

# OFFICE SPACE FOR LEASE

## 6101 Gazebo Park Place North, Unit 106, Jacksonville, FL 32257

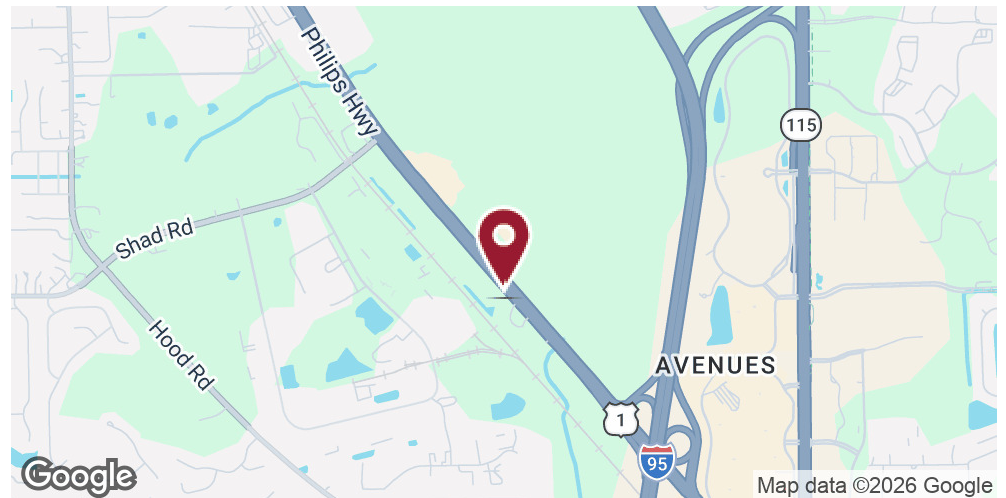


### OFFERING SUMMARY

Building Size:	13,662± SF
Available SF:	2,600± SF
Zoning:	CCG-1
Year Built:	2005
Offices:	4
Conference Room:	1
Break Room:	1
Parking:	6:1,000
Lease Rate:	\$12.85 PSF, NNN

### PROPERTY OVERVIEW

6101 Gazebo Park Place North is conveniently located just off Philips Highway, with easy access to major thoroughfares I-95 and I-295. The office suite features a welcoming reception area, five private offices, a spacious open area suitable for collaborative or shared workspaces, a dedicated file room/break room, and two bathrooms, providing functionality and comfort for employees and visitors alike.



**Mark Wainwright**

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Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

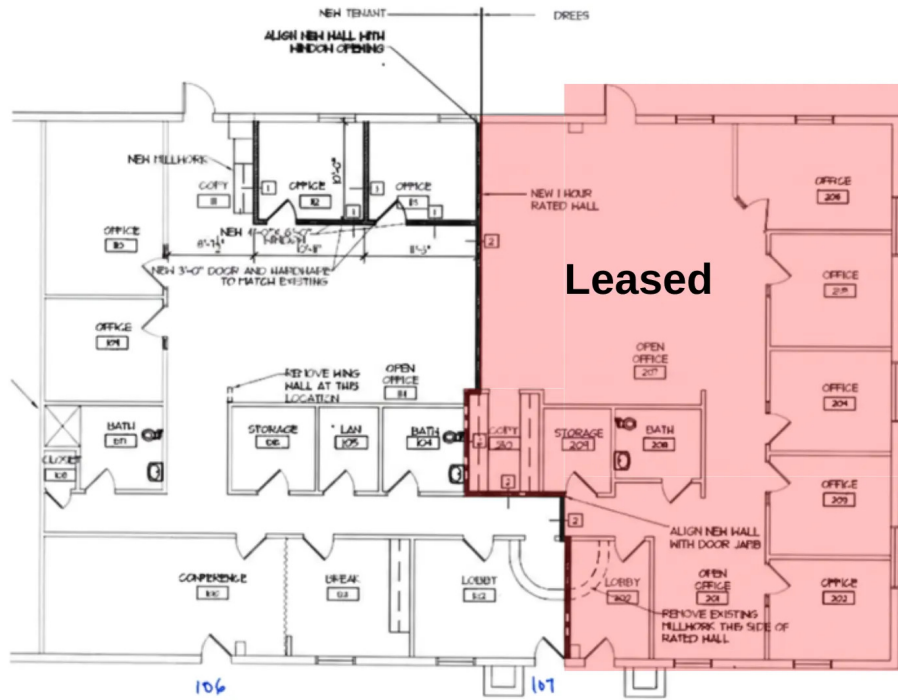
Information provided is deemed accurate, but subject to errors and/or omissions.



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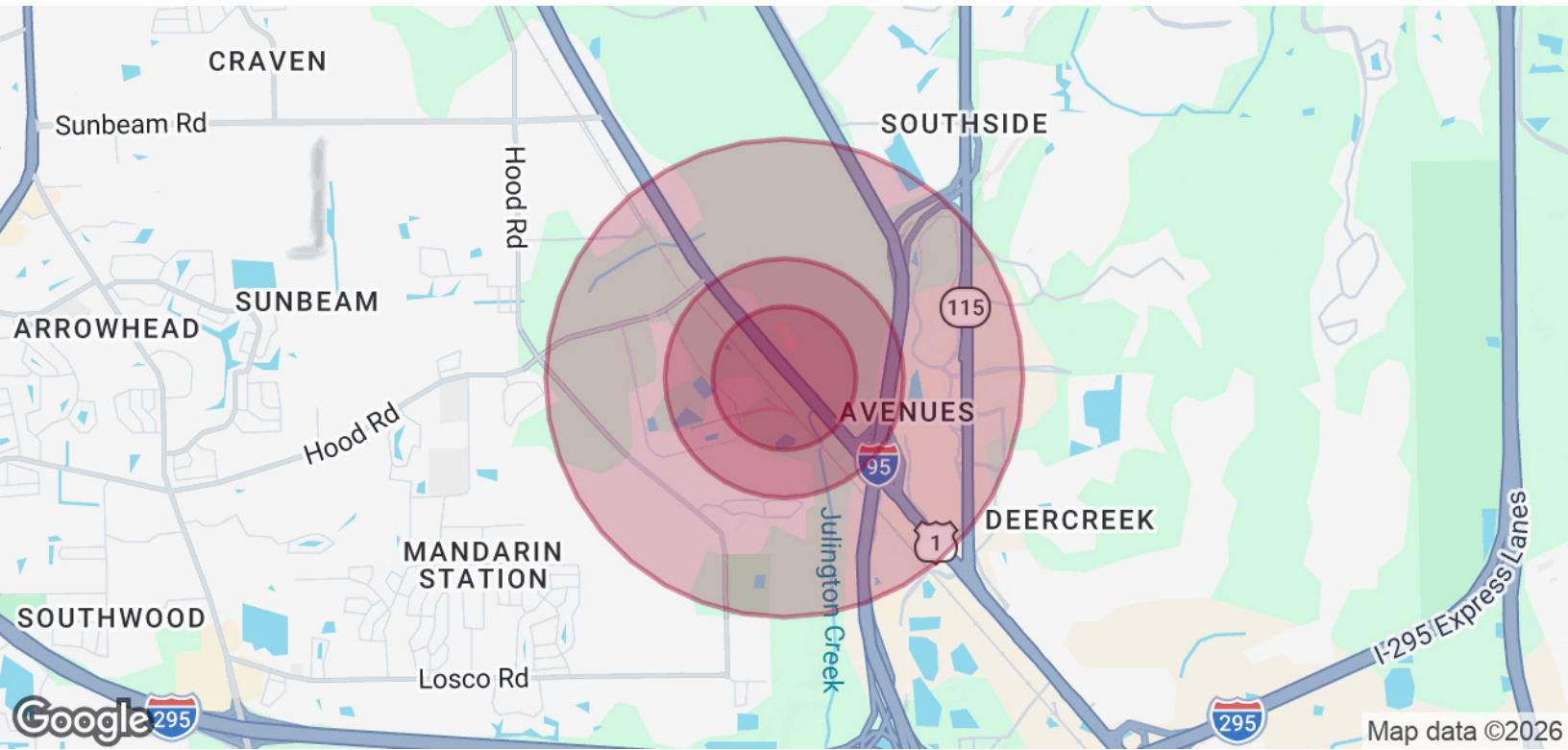
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	58	260	1,598
Average Age	41	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	89	588
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$140,123	\$140,157	\$130,094
Average House Value	\$395,927	\$396,321	\$396,878

2020 American Community Survey (ACS)

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