

FOR LEASE**Medical / Office Building****6856 103rd Street, Jacksonville, FL 32210**

- Westside Medical Office Building with signaled hard corner on Tampico and 103rd Street.
- 4750 SF with 4409 SF heated currently occupied by St. Vincent's Primary Care Clinic.
- 25 Surface spaces make the parking ratio of 5.67 per 1000 SF.
- Zoned CCG-2 allowing for multiple uses.
- Several retailers in vicinity including Super Walmart. Call agent for floor plans and zoning description.

LEASE RATE: **\$14.75/SF**
Modified Gross

SQ FEET: **4,750**

ACRES: **1.14**

ZONING: **CCG-2**

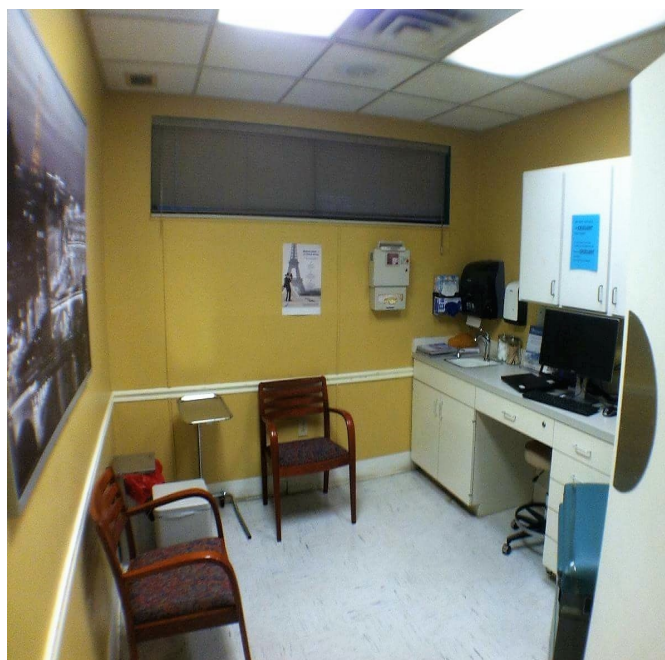
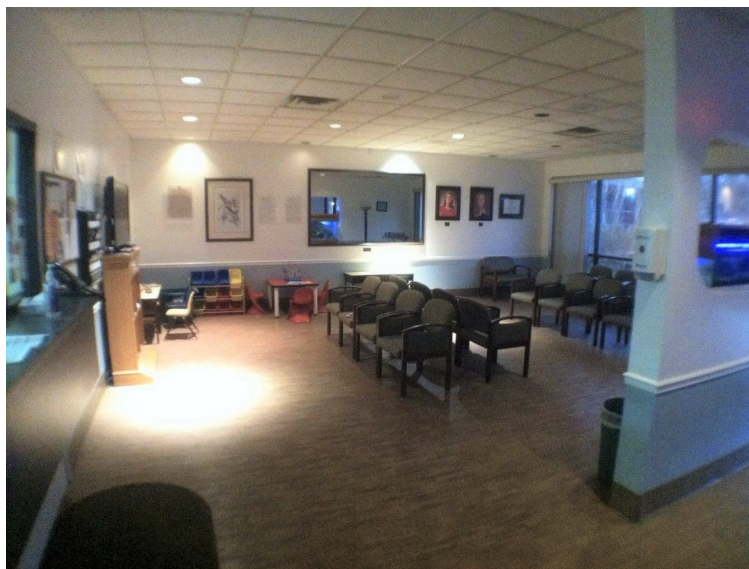
PARCEL #: **014421-0000**

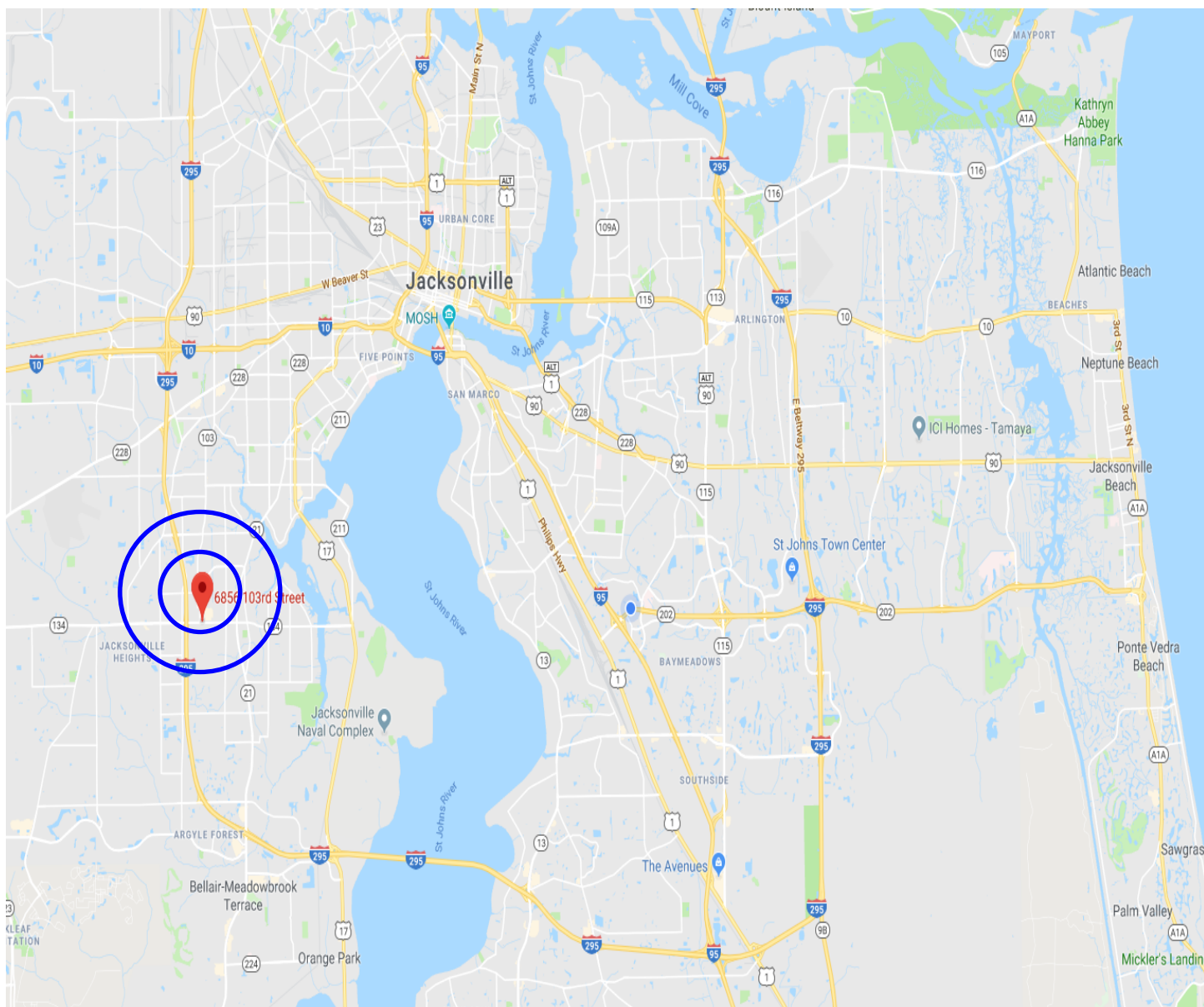
Tenant Pays Utility's and Janitorial
- includes dumpster

David Enicks / denicks@cpcbenchmark.com / Direct 904- 465-1274

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FOR LEASE**Medical / Office Building****6856 103rd Street, Jacksonville, FL 32210****COLDWELL
BANKER
COMMERCIAL****BENCHMARK***** Front Desk / Waiting Room***** 8 Exam Rooms***** 1 Lab-Waiting***** 1 Lab***** Open Area Nurse's Station***** 2 Offices***** Breakroom***** 3 Bathrooms****David Enicks / denicks@cbbenchmark.com / Direct 904- 465-1274***/ COMMERCIAL TO THE CORE /***CBCBENCHMARK.COM // CBCWORLDWIDE.COM**

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