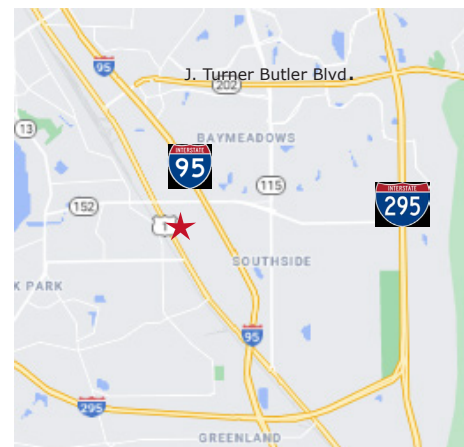


OFFICE SPACE FOR LEASE

7563 Philips Hwy, Bldg 300, Jacksonville, FL 32256



- **Suite: #304: +/-1,150 RSF**
- **Lease Rate: : \$19.50/RSF Modified Gross**
-plus electric and janitorial
- Available immediately
- Zoning: PUD (Office/Professional/Medical)
- Highly efficient office layout featuring tray ceilings. Floor plan includes four offices, large reception, break area, ADA accessible restroom, and ample storage
- Parking available on a shared basis in surrounding surface lot
- Located in the aptly titled Treetops Office Center, this project boasts a serene backdrop with trees spread across the property. Situated just off Philips Highway near JT Butler Blvd, it is the perfect combination of setting and location.



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	6,970	85,569	191,417
Average HH Income	\$111,627	\$113,415	\$114,254
Daytime Total Employees	14,195	79,575	159,055

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR
Kate Clifford
kate@strategicsites.com



STRATEGIC SITES
Clifford Commercial

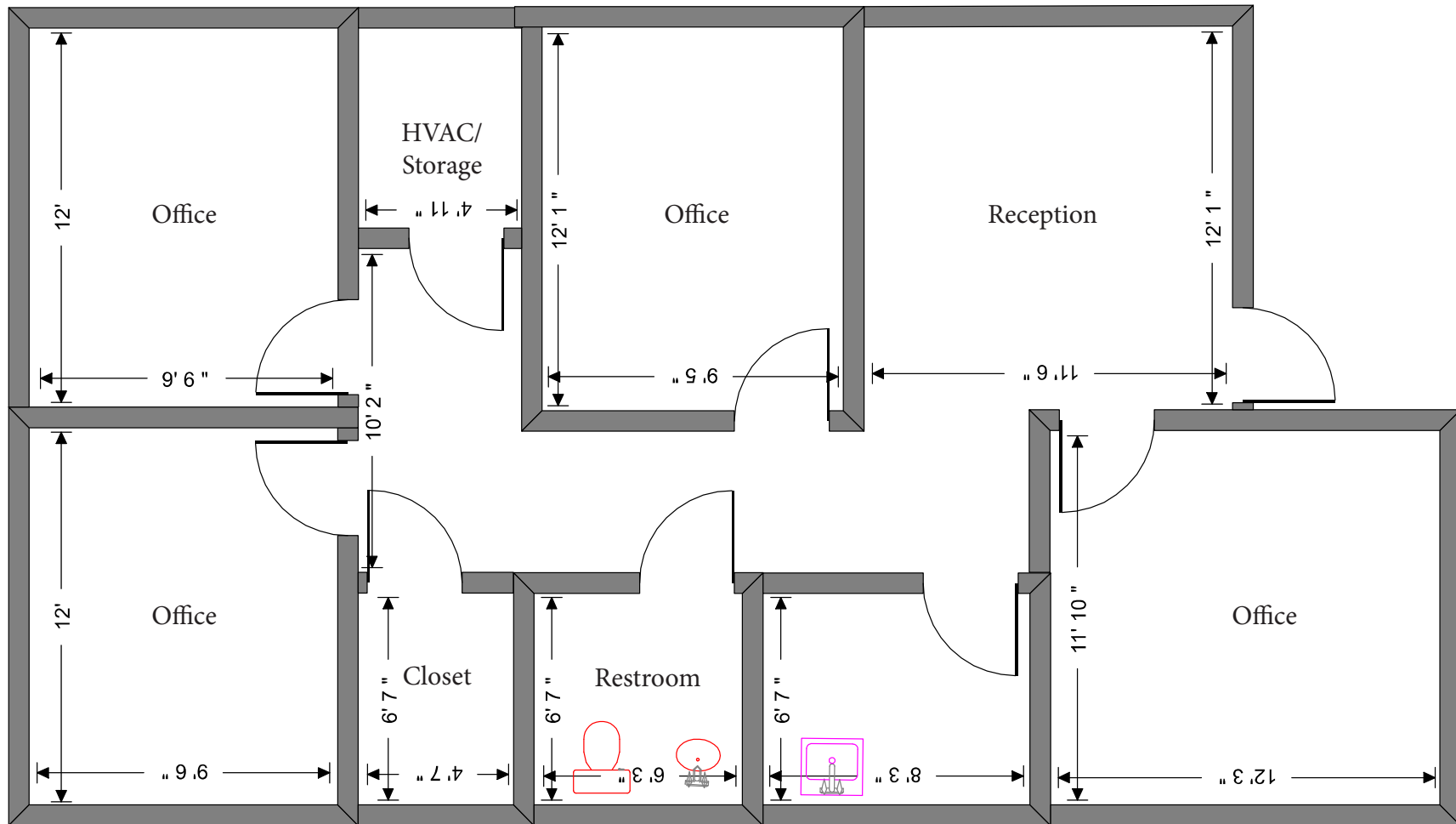
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

Suite #304: +/-1,150 RSF

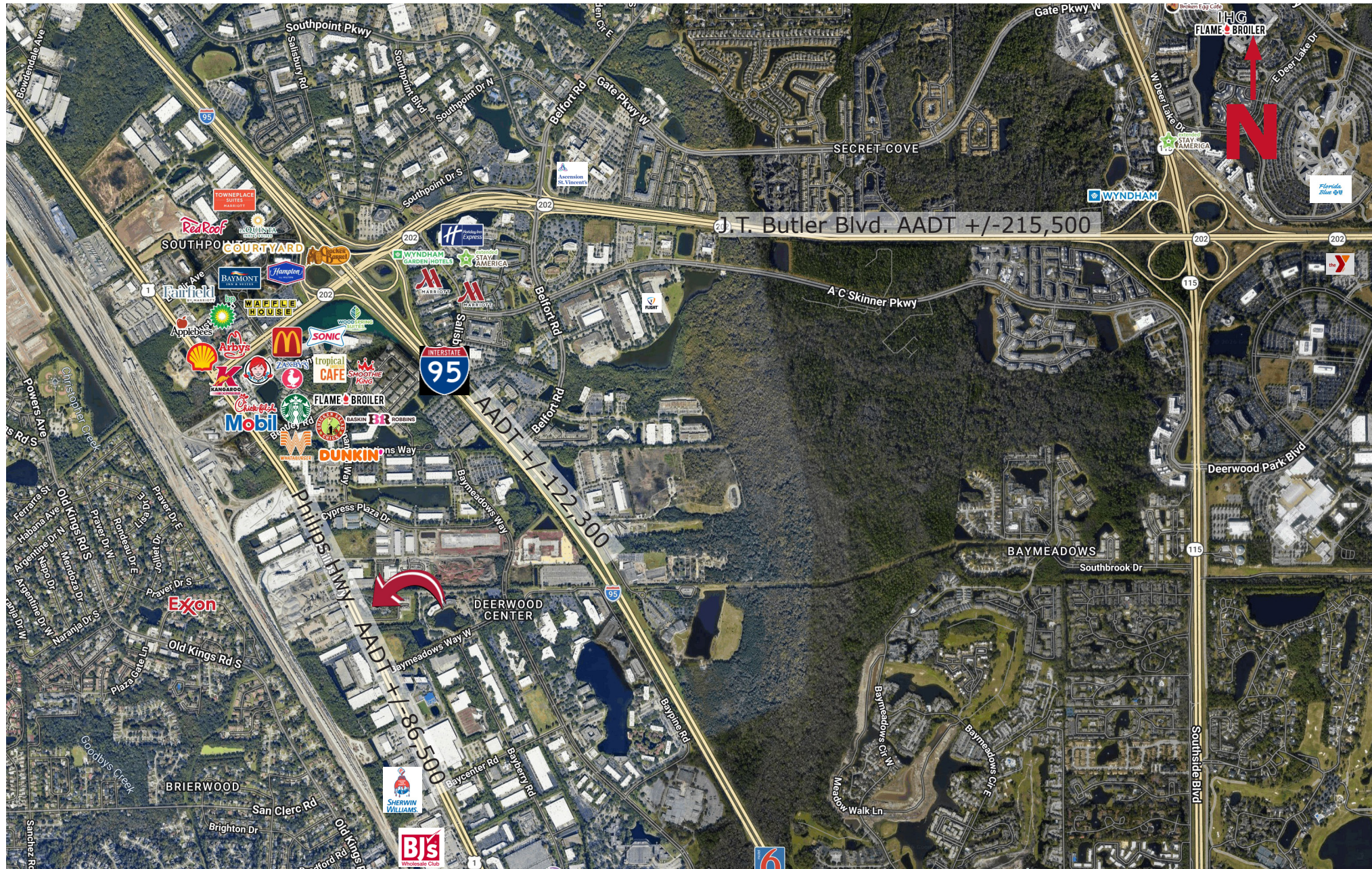


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Aerial



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