

Beach Blvd.- Office/ Showroom / Retail- Lease Opportunity

3304- 3316 Beach Blvd • Jacksonville, FL 32207



Availability Overview

Space Available	3,139 SF
Base Rent	\$12/ SF
Lease Type	NNN
Date Available	Call for detail
Space Type	Specialty Center
Building Size	13,719 SF
Year Built	1958
Year Renovated	2005-2014
Zoning	CCG-1
Market	Jacksonville
Sub Market	St Nicholas
Cross Streets	Camden Ave

Property Overview

Property Centrally located 3,000+ SF Office/ Showroom end cap, with a unique buildout and high end finishes. Perfect for high quality office/ showroom. Excellent parking, signage, visibility, and high traffic counts. Low CAM charge and competitive rental rates. Please call for details or to schedule a tour.

Location St. Nicholas Neighborhood, at close proximity to the Downtown Area, and Historic San Marco. Great parking, frontage & signage on Beach Blvd, and flexible space configuration options. Area undergoing traffic improvements from Overland Bridge Project, which will enhance accessibility and traffic to property.

Presented by	JIM MORGAN, CCIM	TOM MORGAN, MSRE
	904.346.3668	904.346.3668
	morganj@svn.com	tom.morgan@svn.com