FOR LEASE

UNIVERSITY EXECUTIVE CENTER

3101 & 3225 UNIVERSITY BOULEVARD
JACKSONVILLE, FLORIDA 32216

OFFICE / MEDICAL



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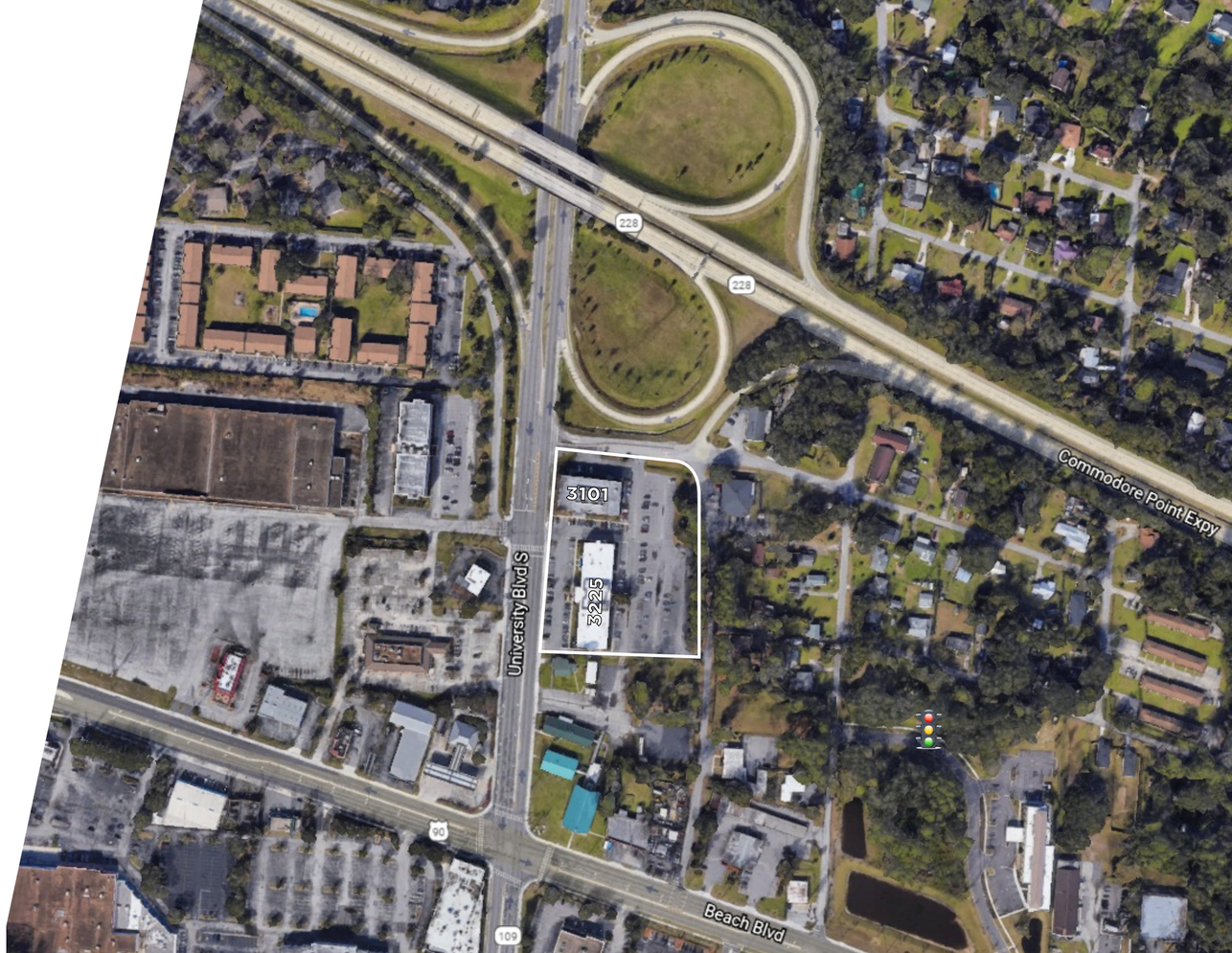


BUILDING AMENITIES

- Two, two-story buildings
- Building and pylon signage available
- Ample parking for patients, clients and employees
- Direct access to the Hart Expressway
- Turnkey and custom-built plans available

PROPERTY HIGHLIGHTS

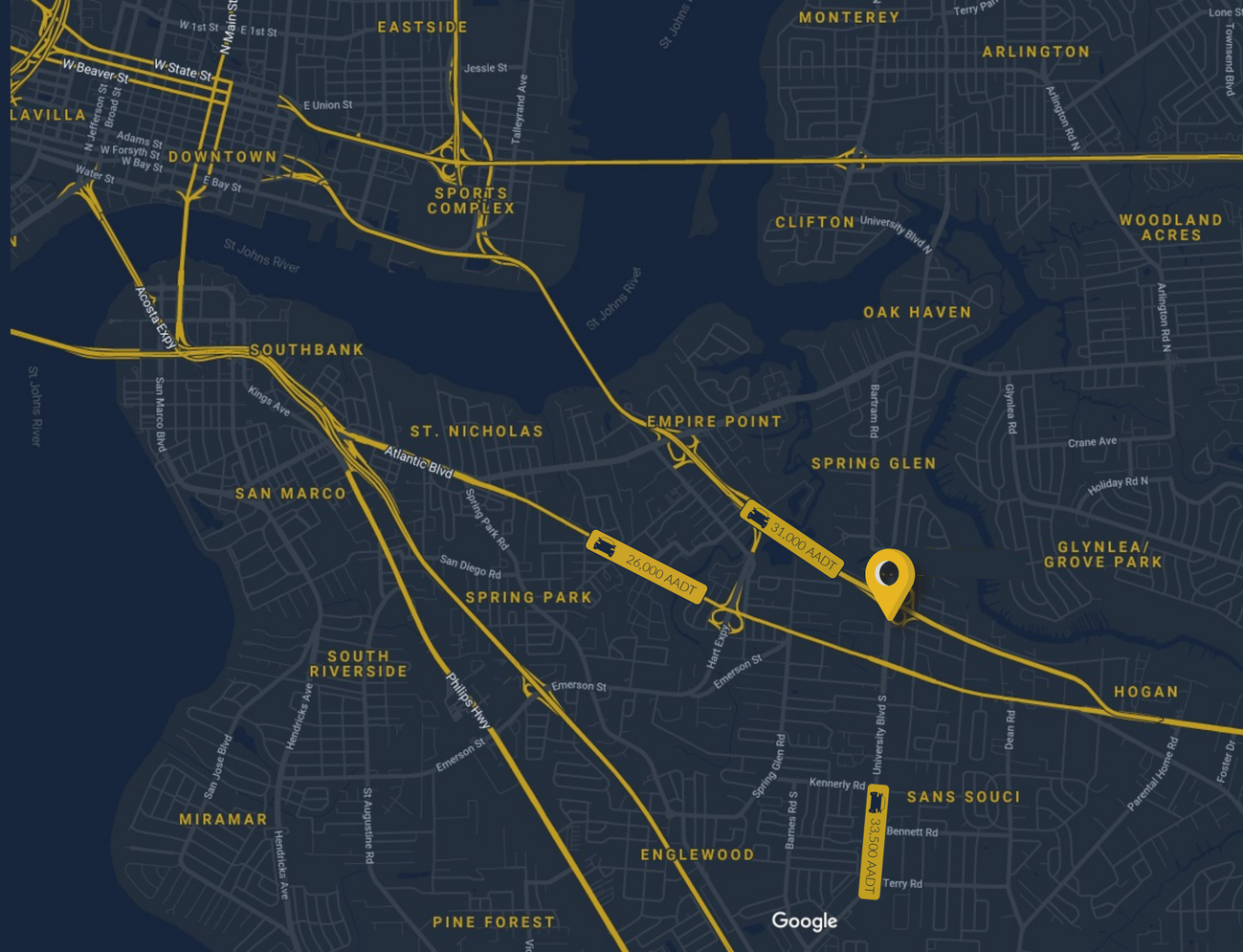
- Located at University and Beach Blvd. near Memorial Hospital and Brooks Rehabilitation
- Multiple restaurant options nearby



UNIVERSITY EXECUTIVE CENTER

BUILDING FEATURES	
TOTAL SQ. FT.	53,896 SF
TOTAL AVAILABLE	± 1,031-11,128 SF
LEASE RATE	Negotiable
ZONING	CCG-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,974	79,133	206,751
HOUSEHOLDS	3,597	32,349	85,957
MEDIAN HH INCOME	$41,955	$41,353	$44,986
AVERAGE HH INCOME	$55,771	$57,753	$71,803




3225


3101
PATIENT
PATIENT
PATIENT
PATIENT
PATIENT



Suite 206



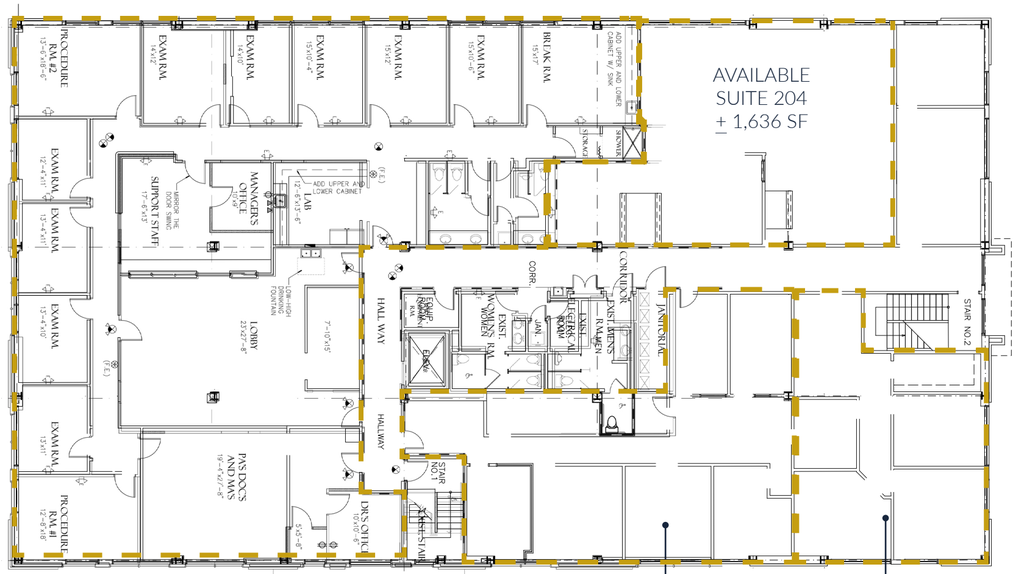


Suite 200-201

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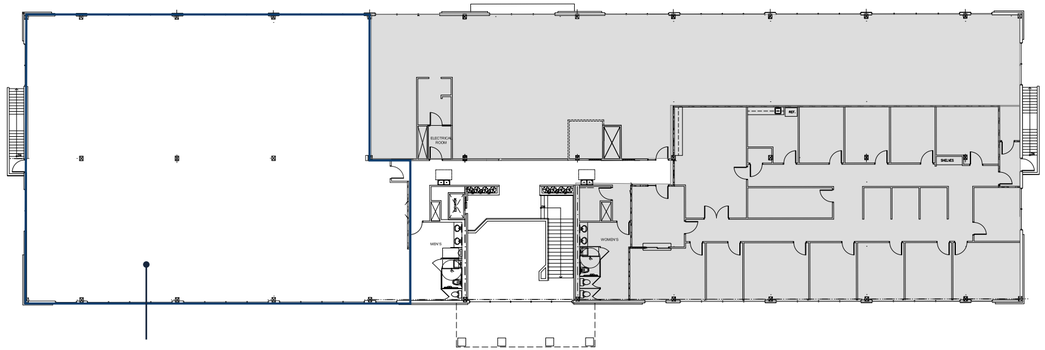
2nd FLOOR

± 11,128 SF CONTIGUOUS

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2nd FLOOR

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