

# OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A  
Jacksonville, FL 32205

904-993-7964  
www.oscocommercial.com

# AVAILABLE

## Southside Medical - Office 7807 Baymeadows Rd, Jacksonville, FL 32256

### Offering Summary:

- Lease Rate: \$20.00/rsf 'NNN'
- Estimated CAM: \$7.20/rsf
- Suite Sizes: 1,778 to 3,649 rsf +/-
- Occupancy: Ready to Lease.
- Building Size: 7,207 SF +/- rsf (Per COJ Appraiser Site)
- Year Built: 2006
- Stories: Single
- Use: Office (per Property Appraiser records)
- Current Use: Medical and/or Office.
- Features: Suburban infill. High barriers to entry.

**Property Features:** Waterfront Hampton Professional Office/Medical Park on Pablo Creek across from Mayo Clinic. Close proximity to other Medical practices. Walkable with other medical, retail and office users in the immediate area. Densely populated residential along Baymeadows Road. Located on Baymeadow Road East just off I-295, well trafficked arteries (I-295, J. Turner Butler (SR 202), serving the high-draw Beaches – Town Center and Southside markets, this area is a medical hub providing a mix of businesses, dining, shopping, entertainment, and arts. Central to top employment centers including Mayo's Main Campus, Southpoint, Deerwood, Beaches and St. Johns Town Center shopping and entertainment locations.



Sidney O. Jones, CCIM  
565 Edgewood Avenue S., Suite 2A  
Jacksonville, FL 32205

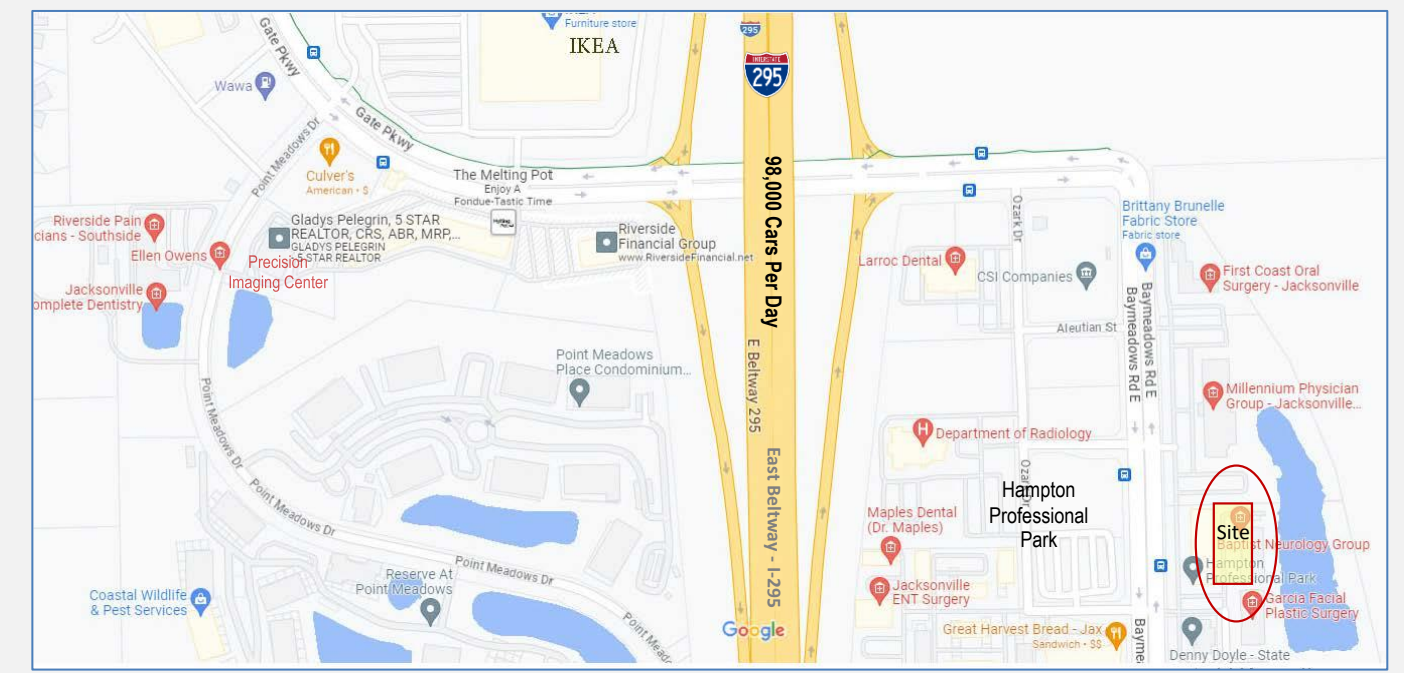
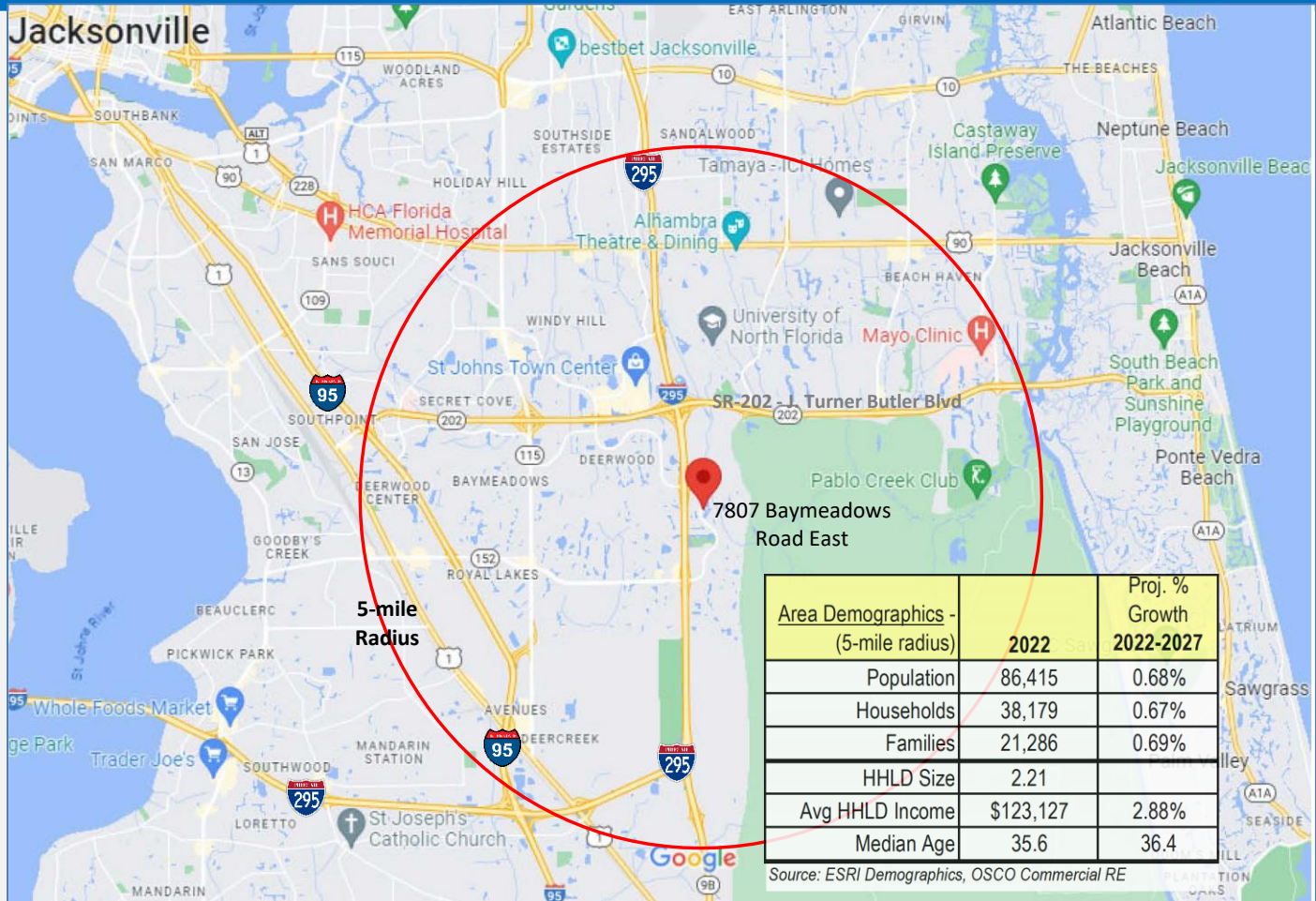
Phone: (904) 993-7964  
Email: [Sid@oscocommercial.com](mailto:Sid@oscocommercial.com)  
Website: [www.oscocommercial.com](http://www.oscocommercial.com)

Although all information furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

# OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A  
 Jacksonville, FL 32205

904-993-7964  
 www.oscocommercial.com



Although all information furnished regarding for sale, rental or financing if from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

# OSCO Commercial Real Estate, Inc.

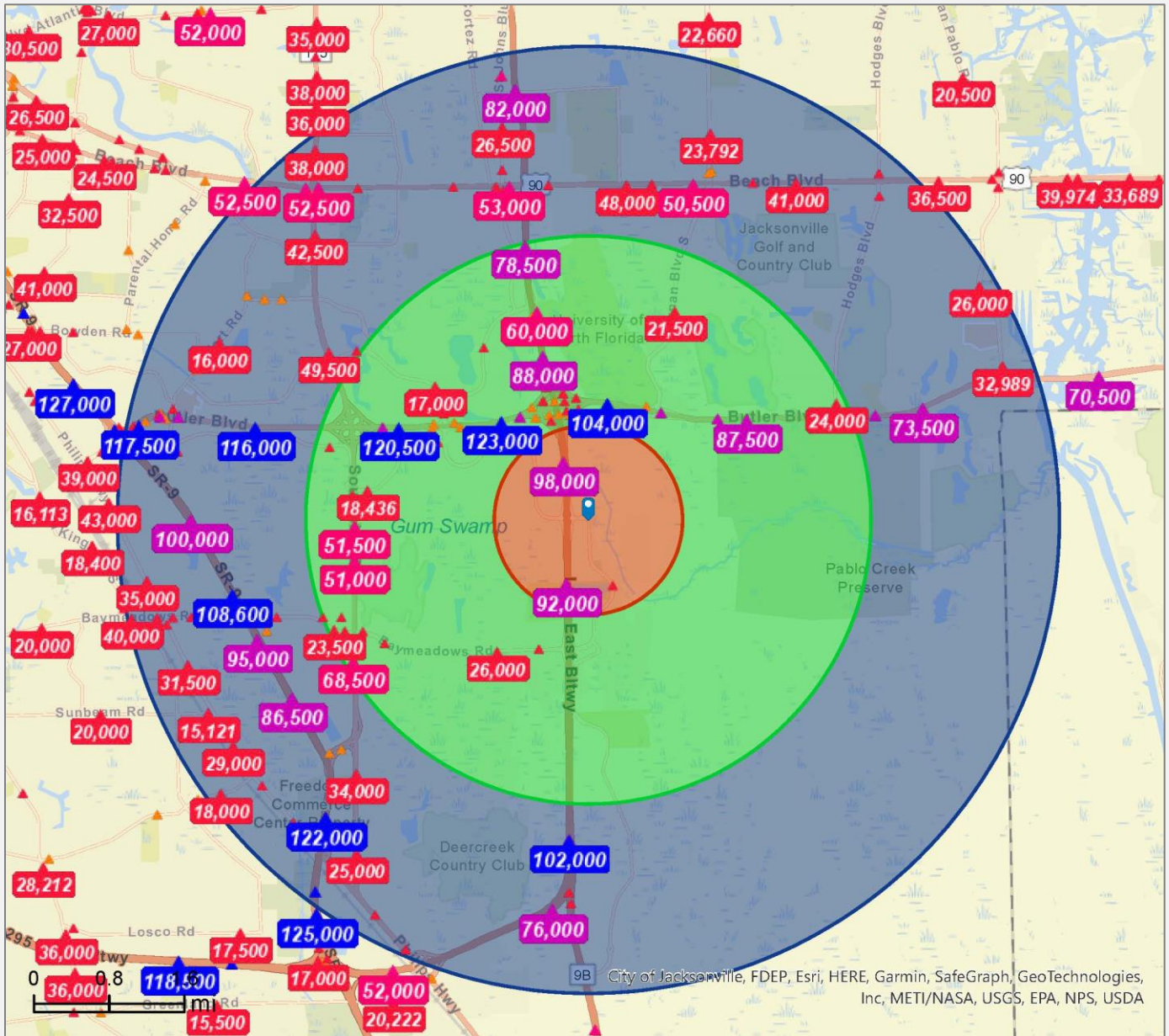
565 Edgewood Avenue South, Suite 2A  
Jacksonville, FL 32205

904-993-7964  
www.oscocommercial.com



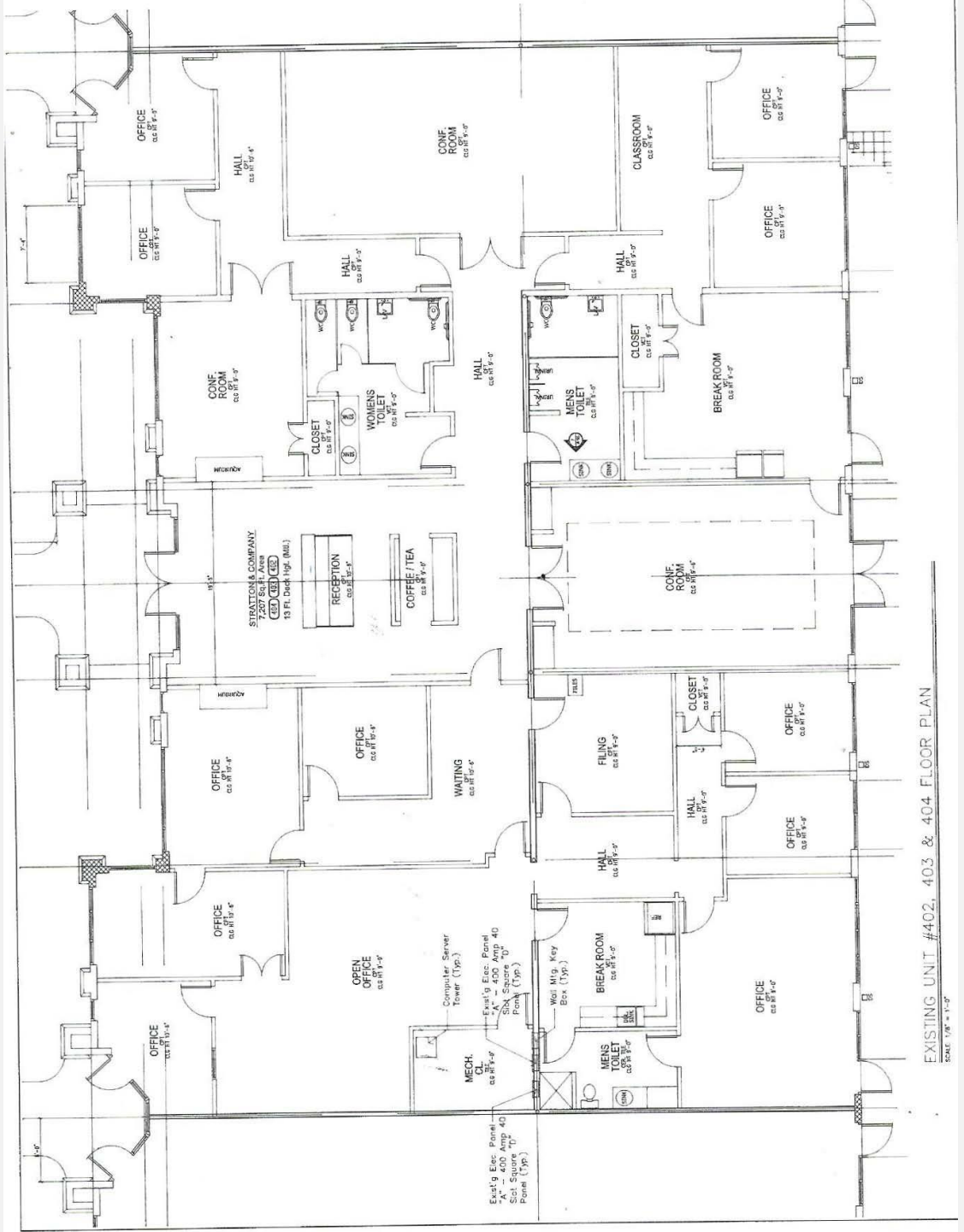
Although all information furnished regarding for sale, rental or financing if from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

## 7807 Baymeadows Rd. E. 1-, 3-, 5-mile Radius - Average Daily Traffic Counts



Although all information furnished regarding for sale, rental or financing if from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

7807 Baymeadows Rd. E., Ste's 402, 403 & 404



Presented by

OSCO Commercial Real Estate, Inc.



Sidney O. Jones, Broker  
[Sid@oscocommercial.com](mailto:Sid@oscocommercial.com)  
Mobile: (904) 993-7964

**OSCO Commercial Real Estate, Inc.**  
Website: [www.oscocommercial.com](http://www.oscocommercial.com)  
Phone: (904) 993-7964



(904) 993-7964  
565 Edgewood Avenue S, Suite 2A, Jacksonville, FL 32205