



DUNN AVENUE OFFICE PARK | 5,594 SF OFFICE SPACE | FOR SUBLEASE

2255 Dunn Ave
Jacksonville, FL 32218

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PROPERTY OVERVIEW

Exceptional sublease opportunity for a medical or healthcare practice at 2255 Dunn Avenue in Jacksonville. This well-appointed medical office suite features a highly functional layout designed specifically for clinical operations, offering a turnkey solution for a physician group, specialty practice, or allied health provider looking to establish or expand their presence on Jacksonville's Northside.

The suite includes three private offices, six exam rooms each equipped with sinks, a dedicated X-ray room, a lab/procedure room with sink, and a welcoming reception area — providing everything a growing practice needs to hit the ground running. With 4.5 bathrooms, a comfortable staff break area, and a shared lobby that creates a professional first impression for patients, this space strikes the ideal balance between clinical functionality and patient experience.

Tenants will also benefit from shared parking and monument signage, offering excellent visibility and convenient access for both patients and staff.

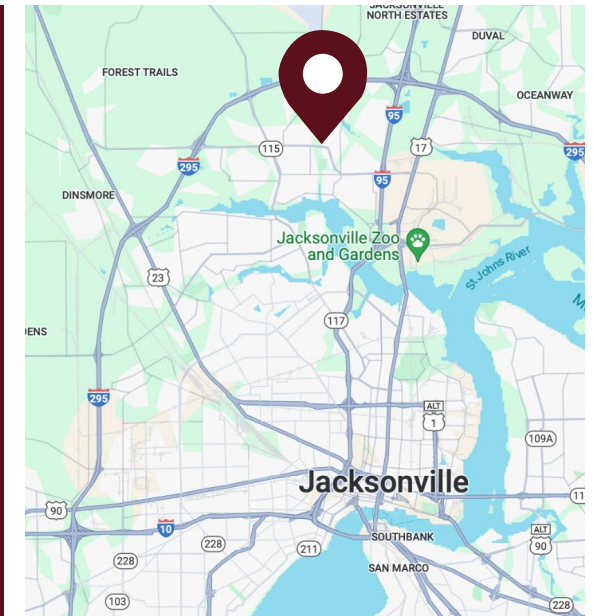
LEASE DETAILS

Address:	2255 Dunn Ave - Building 100
Zoning:	PUD
Parking:	Ample (4/1000)
Year built:	2003
Building Size:	11,600 S F
Available Unit:	Suite 101
Size:	5,594 SF
Pricing:	\$30.00/SF (\$13,985.00/month)
Lease Type:	Sublease
Sublease term:	Sublease ending June 30, 2028



FEATURES INCLUDE:

- 3 Private Offices
- 6 Exam Rooms w/ Sinks
- X-Ray Room
- Lab / Procedure Room w/ Sink
- Reception Area
- 4.5 Bathrooms
- Staff Break Area
- Shared Lobby
- Shared Parking
- Monument Signage



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PROPERTY PHOTOS



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INTERIOR PHOTOS



2255 Dunn Ave | Jacksonville, FL 32218

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SURROUNDING AREA



2255 Dunn Ave | Jacksonville, FL 32218

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