



For Lease > Deerwood North Office Park

9889 N. Gate Parkway, Suite 401, Jacksonville, FL 32246

### Property Features

- > Office suites located in a Professional Office Park off of Gate Parkway North
- > Suite 401 is an 1,186± SF corner unit with great natural light
- > ~~Suite 403 is an 1,205± SF interior unit~~ Leased
- > Prime location across the street from the Florida Blue Headquarters and at the Merrill Lynch Campus with a traffic light
- > Excellent monument signage facing Gate Parkway
- > Property is minutes from St. Johns Town Center and Tapestry Park with restaurants, retail stores, movie theater, housing and many hotels nearby
- > Fastest growing area in Duval County with strong demographics
- > **Rental Rate: \$20.00/SF NNN**
- > **CAM \$2.40/SF**

FRAN PEPIS  
Senior Director  
+1 904 861 1110  
fran.pepis@colliers.com

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

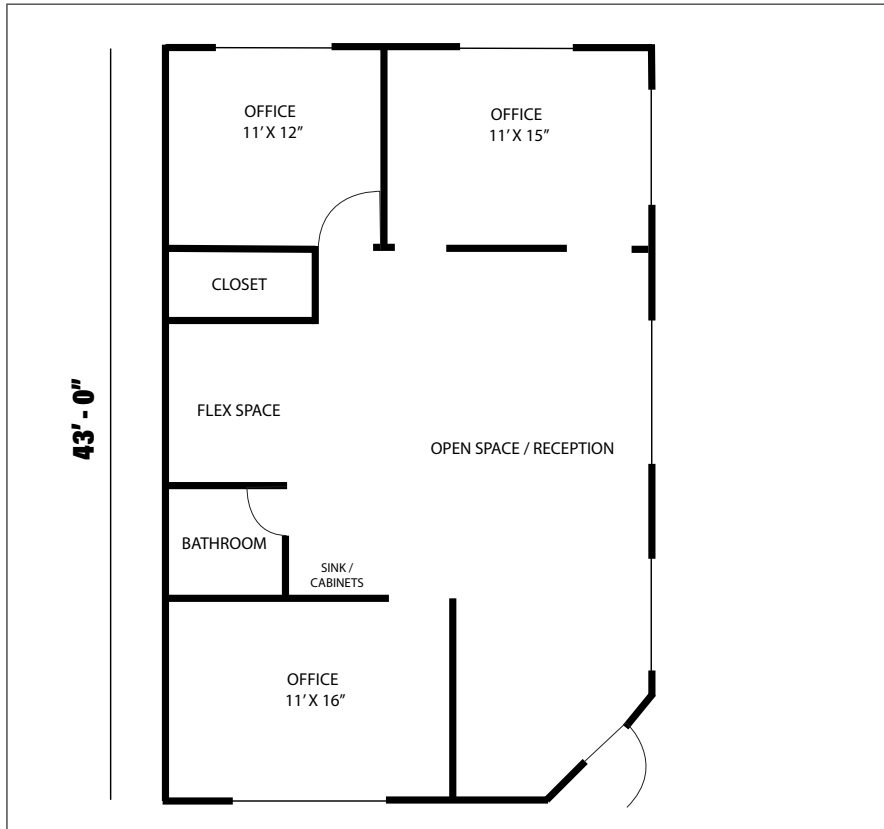


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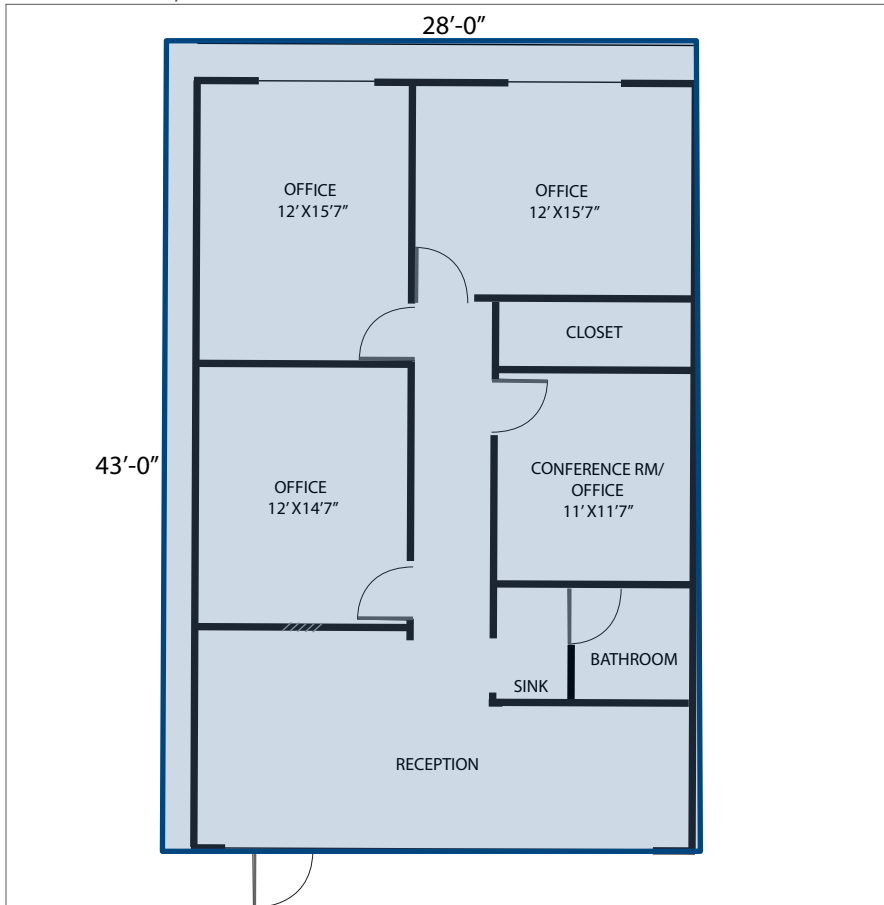
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## Floor Plans

### SUITE 401 - 1,186± SF



### SUITE 403 - 1,205± SF LEASED



Pylon



Office Park Entrance View

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Aerial



2019 TOTAL POPULATION

1 Mile: 8,390  
3 Mile: 65,344  
5 Mile: 193,073



2019 DAYTIME POPULATION

1 Mile: 16,574  
3 Mile: 96,224  
5 Mile: 248,035



2019 AVERAGE HH INCOME

1 Mile: \$84,521  
3 Mile: \$74,639  
5 Mile: \$74,017



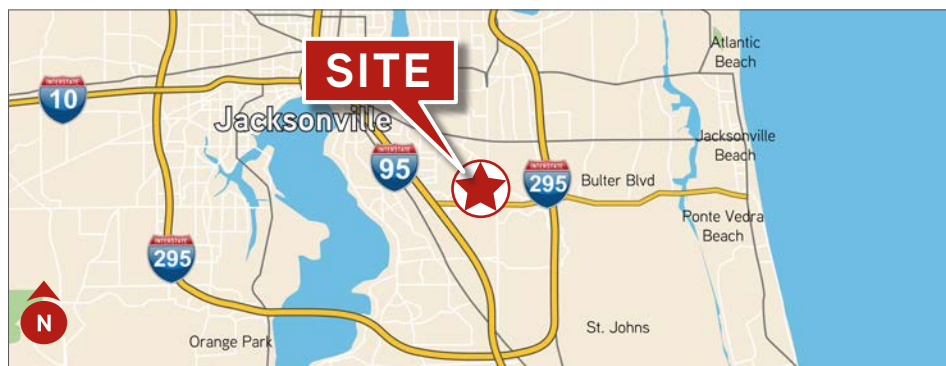
2018-2023 PROJECTED GROWTH RATE

1 Mile: 10.5%  
3 Mile: 8.75%  
5 Mile: 7.45%

Demographic Summary

Source: Esri

Location Map



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