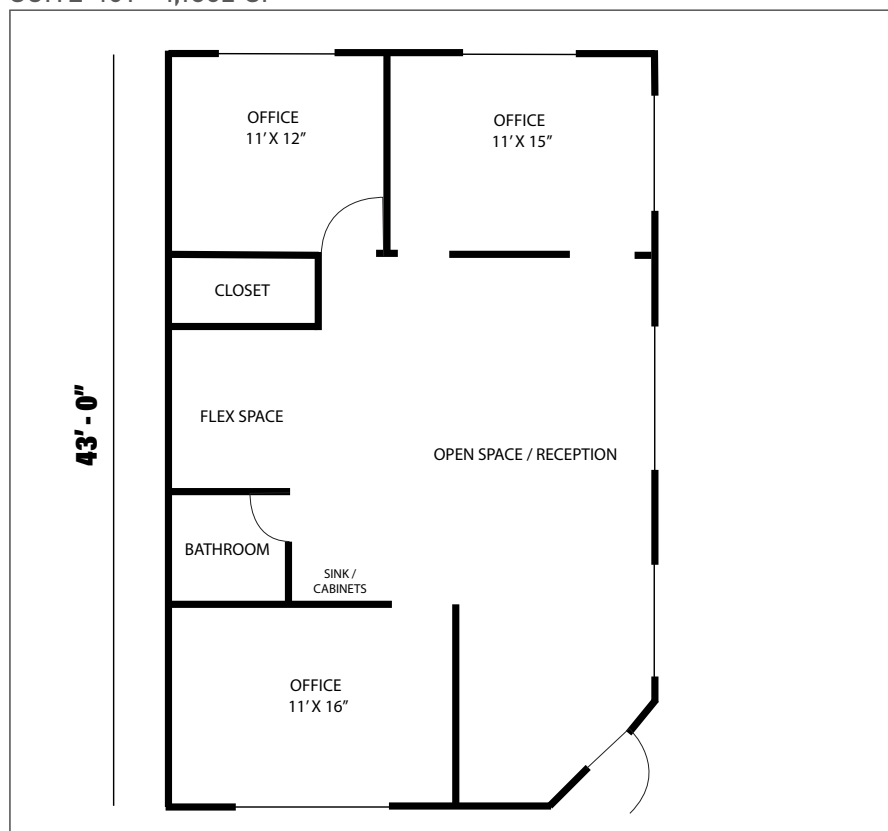
COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville



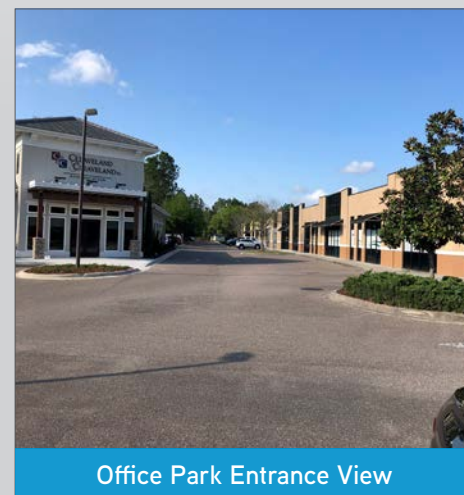
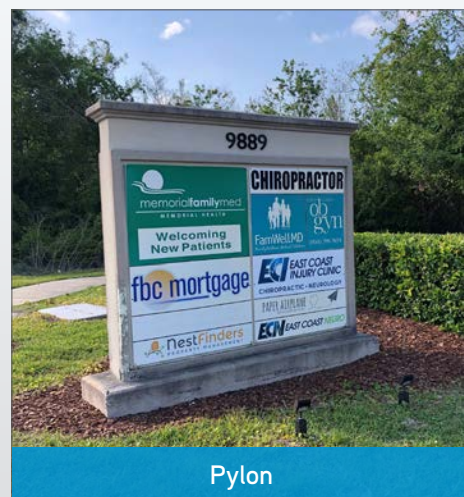
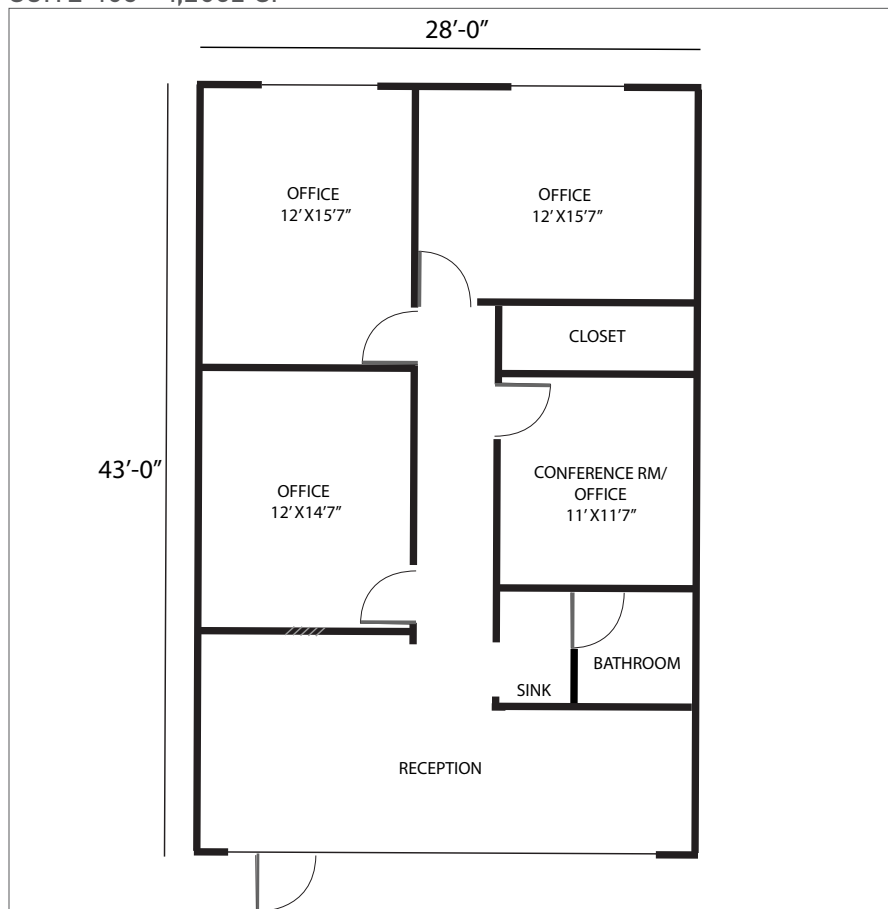
Accelerating success.

Floor Plans

SUITE 401 - 1,186± SF



SUITE 403 - 1,205± SF



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



Accelerating success.

Aerial



2018 TOTAL POPULATION

1 Mile: 8,716
3 Mile: 64,503
5 Mile: 189,243



2018 DAYTIME POPULATION

1 Mile: 14,822
3 Mile: 93,734
5 Mile: 245,126



2018 AVERAGE HH INCOME

1 Mile: \$83,572
3 Mile: \$74,268
5 Mile: \$74,160



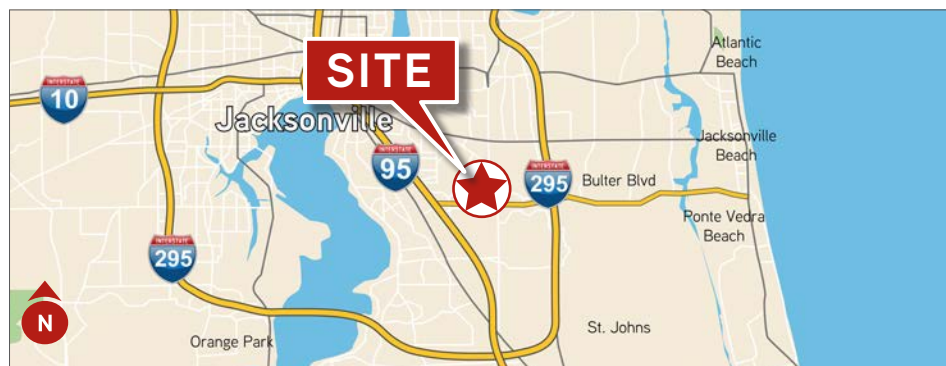
2018-2023 PROJECTED GROWTH RATE

1 Mile: 10.9%
3 Mile: 10.7%
5 Mile: 8.4%

Demographic Summary

Source: Esri

Location Map



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



Accelerating success.