

**BLUE WAY COLLEGE PARK**  
**ADJACENT TO NEW CLAY CO. VA CLINIC!**  
**OUTSTANDING LARGE BLOCK OPPORTUNITY!**  
**CLASS A MEDICAL AND PROFESSIONAL OFFICE**  
**CONDOMINIUM BUILDING**  
**25,000 SQ. FT. FOR LEASE**



**CENTRALLY LOCATED TO ALL MAJOR MEDICAL FACILITIES IN THE FLEMING ISLAND, ORANGE PARK, BRANAN-FIELD, MIDDLEBURG AND GREEN COVE SPRINGS AREAS.**

- Retail and Professional Office Space
- Each Bay is equipped with 4 or 5 Ton HVAC unit
- Zoning: PUD With BA1 zoning allowing for retail uses on 1st Floor Frontage  
 PUD With BA on 1st and 2nd Floor for Medical / Professional Office uses
- New, 2-Story, Modern Building at 50,000 Sq. Ft.
- Beautiful Marble Finished Elevator Lobbies
- Prime Retail Frontage available on College Drive
- Ample Parking With Convenient Ingress/Egress
- All Plumbing and Electrical stubbed ready for service

**Call to schedule your property tour.**

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

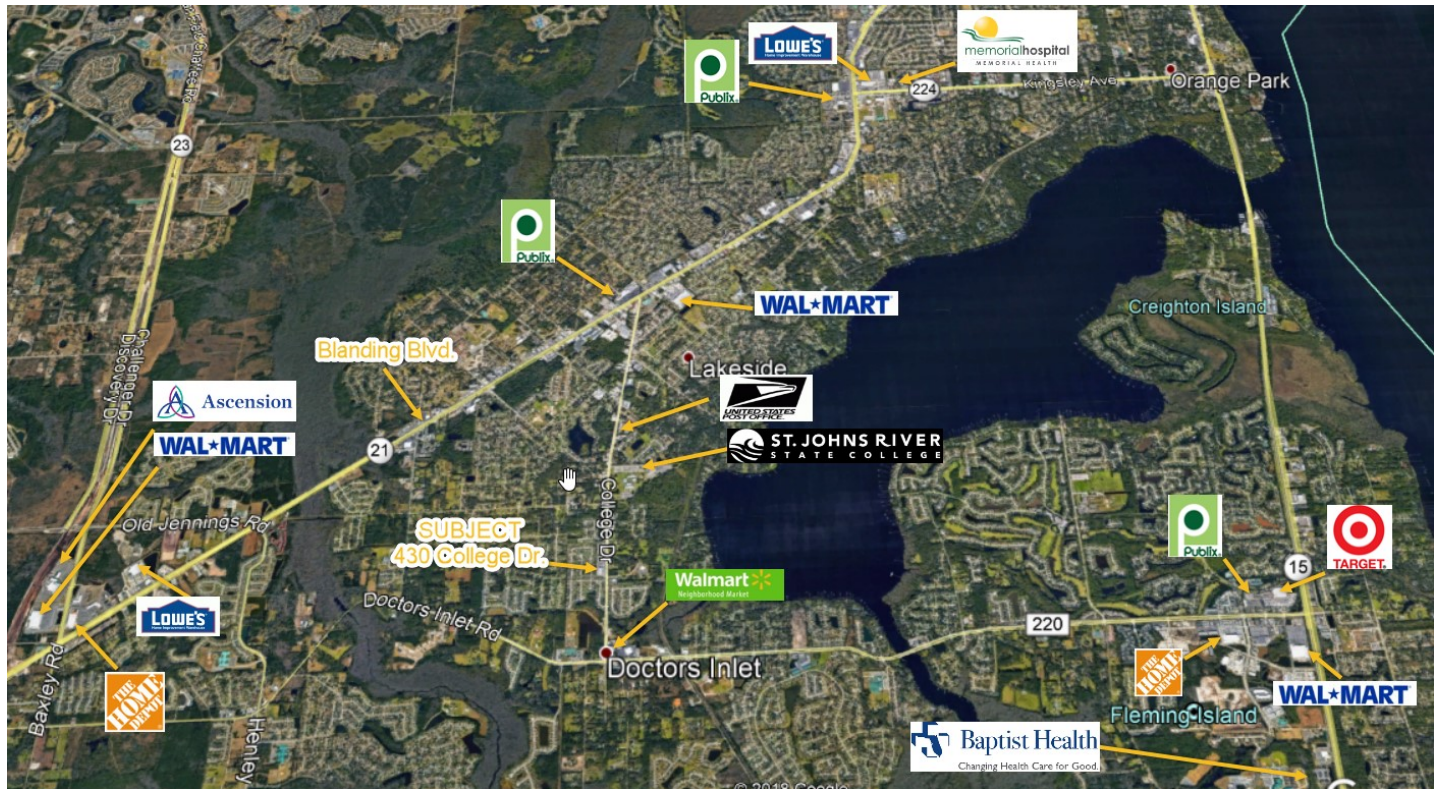
**Excellent Opportunity for : Large / Mixed Medical or Technical Development Group**

**Will Subdivide Minimum of 2750 SF  
 For Lease \$14.50/SF NNN  
 Turn Key "Standard Office" Build  
 Out with min. 5 Year lease  
 Contact David Bard:904-463-2944**

# Blue Way College Park

## Class A Office Condominium Building For Lease

- Centrally located to all **Clay County Medical** venues including St. Vincent's Hospital, Baptist Medical Campus, Orange Park Medical Center and adjacent to New Clay Co. VA Clinic.
- Easily Accessible from Green Cove Springs, Fleming Island, Orange Park, Branan-Field Chaffee and Middleburg Areas.



3830 Williamsburg Park Blvd.

Suite # 7

Jacksonville, FL 32257

David J. Bard: (904) 463-2944

Blue Way College Park

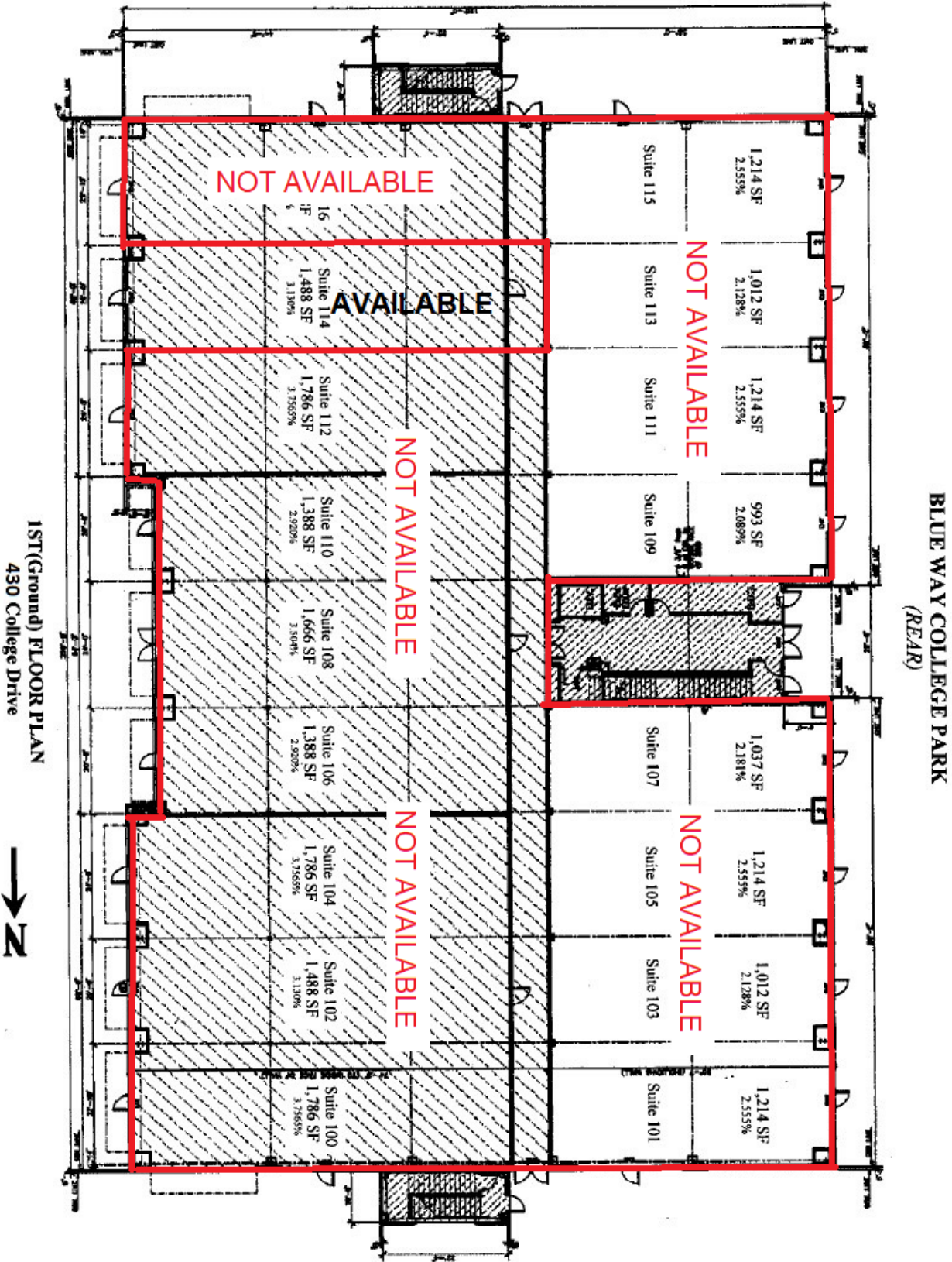


**BARD** COMMERCIAL PROPERTIES, INC.  
SALES • LEASING • SITE SELECTION

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# First Floor Plan

Blue Way College Park



# Second Floor Plan

Blue Way College Park

