



Office/Medical

For Lease

Lease Rate:

**\$28/SF +
\$4.48/SF NNN**

Contact:

Chuck Diebel

+1 904 861 1112
chuck.diebel@colliers.com

Matt Entriken

Vice President
+1 904 861 1148
matt.entriken@colliers.com

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

Office/Medical Space for Lease at Medical Merchant Plaza

11705 San Jose Blvd. | Jacksonville, FL 32223

Available Spaces 1st Floor

- **Suite 107**, 1,231± SF Vacant
- **Suite 108**, 1,829± SF
- These units could be combined for 3,060± SF

Available Spaces 2nd Floor

- **Suite 202**, 1,587± SF
- **Suite A**: 3,870± SF, **Suite B**: 4,610± SF, **Suite C**: 3,732± SF
(see conceptual block plans, Suites A & B can be combined for a total of 8,480± SF)
- Join Brooks Rehab, Quest Diagnostics, ENT Specialists of North Florida, Dialysis Clinic, Platinum Dermatology, Brian E. Floro DMD and PPOA
- Suites for Medical or Office available in a tight Mandarin submarket
- Close to amenities
- Building signage availability for an anchor tenant
- Pylon signage space available

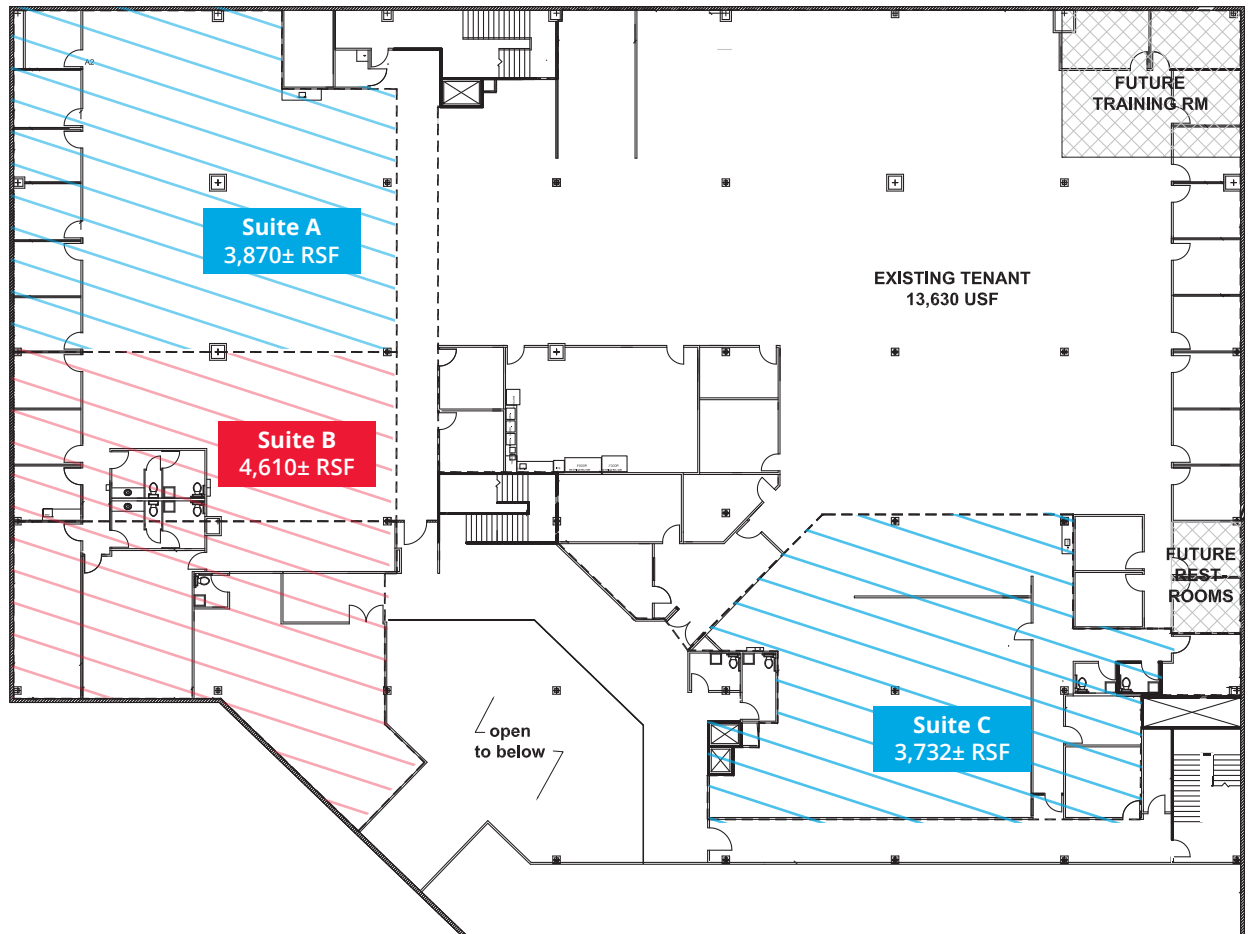
Floor Plan

Suites 107-108
Combined: 3,060± RSF



Conceptual Block Plans

Suite A: 3,870± RSF, **Suite B:** 4,610± RSF,
Suite C: 3,732± RSF



Suite 202: 1,587± SF

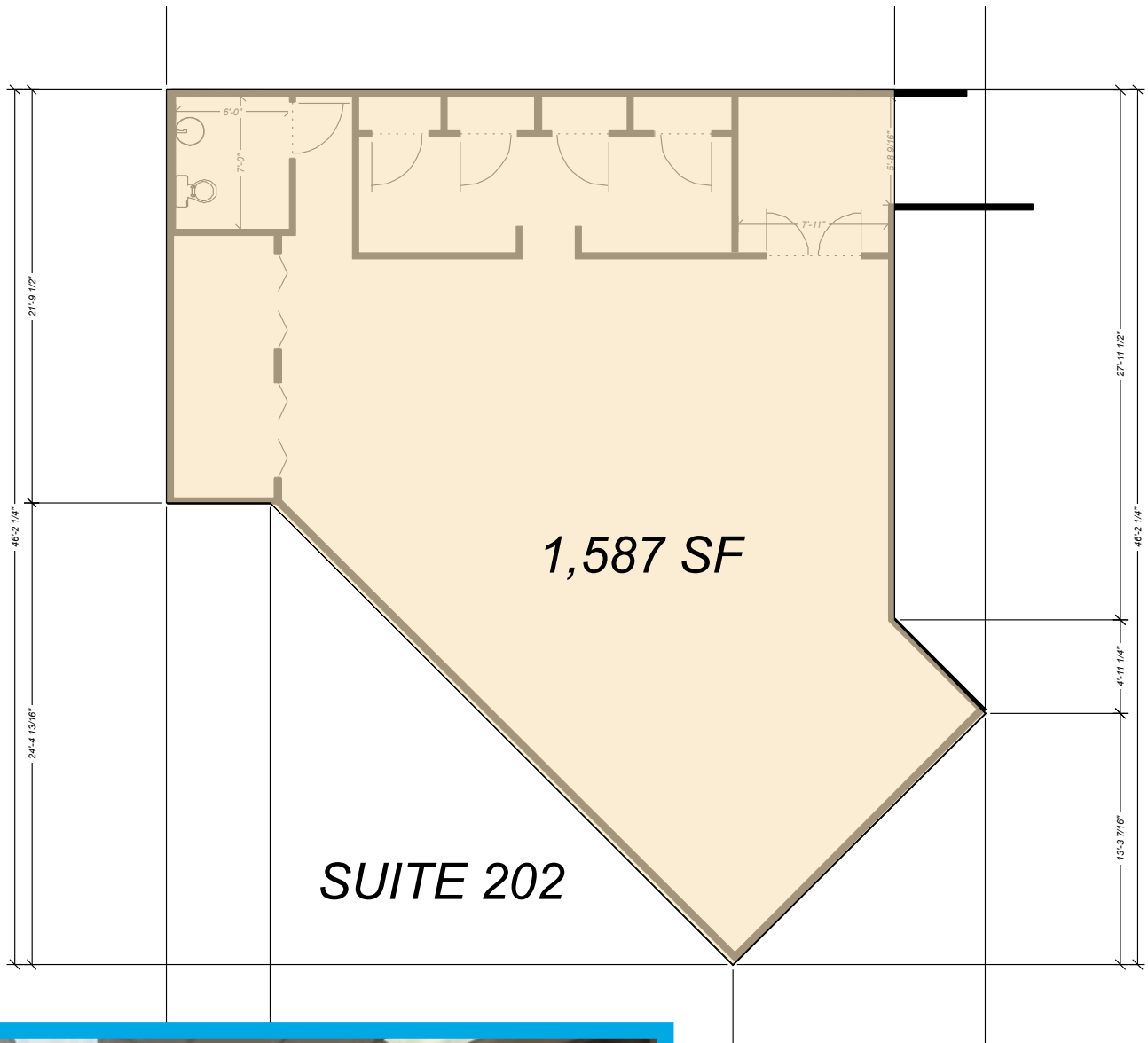
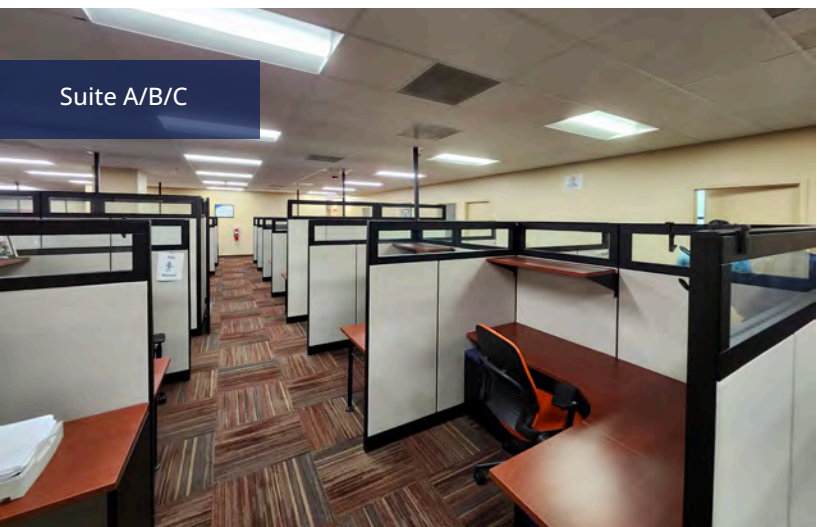


Photo Gallery



Suite A/B/C



Suite A/B/C

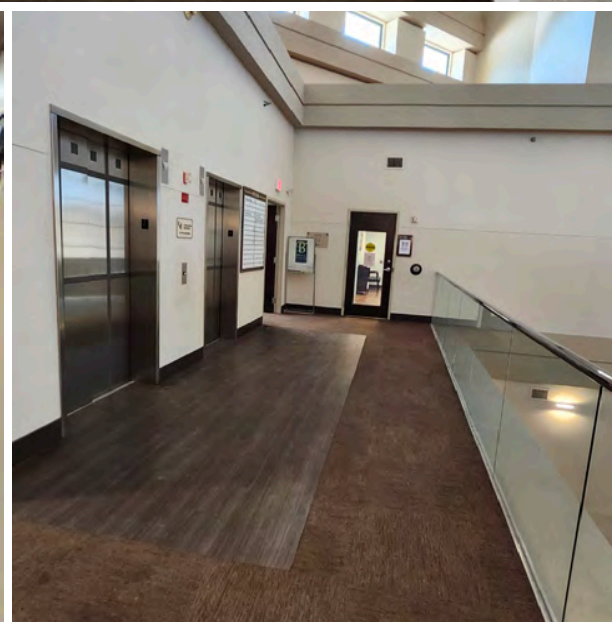
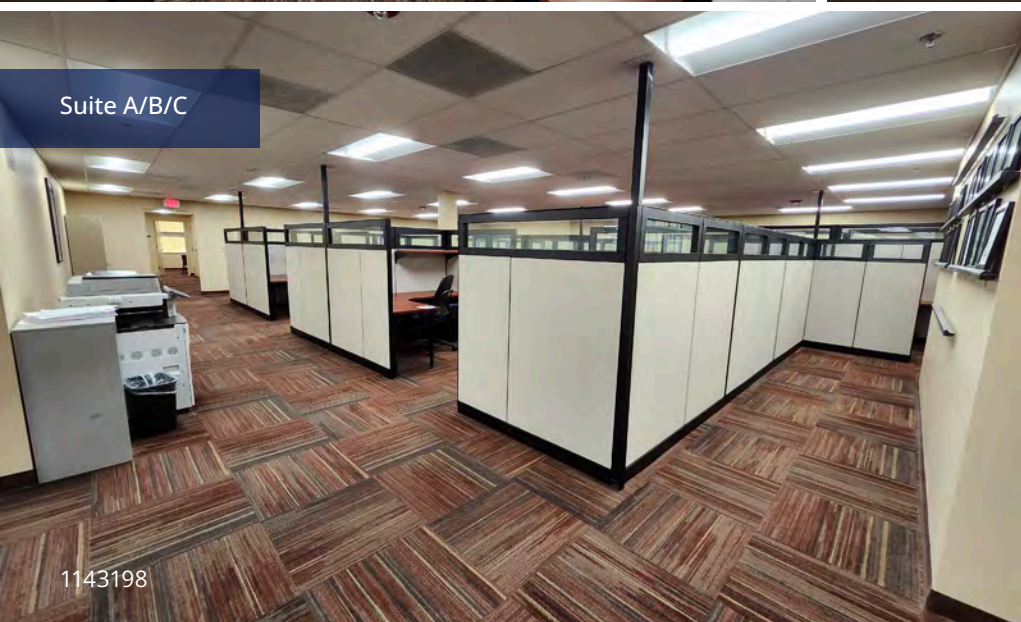
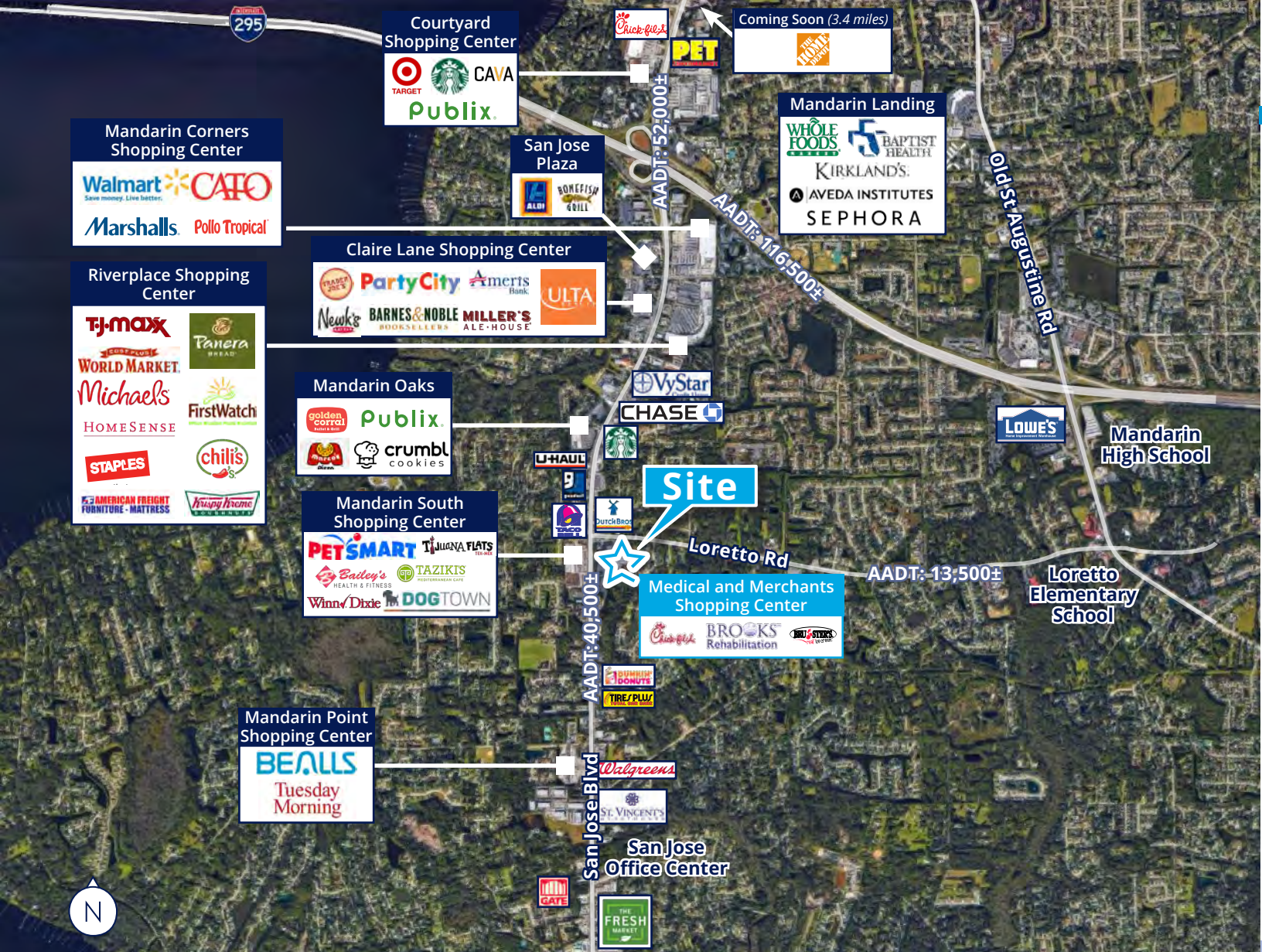


Photo Gallery

Suites 107-108





Area Demographics | 3 mile radius

Source: ESRI Business Analyst



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