

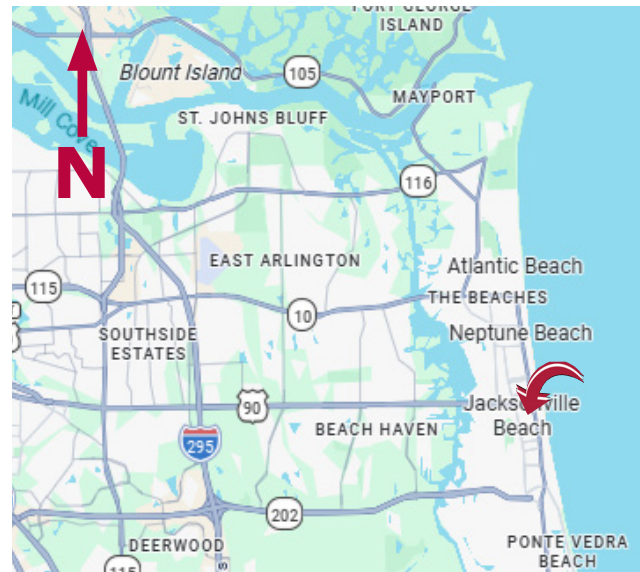
Free-Standing
Building For Lease

Jax Beach - 1 Block from Ocean

25 2nd Street South, Jacksonville Beach, FL 32250



- **Lease Rate: \$22.00/SF Modified Gross (plus Utilities & Janitorial)**
- Space Available: +/-3,200 SF
- Available for immediate occupancy
- Floor plan includes 5 offices, open space for cubicles, 3 restrooms, conference room and break room; extensive glass
- Zoning: JCB (Central Business District)
- Landlord is responsible for the landscape
- Access to 2nd floor via interior stairwell
- 13 parking spaces in surface lot
- Located just East of the Beach Blvd./ 3rd St. intersection in the heart of Jacksonville Beach
- Potential building signage



For Additional
Information Contact:

John Clifford
john@strategicsites.com

OR
Kate Clifford
kate@strategicsites.com

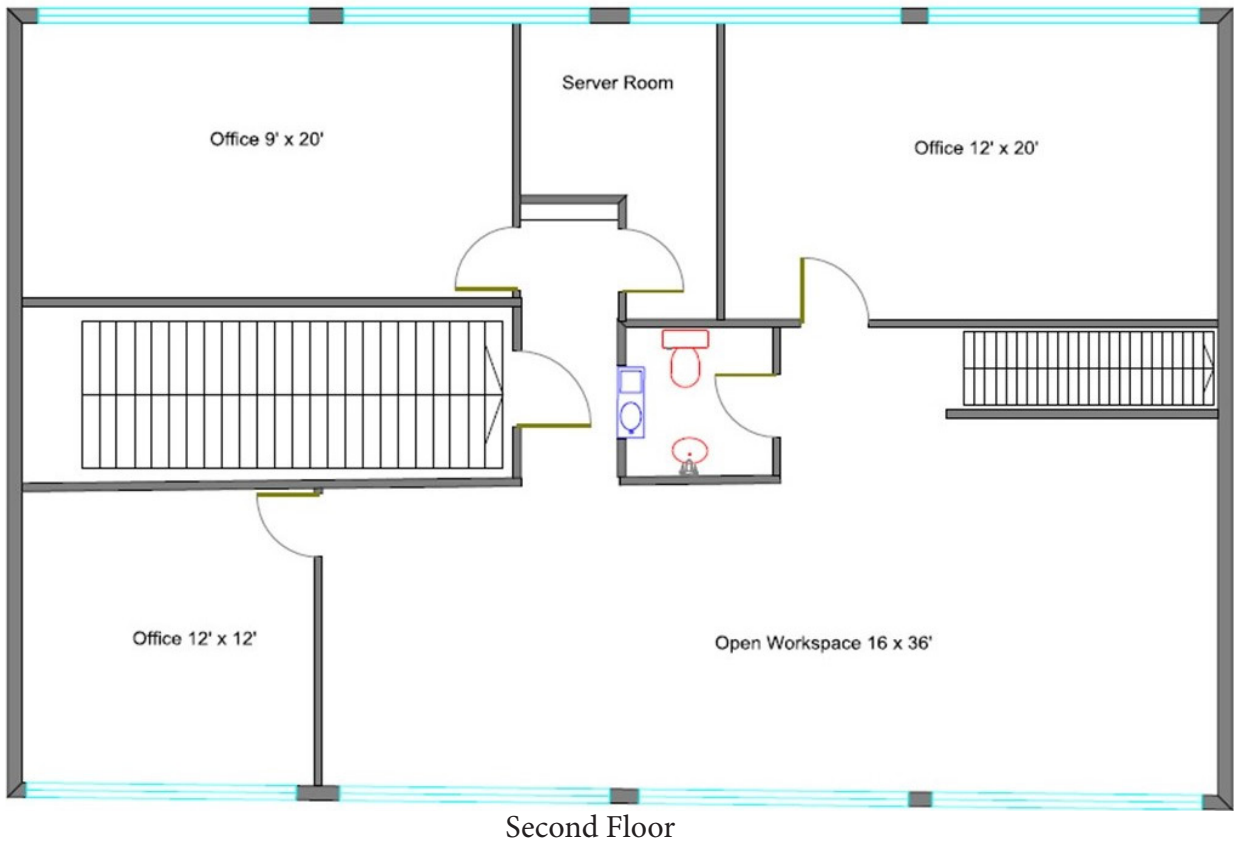
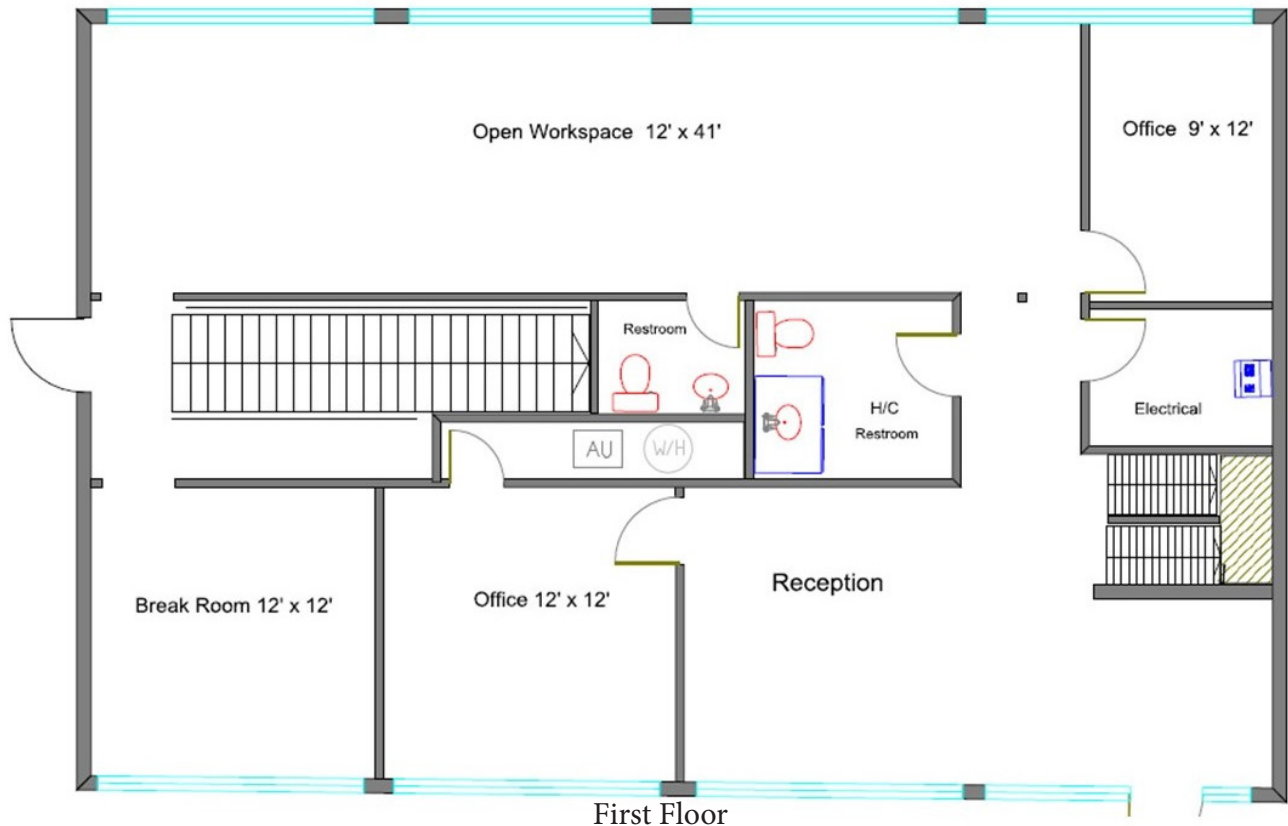


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Floor Plan +/-3,200 SF

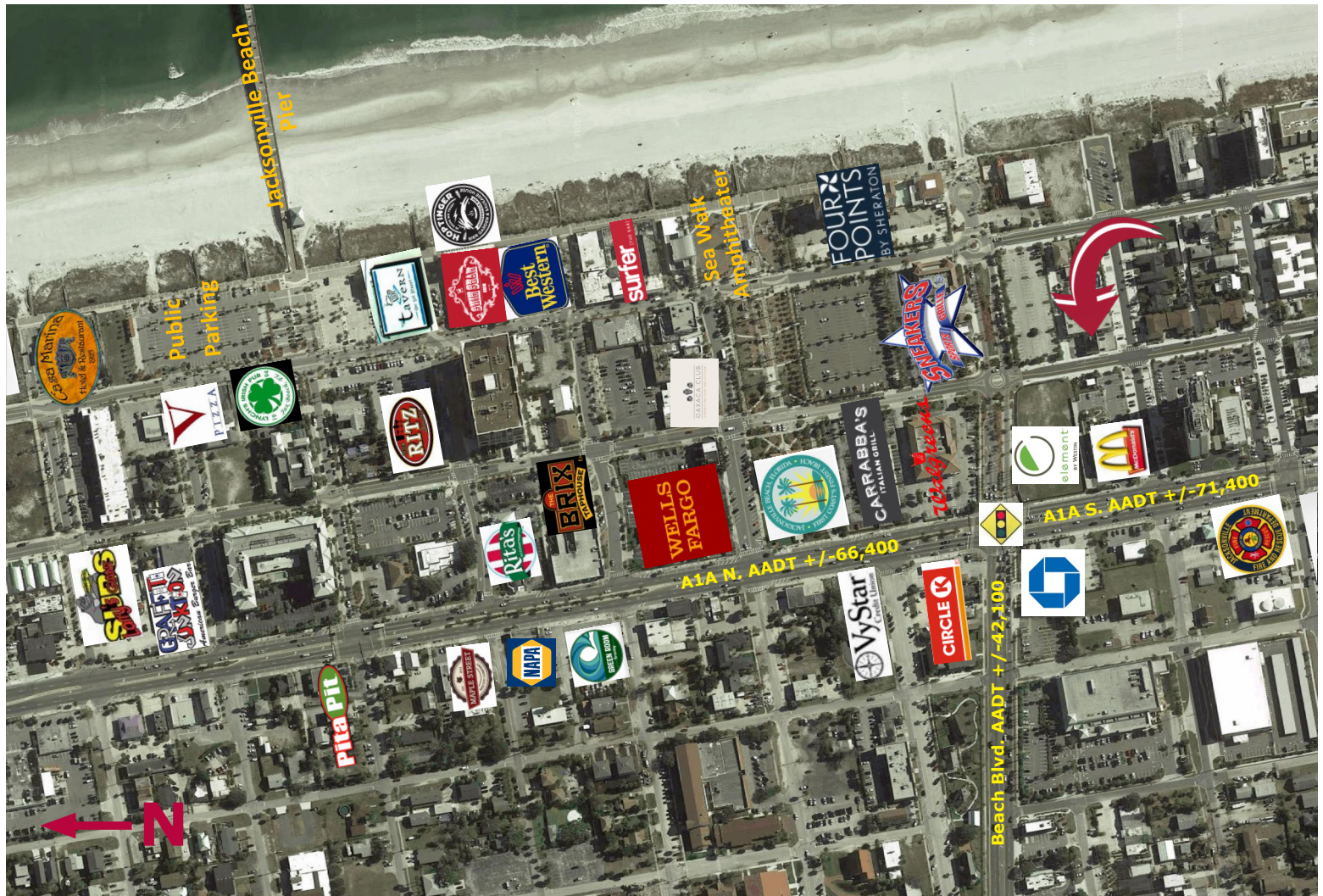


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Aerial



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