

Doctors Inlet Center

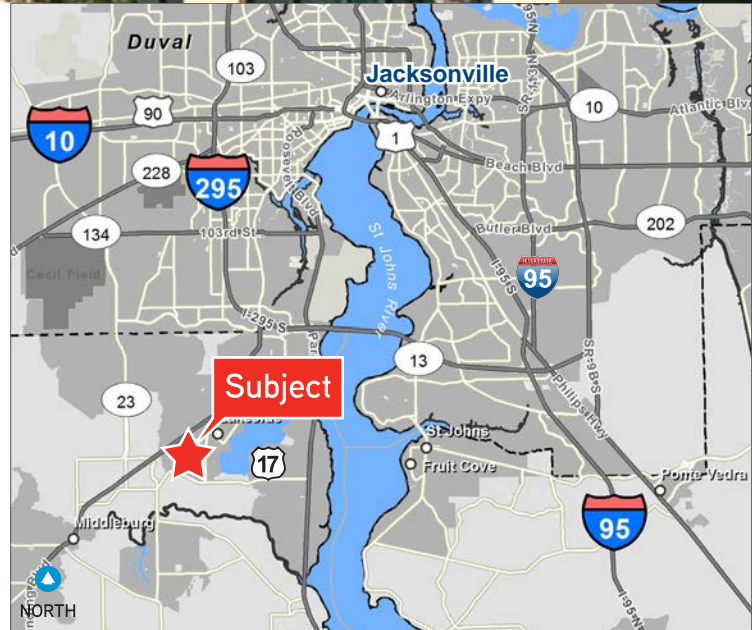
400-420 COLLEGE DR., MIDDLEBURG, FL 32068

2 BUILDINGS: 42,874± SF AVAILABLE



Property Features

- > Bldg. 400 > 18,987± SF available for medical office
- > Bldg. 420 > 23,887± SF great for office, fitness center, school, church or retail application
 - Two suites in move-in ready condition:
 - Suite 211: 600± SF
 - Suite 205: 1,546± SF
- > Excellent visibility on College Drive
- > Located in densely populated residential area
- > Ample parking
- > Centrally located and within 15 minutes of 3 hospitals: Orange Park Medical Center, St. Vincent's Clay County Hospital and Baptist Clay Medical Campus
- > **Lease Rate:** \$12.00/SF NNN; **Est. CAM Rate:** \$2.50/SF



CHUCK DIEBEL, CCIM
Executive Director
+1 904 861 1112

5493 chuck.diebel@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

Photos



400-420 COLLEGE DR., MIDDLEBURG, FL 32068

400 College Drive

- > 18,987± SF available
- > Current Tenants: Biomedical Applications of Florida, VA Clinic

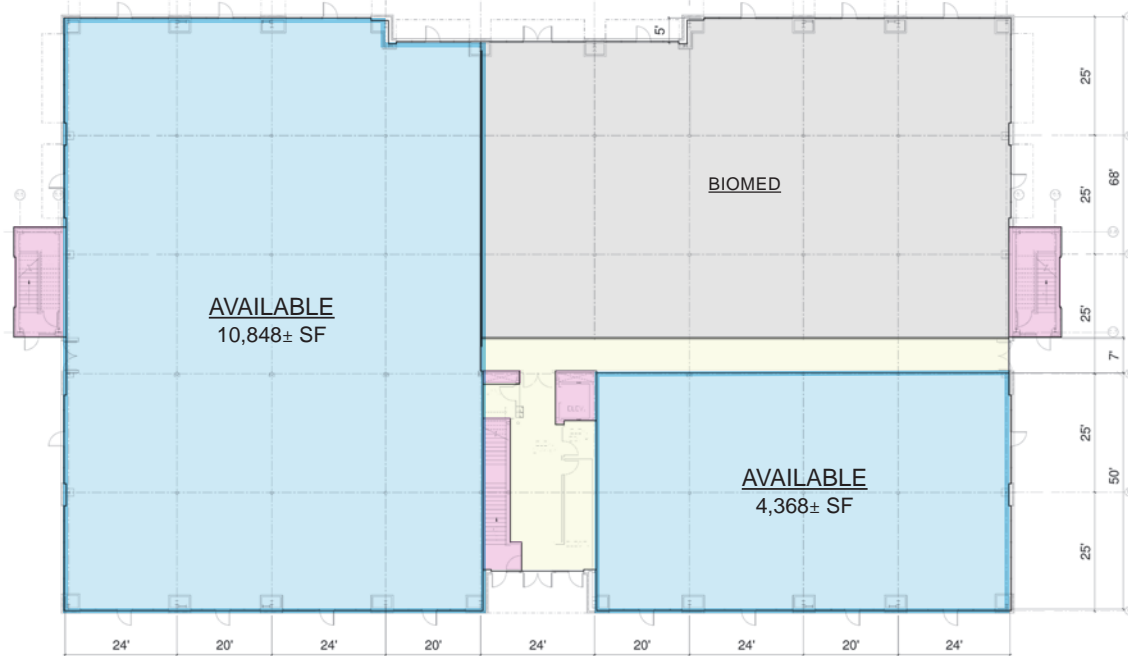


420 College Drive

- > 23,887± SF available
- > Current Tenants: YUM Market, Nail Salon, Lansing Trade Group, and Discount Tire



400 College Dr. - First Floor - 15,216± SF Available



The floor plan shows a symmetrical layout with two large 'VA CLINIC' areas on the left and right sides. A central corridor and stairwell area are highlighted in yellow. Two rectangular areas on the right side are marked as 'AVAILABLE' in blue. Dimensions are provided for various sections of the plan.

Section	Width (ft)	Height (ft)	Area (SF)	Notes
Top Left VA CLINIC	24'	25'	-	-
Top Right AVAILABLE	24'	25'	1,984±	Blue shaded area
Bottom Left VA CLINIC	24'	25'	-	-
Bottom Right AVAILABLE	24'	25'	1,787±	Blue shaded area

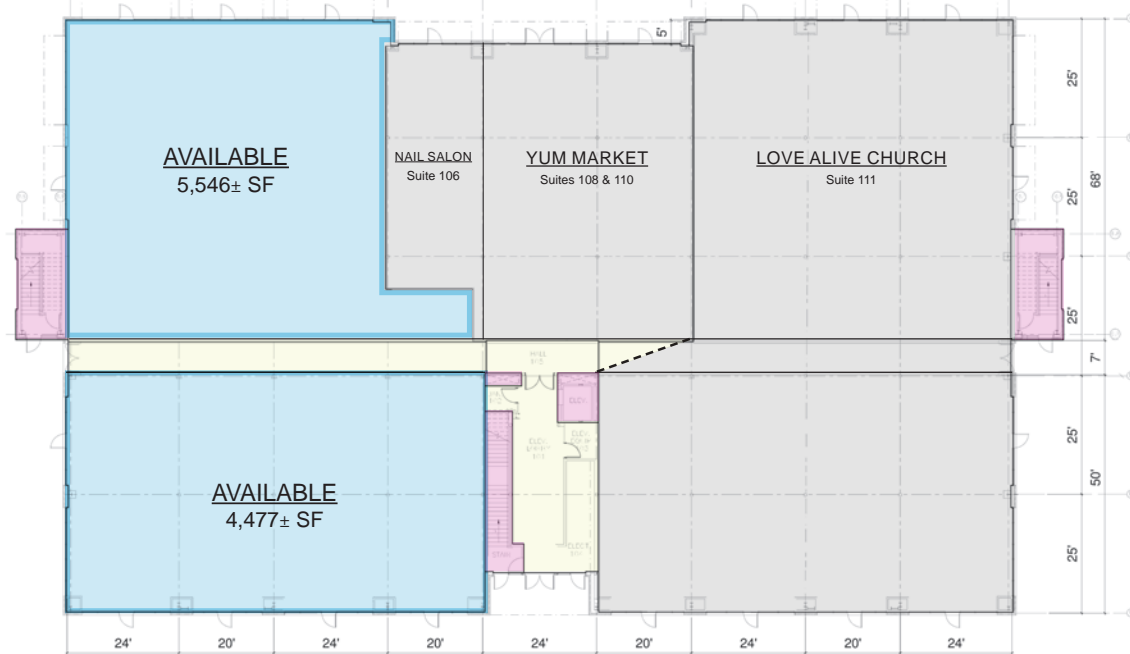
Site Plan - Building 420

420 COLLEGE DR., MIDDLEBURG, FL 32068

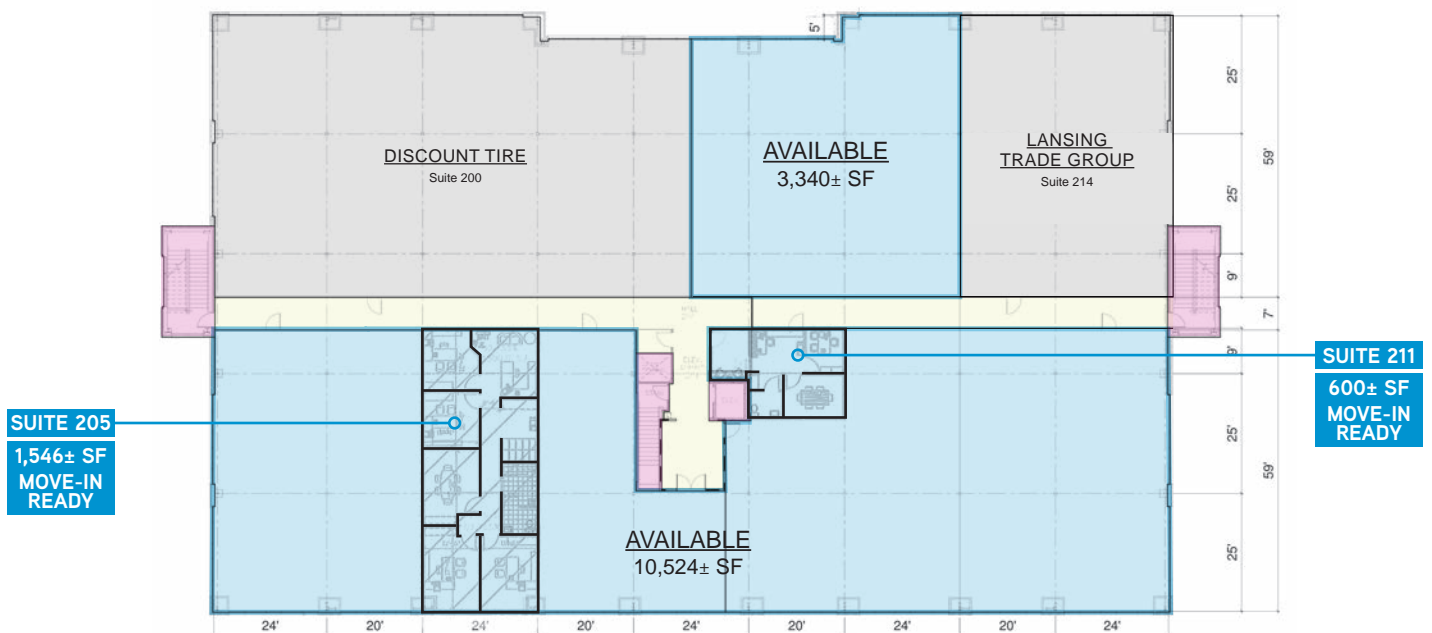


Available Space: 23,887± SF

420 College Dr. - First Floor - 10,023± SF Available



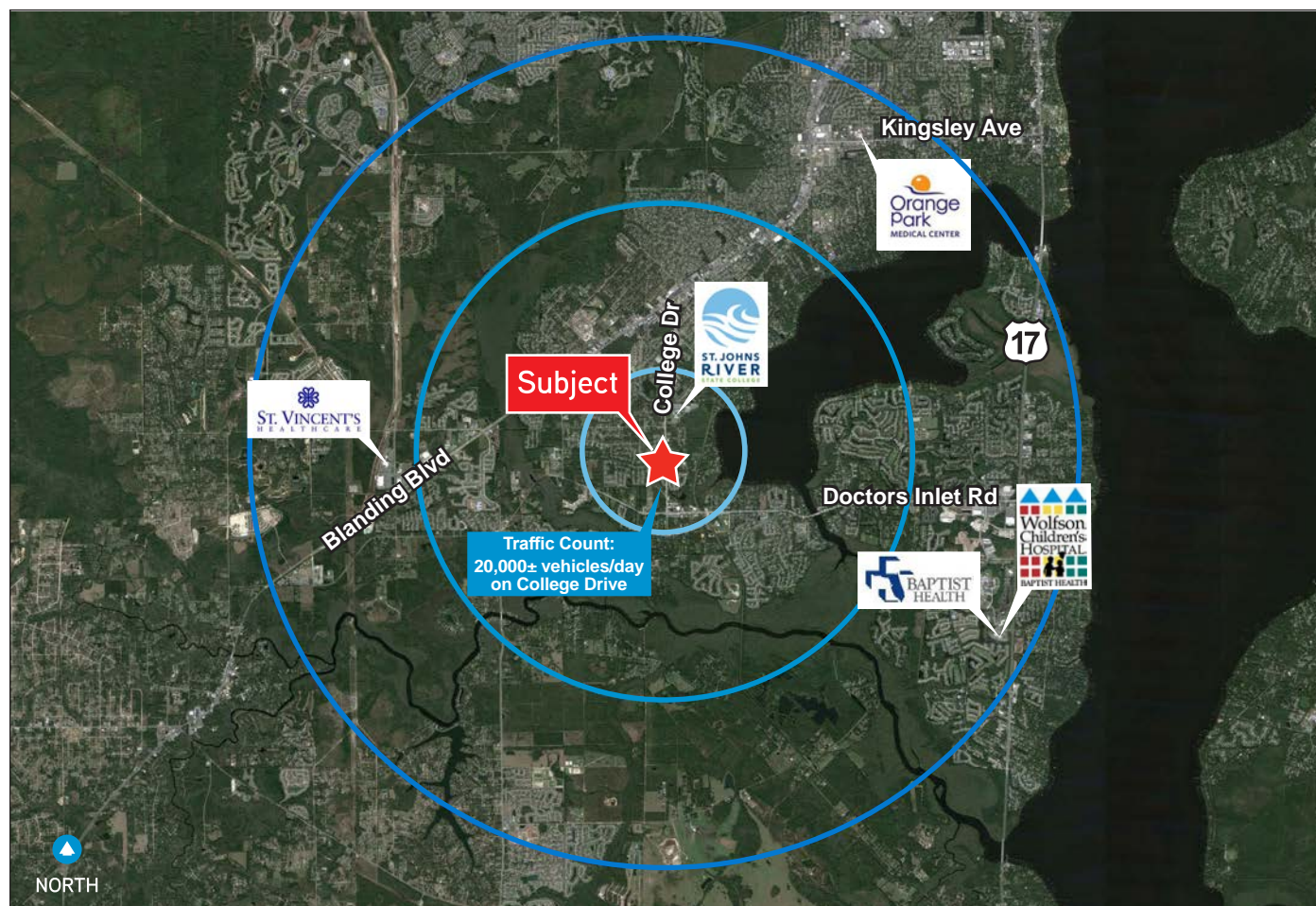
420 College Dr. - Second Floor - 13,864± SF Available



Aerial

400-420 COLLEGE DR., MIDDLEBURG, FL 32068

DOCTORS
INLET
CENTER



DISTANCE TO:

Blanding Blvd.	2.2 mi	St. Vincent's Healthcare	5.2 mi
CR 220	0.6 mi	Wolfson Children's Hospital	22.7 mi
Fleming Island	4.1 mi	I-295	7.1 mi
Orange Park Mall	6.2 mi	I-10	15.8 mi

Demographics	1 Mile	3 Mile	5 Mile
2019 Population	6,976	46,725	90,603
2019 Households	2,352	16,286	35,874
2019 Avg. Household Income	\$80,184	\$82,813	\$87,973

Source: STDB

Contact Us

CHUCK DIEBEL, CCIM
Executive Director
+1 904 861 1112
chuck.diebel@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.