



Office Building **For Lease**

JACKSONVILLE, FL 32204

751 OAK ST



VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO

202.905.8578

904.424.4943

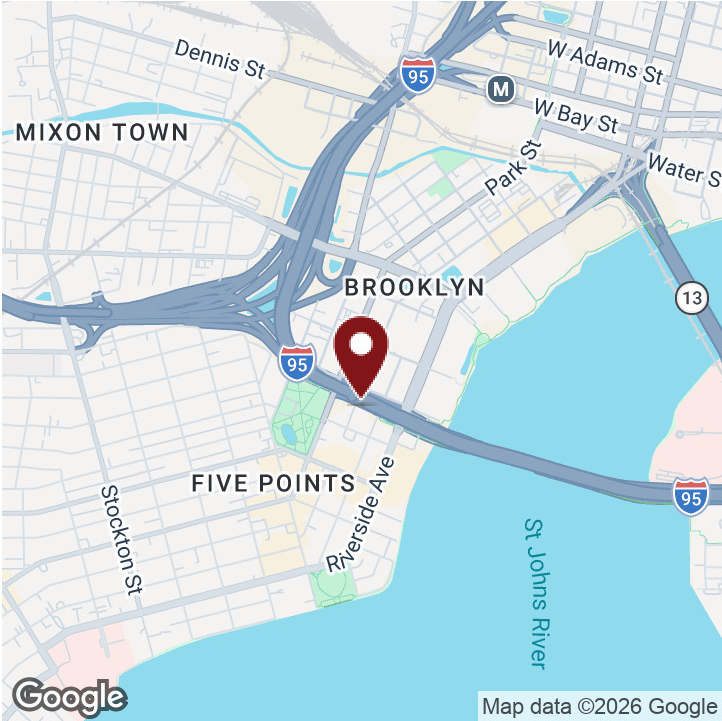
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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

svrcommercial.com

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	46,682 SF
Available SF:	900 SF
Lot Size:	0.083 Acres
Year Built:	1973
Zoning:	CRO
Market:	Jacksonville, FL
Submarket:	Riverside

PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 751 Oak St, Jacksonville, FL 32204. This spacious and well-appointed property offers a versatile layout, perfect for a variety of business needs. The expansive windows flood the interior with natural light, creating a bright and inviting atmosphere for both employees and clients. With modern amenities, including a fully equipped kitchenette and updated facilities, this property is ready to accommodate your business. Ample parking and easy access to major transportation routes make this location convenient for all. Don't miss the opportunity to elevate your business in this dynamic space.

PROPERTY HIGHLIGHTS

- Spacious and versatile layout
- Abundant natural light
- Modern amenities
- Fully equipped kitchenette
- Updated facilities
- Ample parking
- Convenient location

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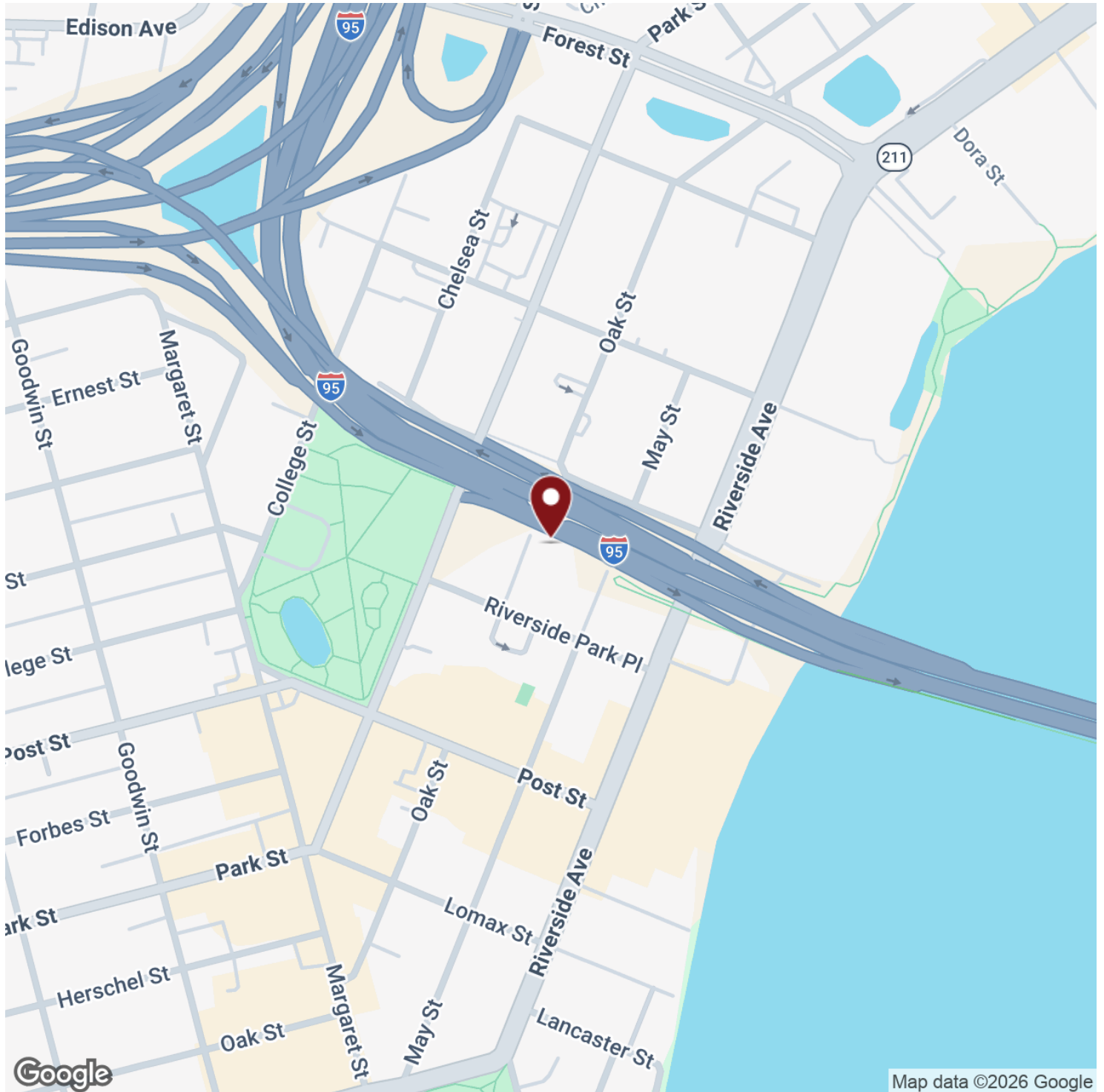
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	900 SF	Full Service	Negotiable	Private entrance with direct access

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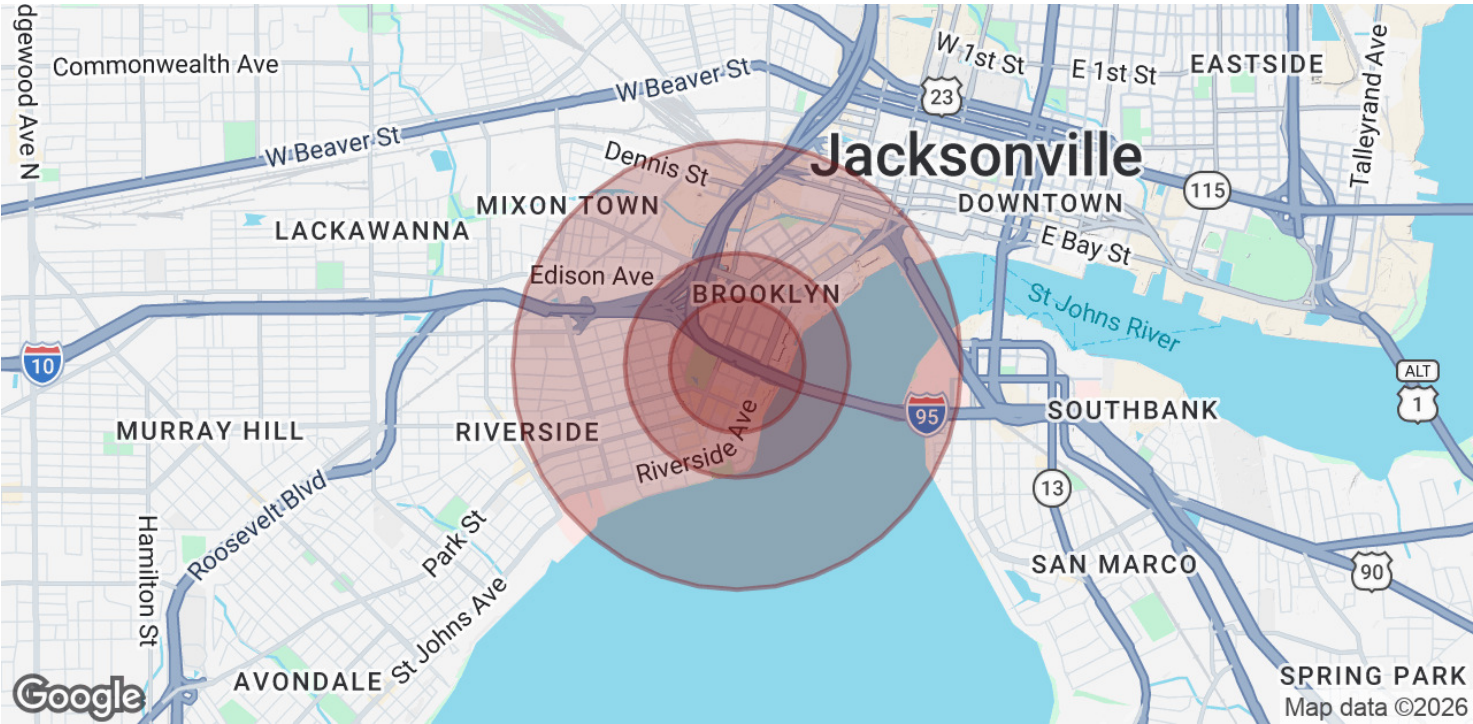
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	533	1,689	6,259
Average Age	54.7	50.4	45.7
Average Age (Male)	38.5	37.6	38.0
Average Age (Female)	61.5	57.0	50.2

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,045	3,743
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$88,411	\$89,176	\$87,305
Average House Value	\$424,403	\$429,452	\$371,011

2023 American Community Survey (ACS)

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