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





- Westside Medical Office Building with signalized 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@cbcbenchmark.com /Direct 904-465-1274

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- * Front Desk / Waiting Room
- * 1 Lab

* Breakroom

- * 8 Exam Rooms
- * Open Area Nurse's Station
- * 1 Lab-Waiting

* 3 Bathrooms

- * 2 Offices
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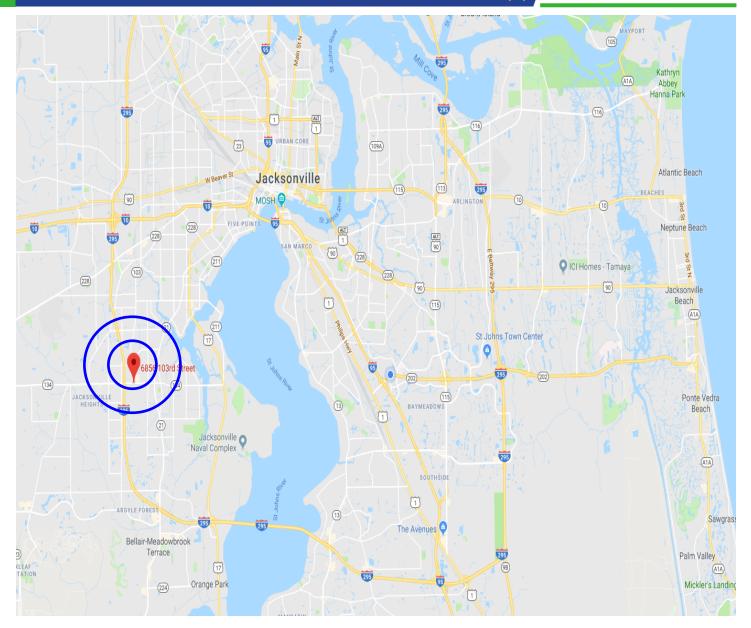
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