

# FOR LEASE

## 7855 ARGYLE FOREST BLVD | SUITE 401 & 403

### JACKSONVILLE, FL 32244



**FranklinStreet**

LICENSED REAL ESTATE BROKER | [FranklinSt.com](http://FranklinSt.com)



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# ABOUT THE PROPERTY

Located at 7855 Argyle Forest Boulevard in a well-established West Jacksonville corridor,

Units 401 & 403 ( Total 4,560 SF) present a flexible leasing opportunity within a professionally maintained commercial building designed for office and professional service-oriented businesses.

Zoned PUD, the property is best suited for traditional office occupancy, making it an ideal fit for professional tenants such as administrative offices, consulting firms, financial services, insurance agencies, and other business uses.

|                             |                                   |
|-----------------------------|-----------------------------------|
| Lease Rate:                 | \$18.00/ *NNN                     |
| Building Type:              | Medical Office / Office           |
| Office Building Size:       | 2,280 - 4,560 SF                  |
| Building Class:             | B                                 |
| Zoning:                     | PUD                               |
| Parking:                    | 10-20 spaces within office center |
| Argyle Forest Blvd Frontage | Direct frontage on Argyle         |



# PROPERTY HIGHLIGHTS



- Well-maintained professional office suites with clean, functional interior finishes
- Flexible configurations available individually or combined to accommodate various office needs
- Efficient layouts designed to support private offices, open work areas, and support space
- Move-in-ready condition with minimal tenant build-out required depending on use
- Bright interior environments with a professional, quiet atmosphere
- Zoned PUD, best suited for traditional office and professional business uses
- Strong building maintenance and overall well-kept common areas
- Secure and accessible building with professional tenant mix
- Ample on-site and nearby parking for employees and visitors
- Located along Argyle Forest Boulevard with strong visibility and convenient access to Collins Road, Blanding Boulevard, and I-295



# PROPERTY PHOTOS



# PROPERTY PHOTOS

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# DRIVE TIME MAP



1-2 miles / 3-5 minutes  
to I-295



10-12 miles / 15-20 minutes  
to US-1



15-18 miles / 20-25 minutes  
to I-95



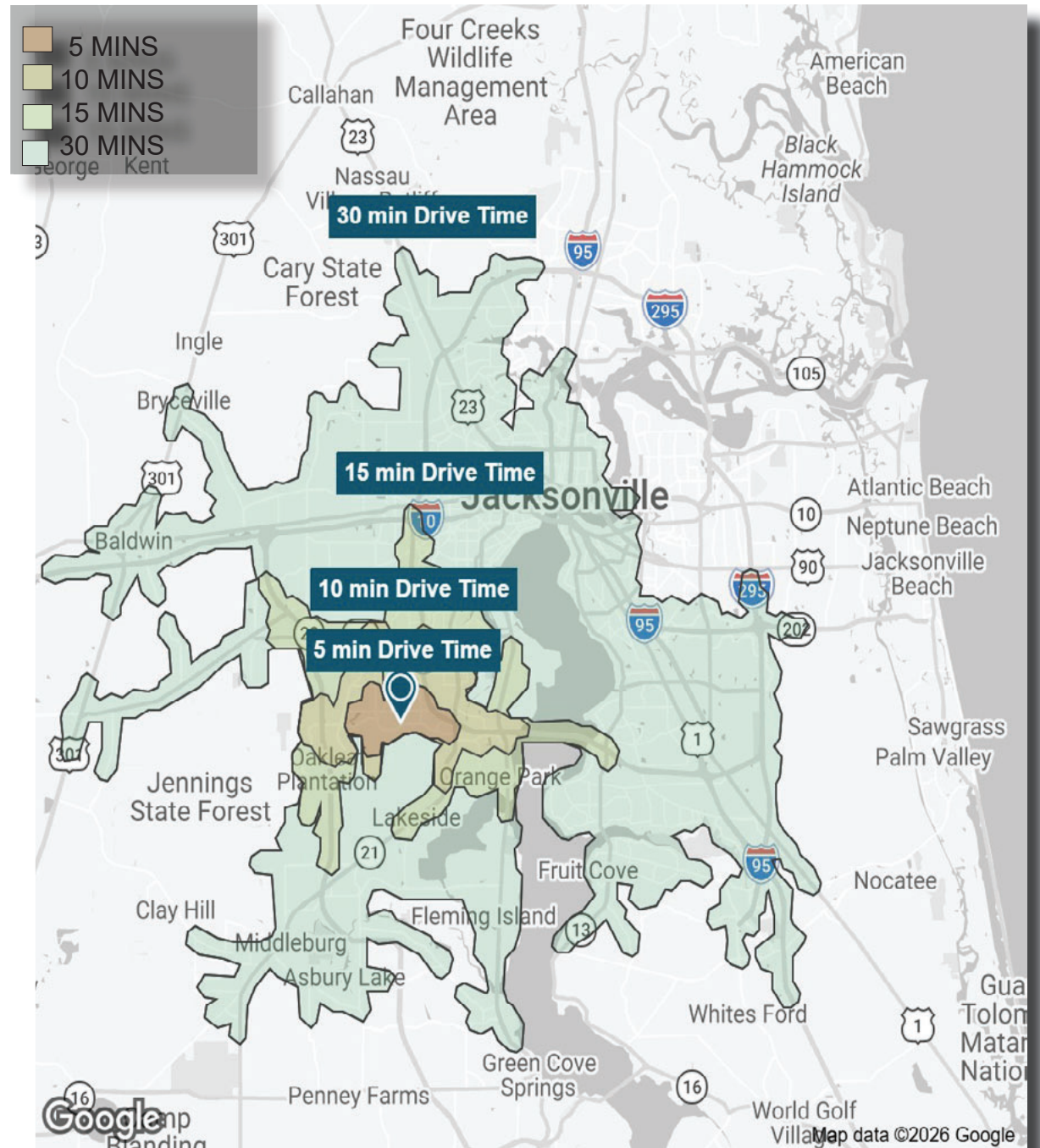
11-13 miles / 15-18 minutes  
to I-10



14-16 miles / 20-25 minutes  
to Downtown Jax



28-32 miles / 30-35 minutes  
to JAX International Airport



# AREA DEMOGRAPHICS



## POPULATION

|         |         |
|---------|---------|
| 1 mile  | 6,965   |
| 3 miles | 71,059  |
| 5 miles | 190,595 |



## MEDIAN INCOME

|         |           |
|---------|-----------|
| 1 mile  | \$115,798 |
| 3 miles | \$100,124 |
| 5 miles | \$93,521  |



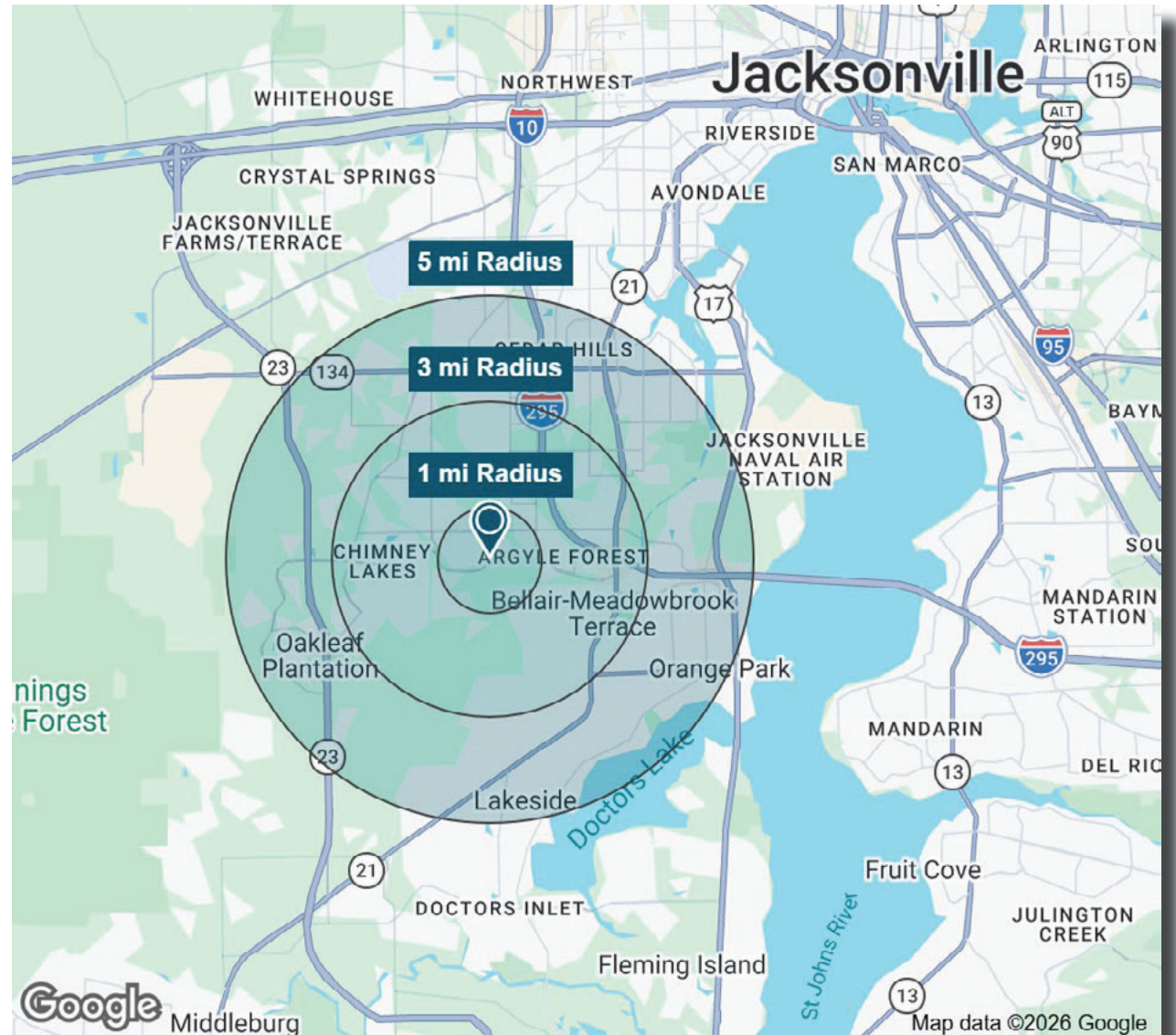
## DAYTIME POPULATION

|         |         |
|---------|---------|
| 1 mile  | ~6,000  |
| 3 miles | ~40,000 |
| 5 miles | ~85,000 |



## HOUSEHOLDS

|         |         |
|---------|---------|
| 1 mile  | 2,620   |
| 3 miles | 71,218  |
| 5 miles | 166,993 |





# Jacksonville, FL

Jacksonville is a premier Southeast market for office and medical investment, supported by sustained population growth, a diversified employment base, and a rapidly expanding healthcare sector. As Florida's largest city by land area, Jacksonville offers the scale, accessibility, and infrastructure necessary for long-term institutional and physician-driven demand.

The city has emerged as a regional healthcare hub, anchored by major hospital systems, specialty practices, and outpatient providers drawn by strong demographics, favorable operating costs, and a growing retiree and working-age population. Medical office demand continues to be fueled by population in-migration, expanded healthcare services, and the ongoing shift toward outpatient and ambulatory care.

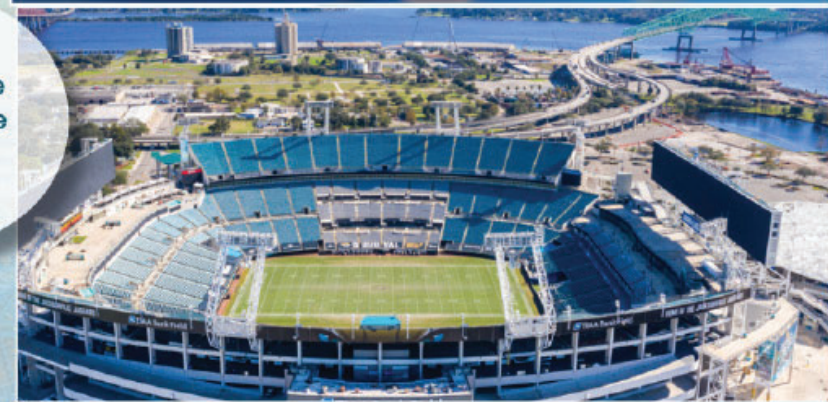
Jacksonville's office market benefits from a deep professional workforce across healthcare, finance, logistics, and insurance, combined with a business-friendly tax environment and comparatively affordable occupancy costs. Strategic connectivity via I-95, I-10, and a robust port system enhances regional accessibility for employers, patients, and professional services firms.

These fundamentals position Jacksonville as a resilient, long-term market for both traditional office users and medical office investors seeking stable tenancy and durable demand drivers.

Seasonal  
Festivals &  
Art Walks



Home of the  
Jacksonville  
Jaguars



220 Days of  
Sunshine





## OFFICE & INDUSTRIAL TEAM

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