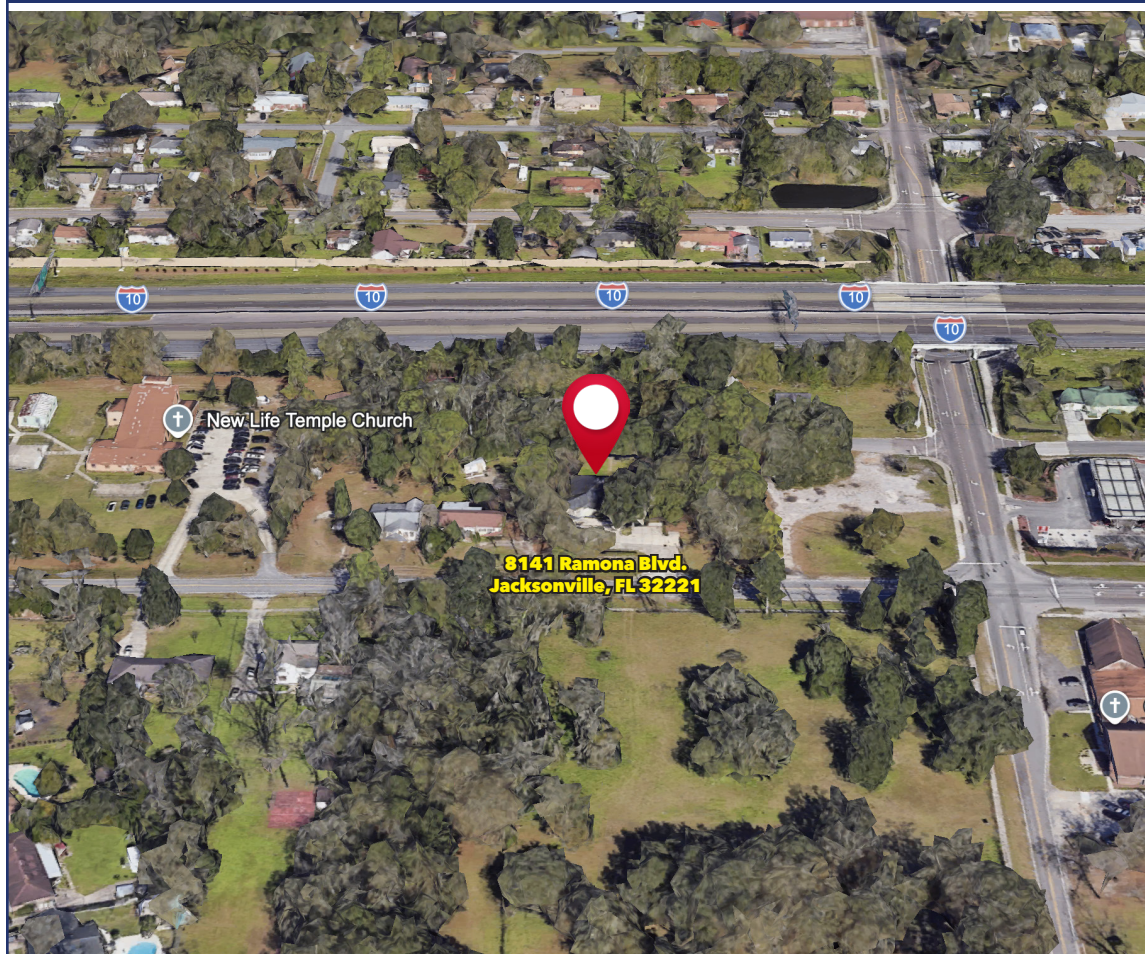




FOR LEASE

8141 Ramona Blvd.
Jacksonville, FL 32221

3,227 SF of Medical Space
Veterinary Hospital / Medical Building



<https://www.loopnet.com/Listing/8141-Ramona-Bld-Jacksonville-FL/39667031/>



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8141 Ramona Blvd., Jacksonville, FL 32221

Freestanding Veterinary Hospital / Medical Facility

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Rare opportunity to lease a freestanding, purpose-built veterinary hospital in the established Jacksonville market.

Operating successfully as a dedicated animal clinic since 2007, this 3,015 SF facility features a highly functional, industry-standard medical layout that eliminates the typical \$150+/-SF build-out costs and months of permitting delays associated with standard retail-to-medical conversions. Following a comprehensive 2026 capital improvement program, the facility is delivered with brand-new major building systems, zero deferred maintenance, and premium commercial finishes. It is an ideal, plug-and-play opportunity for a veterinary group or private practitioner to install equipment and begin operations immediately.

Premium 2026 Capital Improvements & Tenant ROI

Because this facility is offered on a Triple Net (NNN) lease, the landlord's extensive 2026 renovations provide incoming tenants with a highly predictable, low-overhead operating environment protected from major capital expenditures:

- **HVAC & Indoor Air Quality:** Two brand-new, high-efficiency Trane HVAC units equipped with 5-inch high-efficiency filtration systems. Features a newly installed, dedicated commercial exhaust system engineered specifically for the kennel/boarding area to ensure superior odor control and air exchange.
- **Building Envelope & Structural:** Complete roof replacement featuring premium architectural Duration shingles and a full

secondary water barrier for maximum storm protection.

- **High-Durability Coatings:** Exterior fully sealed with premium Sherwin-Williams Emerald Rain Refresh paint. High-traffic interior walls coated with ultra-durable Benjamin Moore Scuff-X clinical paint to withstand heavy daily sanitization and wear.

- **Specialized Waste & Water Management:** Fully rebuilt commercial sewer lift station equipped with dual 3-horsepower grinder pumps utilizing Slicerator technology (engineered specifically to process pet hair without clogging). All main drain lines have been camera-scoped and hydro-jetted. Equipped with a brand-new commercial-grade water heater.

- **Flooring & Hardware:** Brand-new, commercial-grade Luxury Vinyl Plank (LVP) flooring installed throughout the reception, waiting, and administrative areas. All interior doors refitted with heavy-duty ball-bearing hinges and brand-new, ADA-compliant commercial hardware.

- **Site & Irrigation:** Refurbished exterior irrigation system managed by a modern Rachio smart controller. All mature trees have been professionally trimmed back from the structure with the canopy raised for clean lines and structural protection.

Clinical Infrastructure & Layout

The interior layout is optimized for high-volume clinical efficiency and patient flow, featuring:

- **The Clinical Bones:** Concrete slab fully roughed-in for veterinary operations, including intact P-traps, central wet-table/dental drain plumbing, & dedicated exam room plumbing runs.
- **High-Capacity Power:** Robust electrical service capable of supporting modern diagnostic, digital X-ray, and surgical equipment.
- **Functional Footprint:** Large, welcoming reception and client waiting area; multiple private exam rooms; a central, open-concept treatment hub; a dedicated pharmacy/lab area; a private doctor's office; and a secure rear ward for recovery and overnight boarding.

Visibility & Location Advantage

- **Grandfathered Digital Signage:** Exceptional street exposure on Ramona Blvd via a prominent monument sign featuring a grandfathered Robson digital LED message center, allowing for dynamic, no-cost client acquisition messaging.
- **Strategic Access:** Situated in a dense residential catchment area with rapid, immediate access to major Jacksonville transit corridors.

Leasing Information

- **Terms:** Available for immediate lease.
- **Inquiries:** Contact the listing agent for detailed pricing, complete offering memorandum, and to coordinate a private walkthrough.

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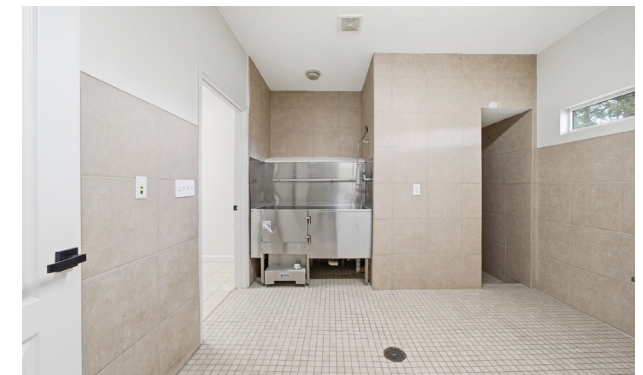
Exterior



Property Facts

Building Type	Office
Year Built/Renovated	2007/2026
Building Height	1 Story
Building Size	3,227 SF
Building Class	B
Typical Floor Size	3,227 SF
Parking	10 Surface Parking Spaces
Tenant Name	Marietta Animal Hospital
Industry	Scientific, Professional, and Technical Services

Interior



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Additional Exterior



Additional Interior

