

VILLAGE CROSSING CENTER



CUSHMAN &
WAKEFIELD

11525 VILLAGE CROSSING DR., JACKSONVILLE, FL 32256



BUILDING 1 AVAILABLE FOR LEASE

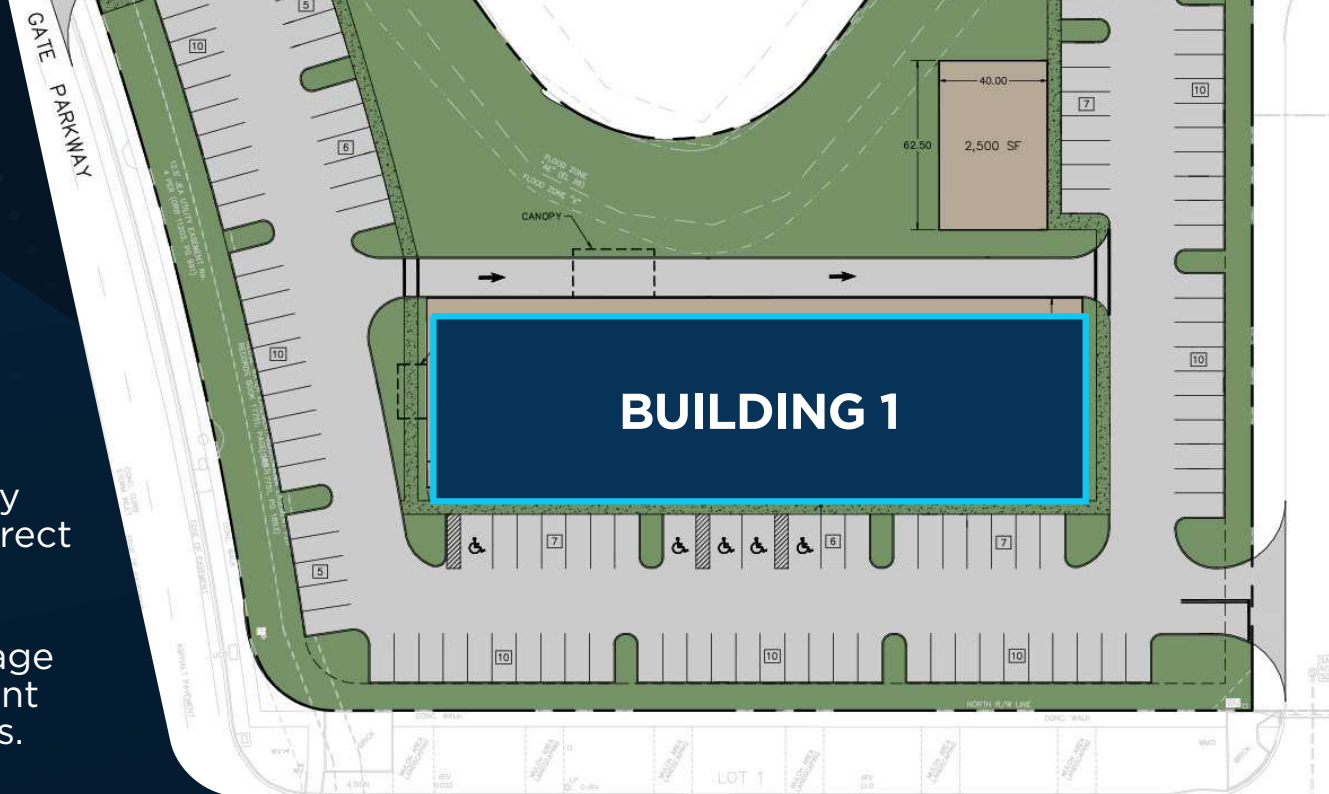
±1,400 - 19,000 SF

PROPERTY OVERVIEW

- Class A, two-story medical office opportunity.
- Strategic location situated in Southside Quarter at Gate Parkway and Village Crossing Drive, with direct access to I-95, I-295, and JTB.
- Prominent visibility within the Village Crossing Center, offering monument and building signage opportunities.
- Ideal for medical users with layouts designed to accommodate healthcare tenants.
- Located in a mixed-use development with walkable amenities.

PROPERTY HIGHLIGHTS

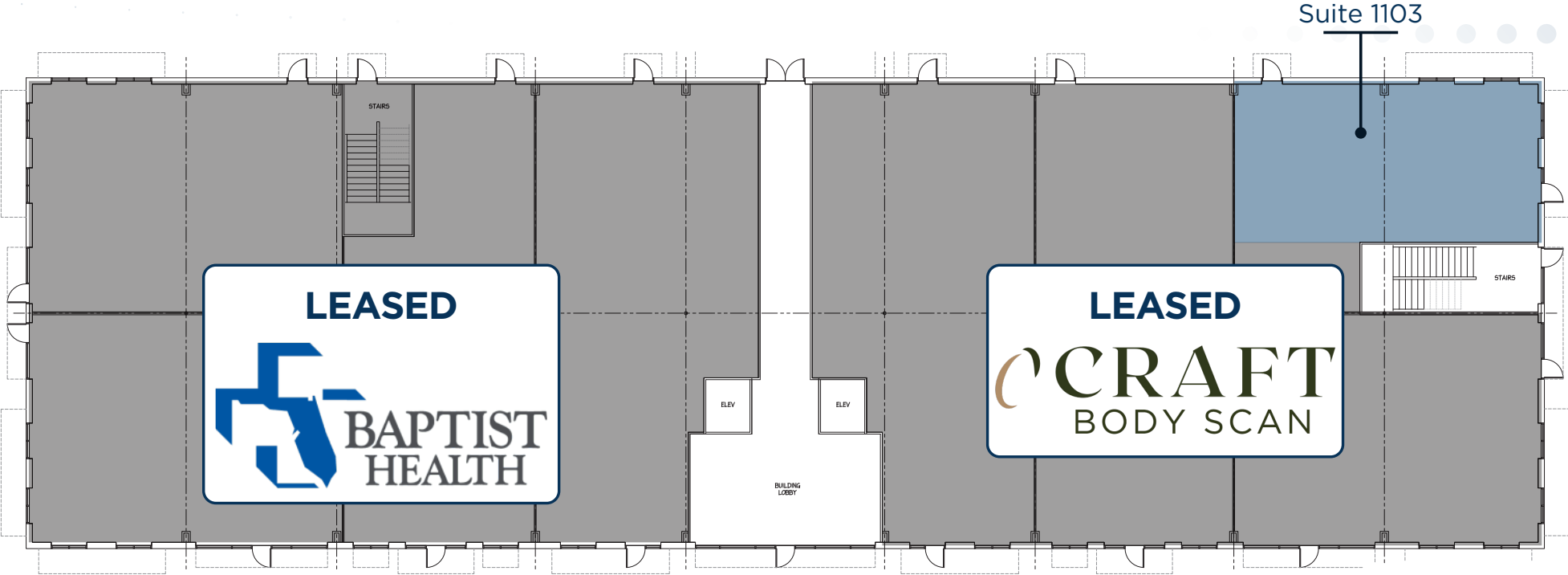
- Building Size: ±36,000 SF Class A medical office
- Space Available: ±1,400 - 19,000 SF
- Floorplates: 18,000 SF



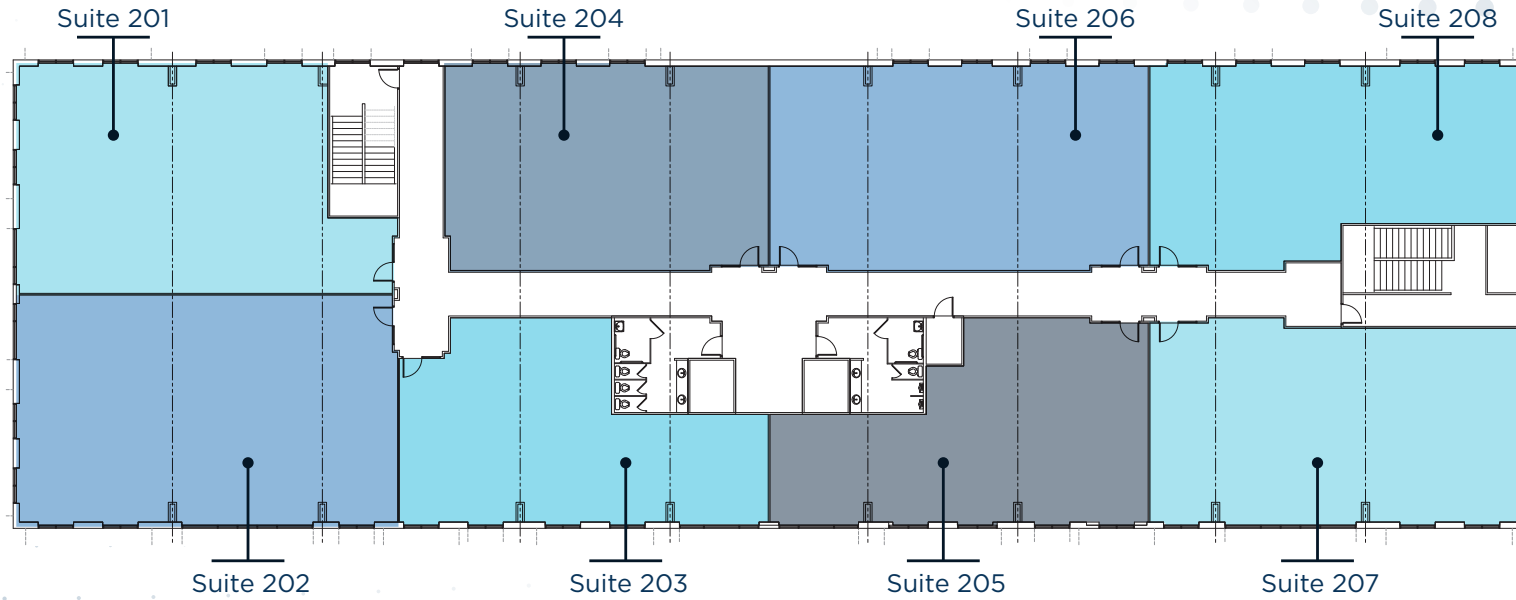
CONSTRUCTION HIGHLIGHTS

- Large-Scale Curtain Wall System
- LED Accent Lighting
- Standing Seam Metal Roof
- Dryvit Stucco Exterior with Venetian Plaster Accents
- Large-Scale Electrical Service
- Insulated Concrete Form (ICF) Walls
- Pre-Engineered Steel Building Structure

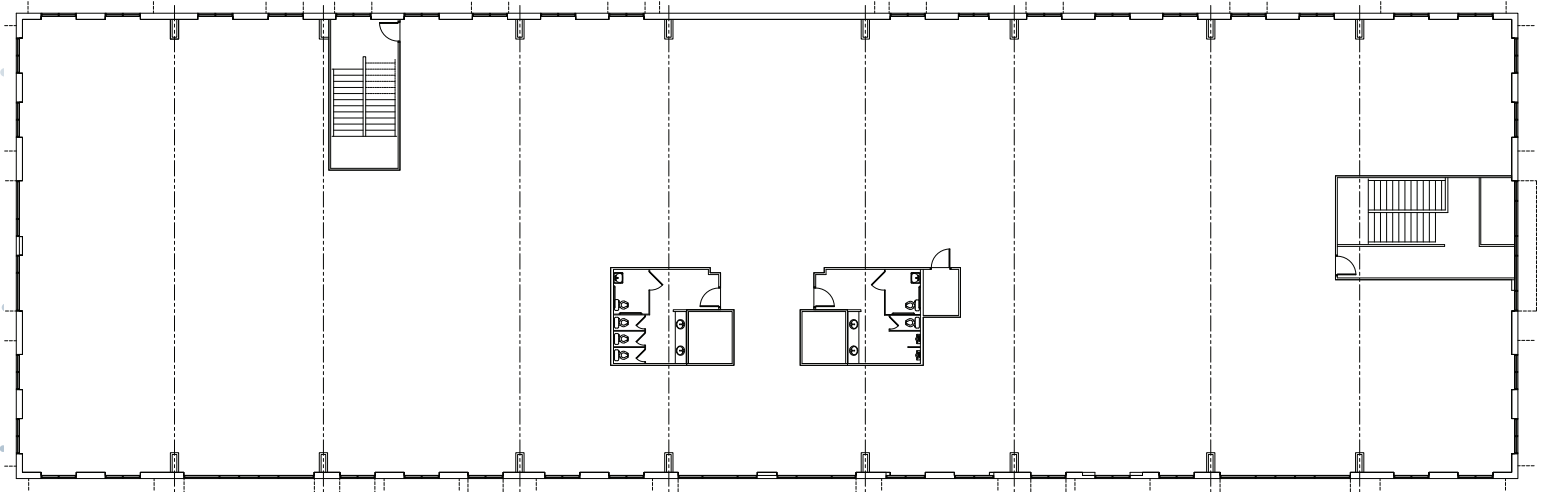
1ST FLOOR



2ND FLOOR



2ND FLOOR - FULL FLOOR CONCEPTUAL LAYOUT



NEARBY AMENITIES



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LOCAL DRIVE TIMES:

Ascension St. Vincent's	2 minutes	Baptist South	16 minutes
Mayo Clinic	12 minutes	Nemours	17 minutes
UF Health	12 minutes	Children's Hospital	
Baptist Downtown/ MD Anderson	15 minutes	Baptist Beaches	20 minutes

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