



For Lease

Lease Rate:

\$23.00/SF (NNN)

Operating Expenses/NNN:

\$7.61/SF

Contact us:

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1103556



University Pointe Center

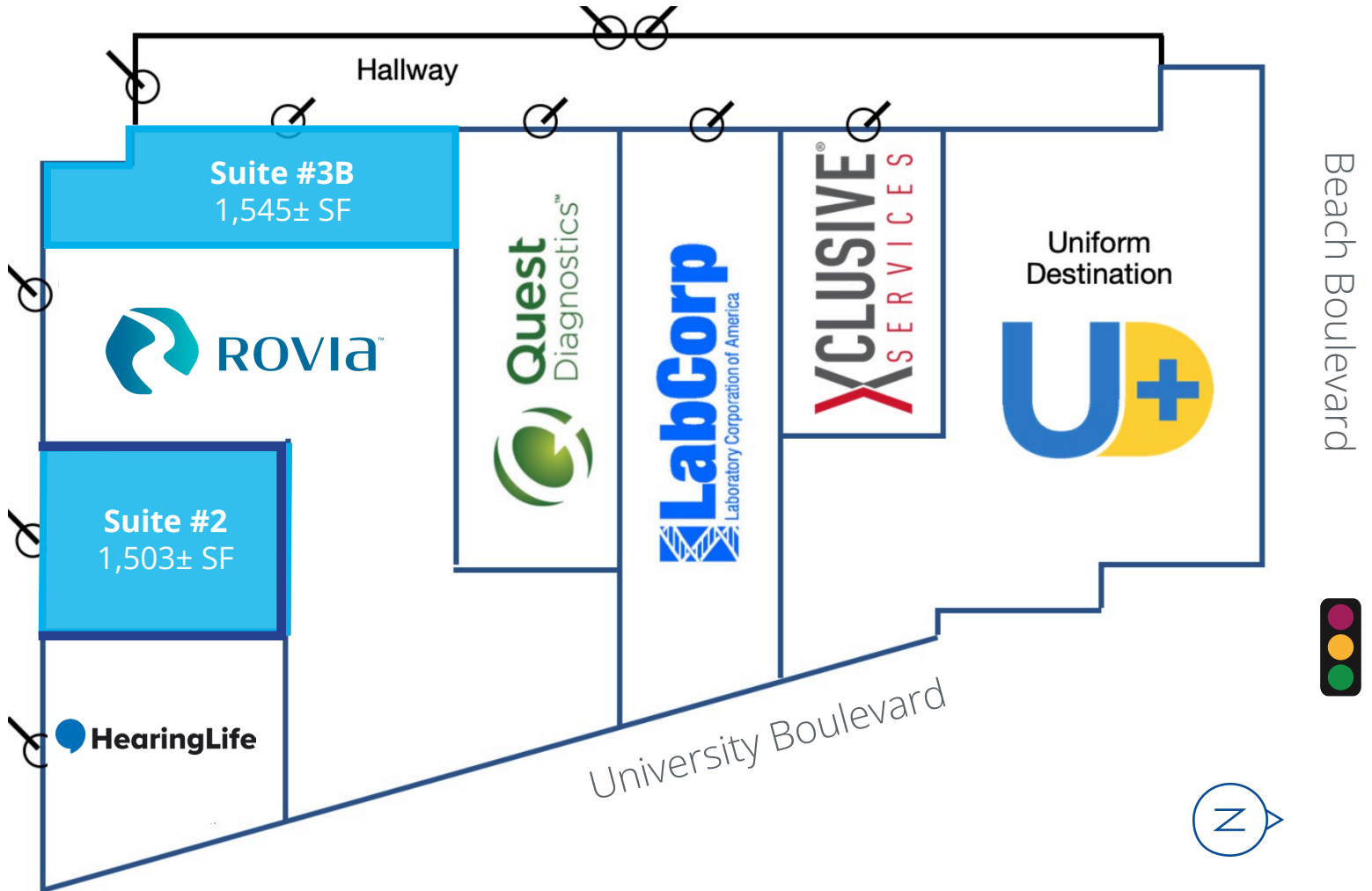
5960 Beach Blvd | Jacksonville, FL 32207

Availabilities	SF	Suite Information
Suite 2	1,503± SF	Open floorplan
Suite 3B	1,545± SF	Multi-rooms

Property Features:

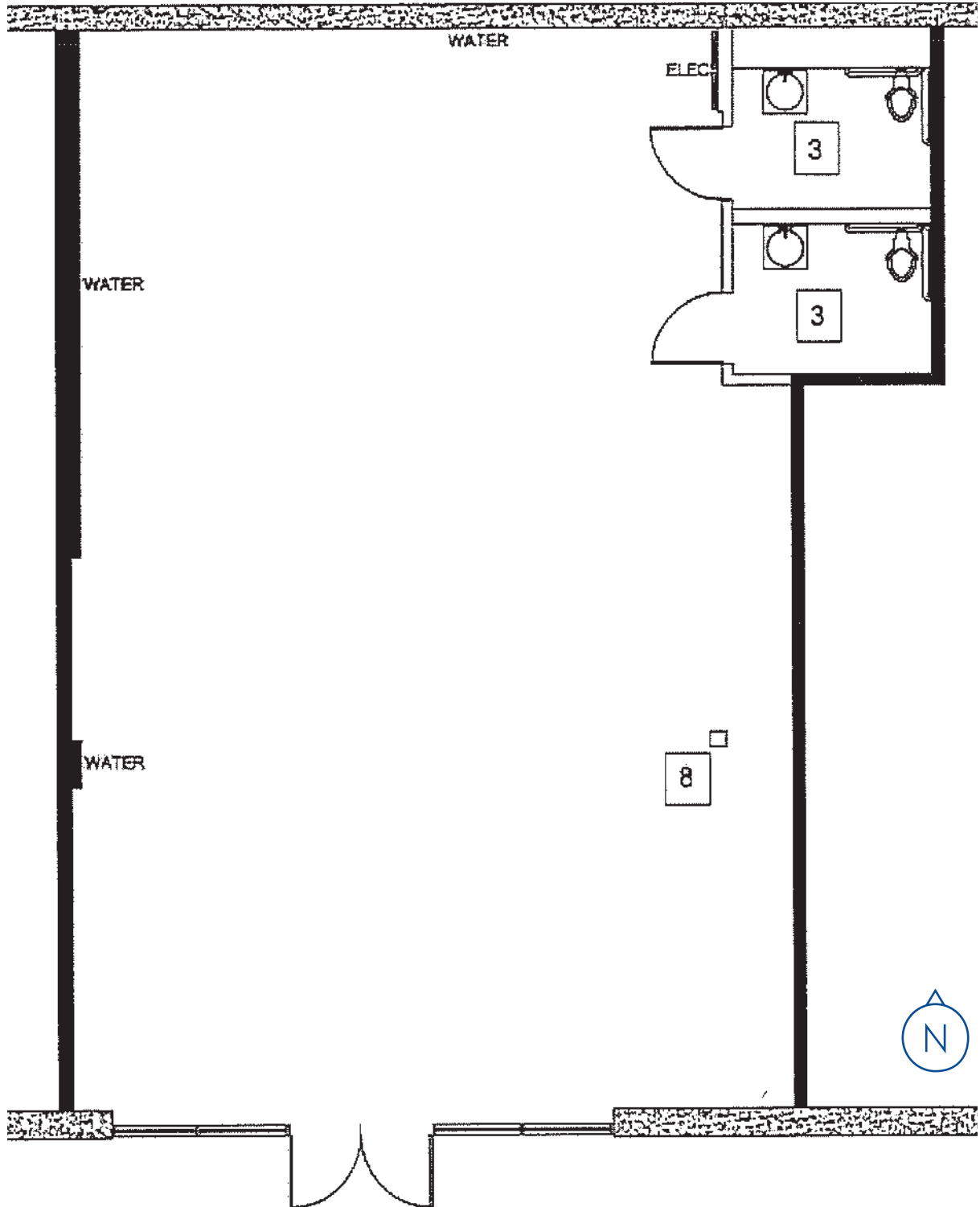
- 23,592± SF shopping center (retail/medical/office)
- Existing fire suppression system
- Directly across from Brooks Rehabilitation (157 beds) and Memorial Hospital (418 beds)
- Ample parking
- Zoned CCG-2
- 373' frontage on Beach Blvd and 510' frontage on University Blvd
- Ideal for retail, medical and office users
- Excellent visibility at highly traveled intersection with a combined 38,500± average daily traffic
- Existing tenants include: Quest Diagnostics, Lab Corp, Uniform Outlet, Exclusive Services and HearingLife
- Landlord willing to provide 6 months free rent to qualified tenants plus potential tenant improvement allowance

Property Site Plan

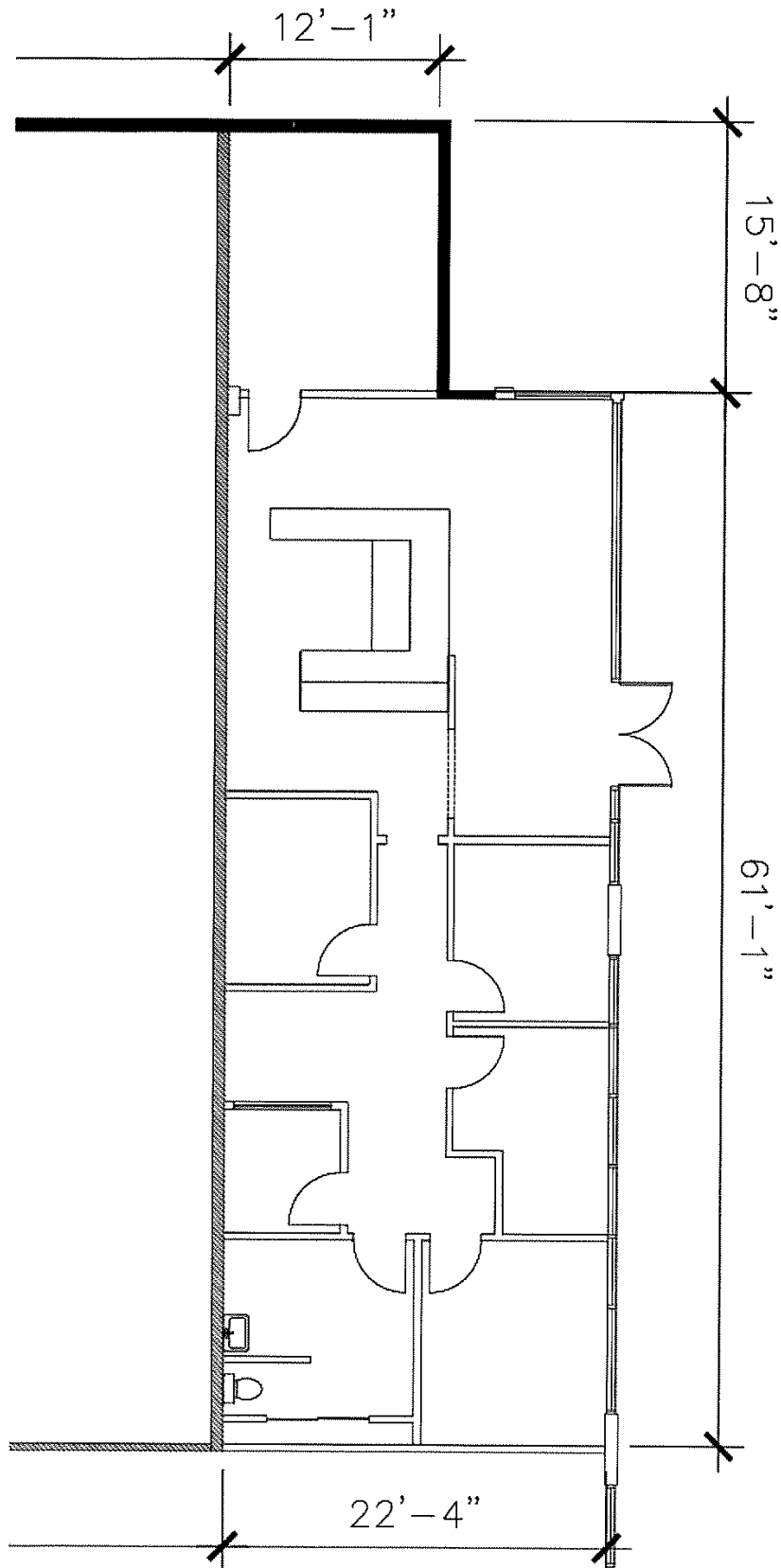


Suite	Tenant	Size
Suite #1	Hearing Life	1,646± SF
Suite #2	Available	1,503± SF
Suite #3 & 3A	Rovia Clinical Research	4,908± SF
Suite #3B	Available	1,545± SF
Suite #4	Quest Diagnostics	2,248± SF
Suite #5	LabCorp	3,108± SF
Suite #6	Exclusive Services	1,507± SF
Suite #7	Uniform Destination	5,683± SF

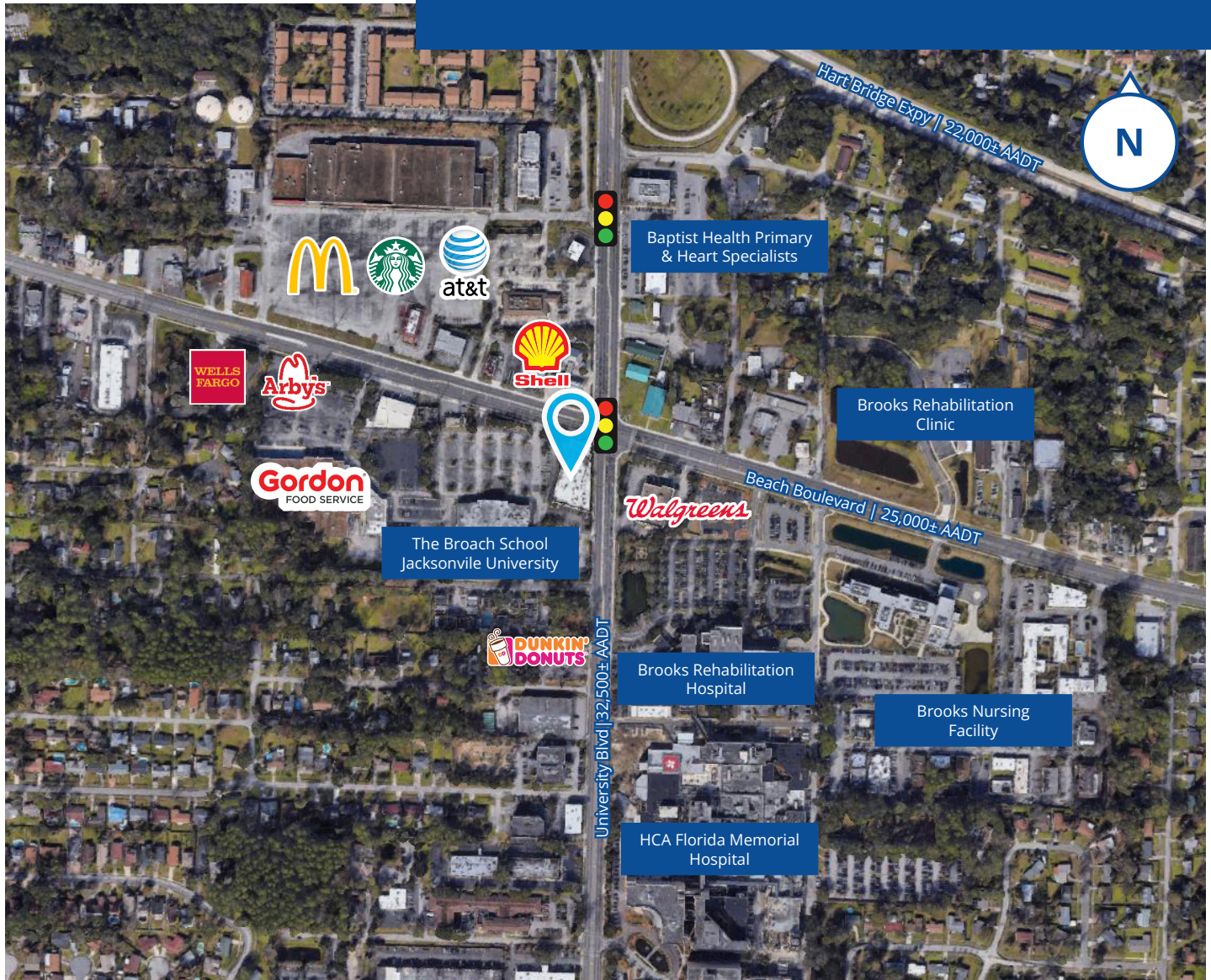
Suite 2 Floor Plan



Suite 3B Floor Plan



Location & Access



Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2026
Population

221,054



2026 Average
Household Income

\$91,433



2031 Proj. Avg.
Household Income

\$105,755



2031 Projected
Population

230,395

Property Gallery



Suite 3B

Property Gallery



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