



Office/Medical

For Lease

Lease Rate:

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

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# 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, EMT Specialists of North Florida, Dialysis Clinic, Platinum Dermatology, Brian E. Floro DMD, PPOA and Hyperbaric Therapy of Jacksonville
- 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

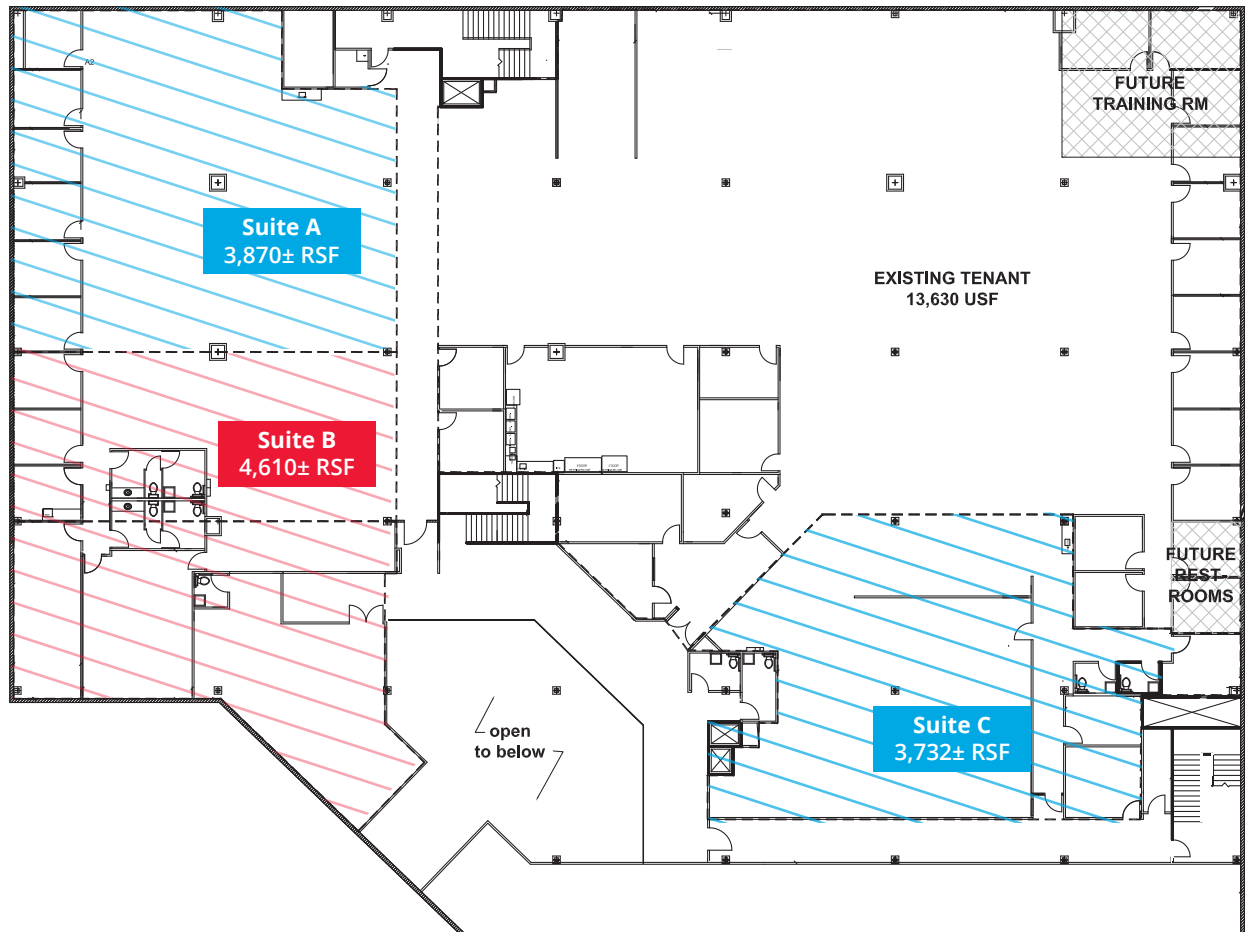
# Floor Plan

Suites 107-108  
Combined: 3,060± RSF

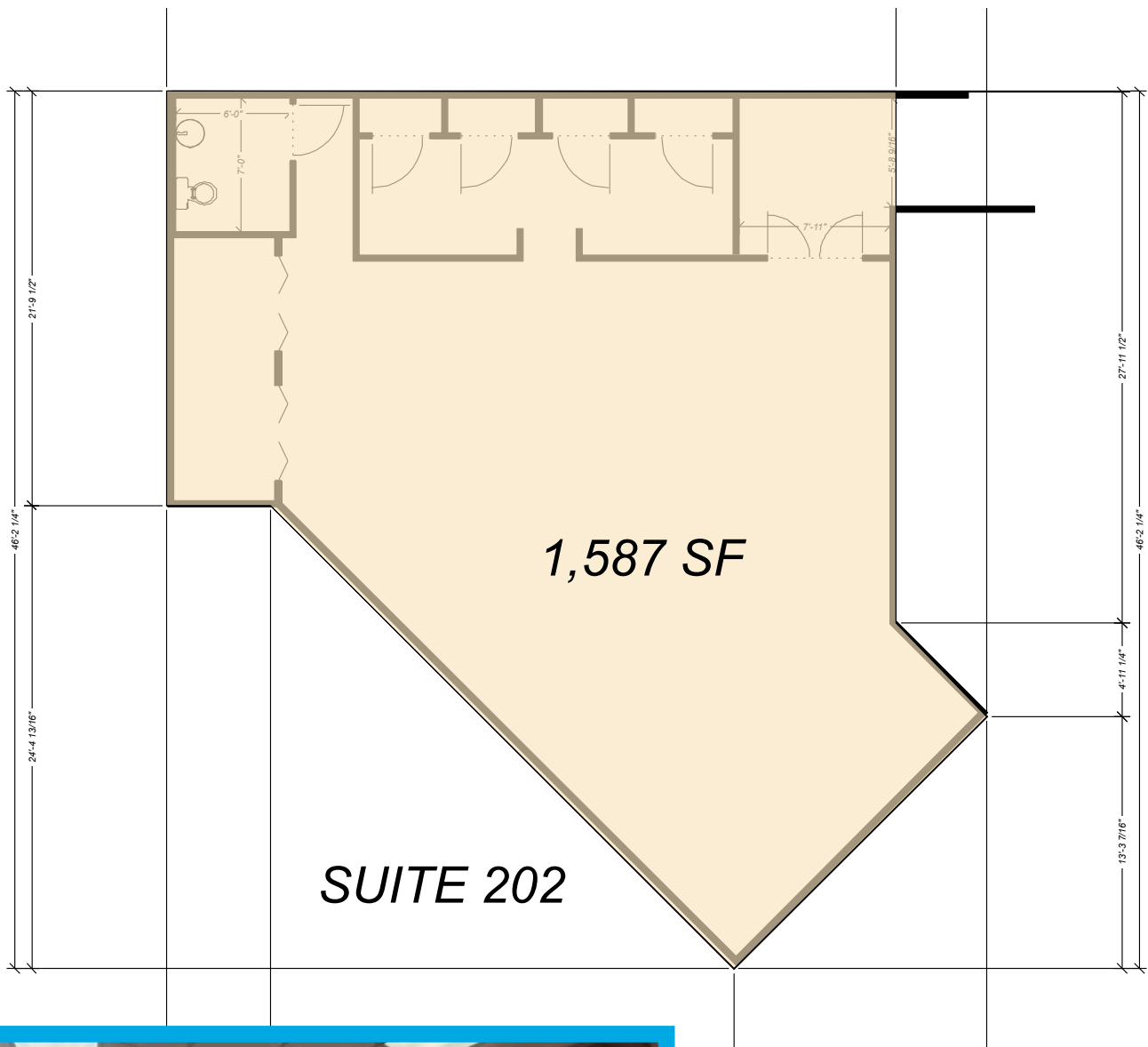


# Conceptual Block Plans

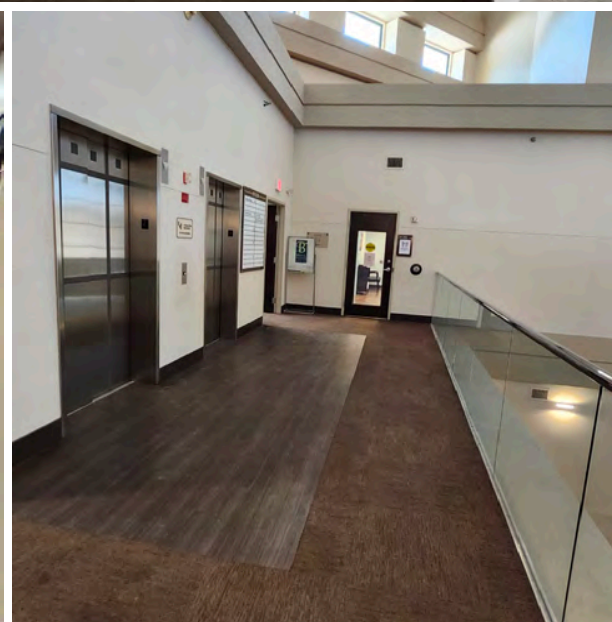
**Suite A:** 3,870± RSF, **Suite B:** 4,610± RSF,  
**Suite C:** 3,732± RSF

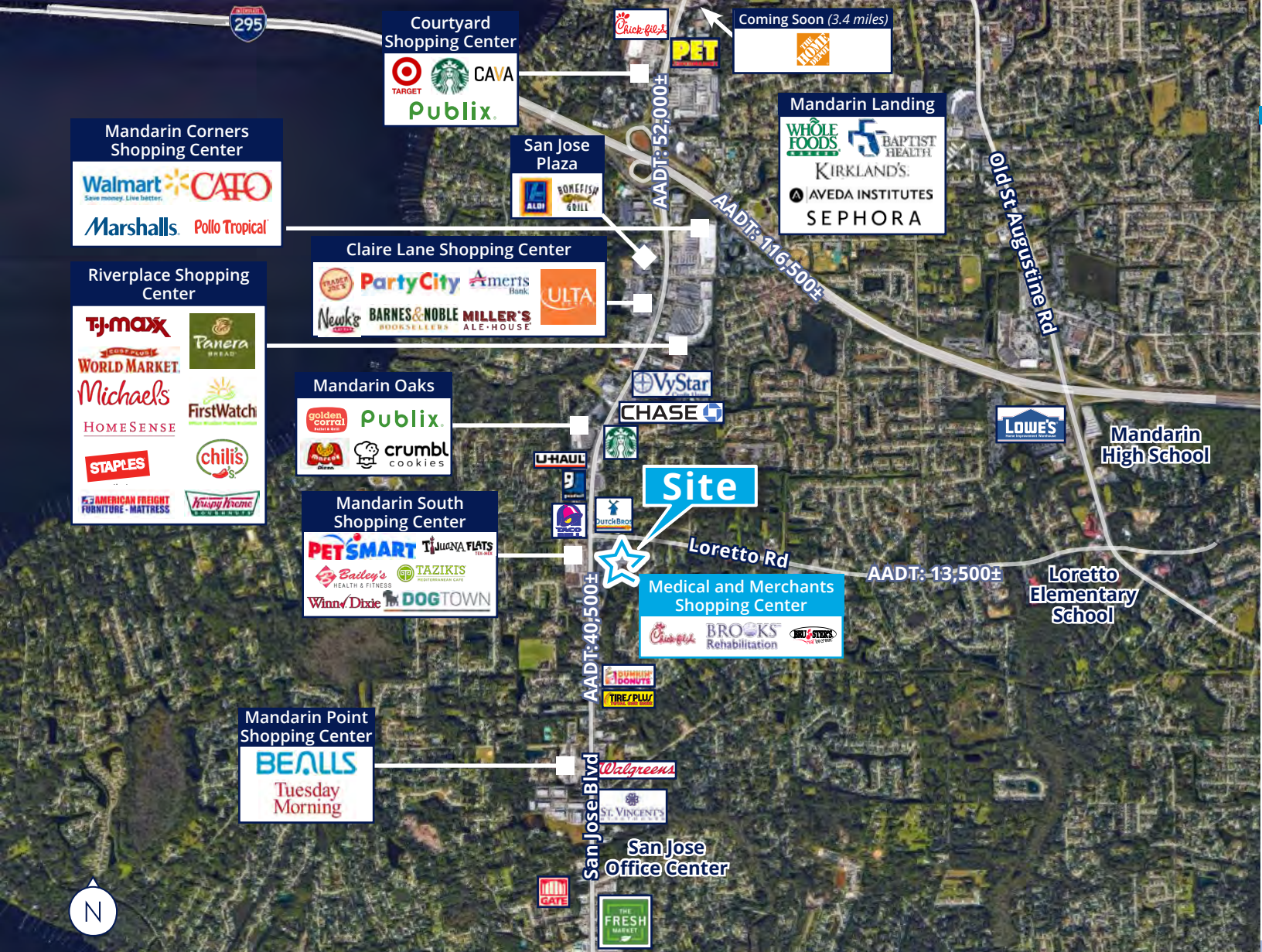


# Suite 202: 1,587± SF



# Photo Gallery





## Area Demographics | 3 mile radius

Source: ESRI Business Analyst



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