

FOR LEASE: Riverside Professional Office

2861 College Street
Jacksonville, Florida 32205

For Lease



Your Name Here



Phillip Hewett
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Atlantic Beach, Florida 32233
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PROPERTY HIGHLIGHTS

Location: Riverside Market
East of US 17 & South of I-10

Suite Size: 2,350 +- SF

Parking: Adequate

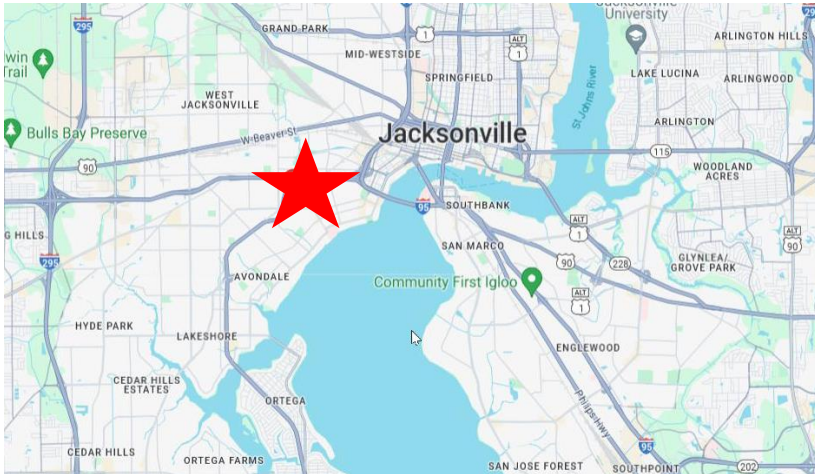
Frontage/Access/Exposure: 144 +- FF along the
north side of College Street in Riverside

Zoning: IL - Industrial Light

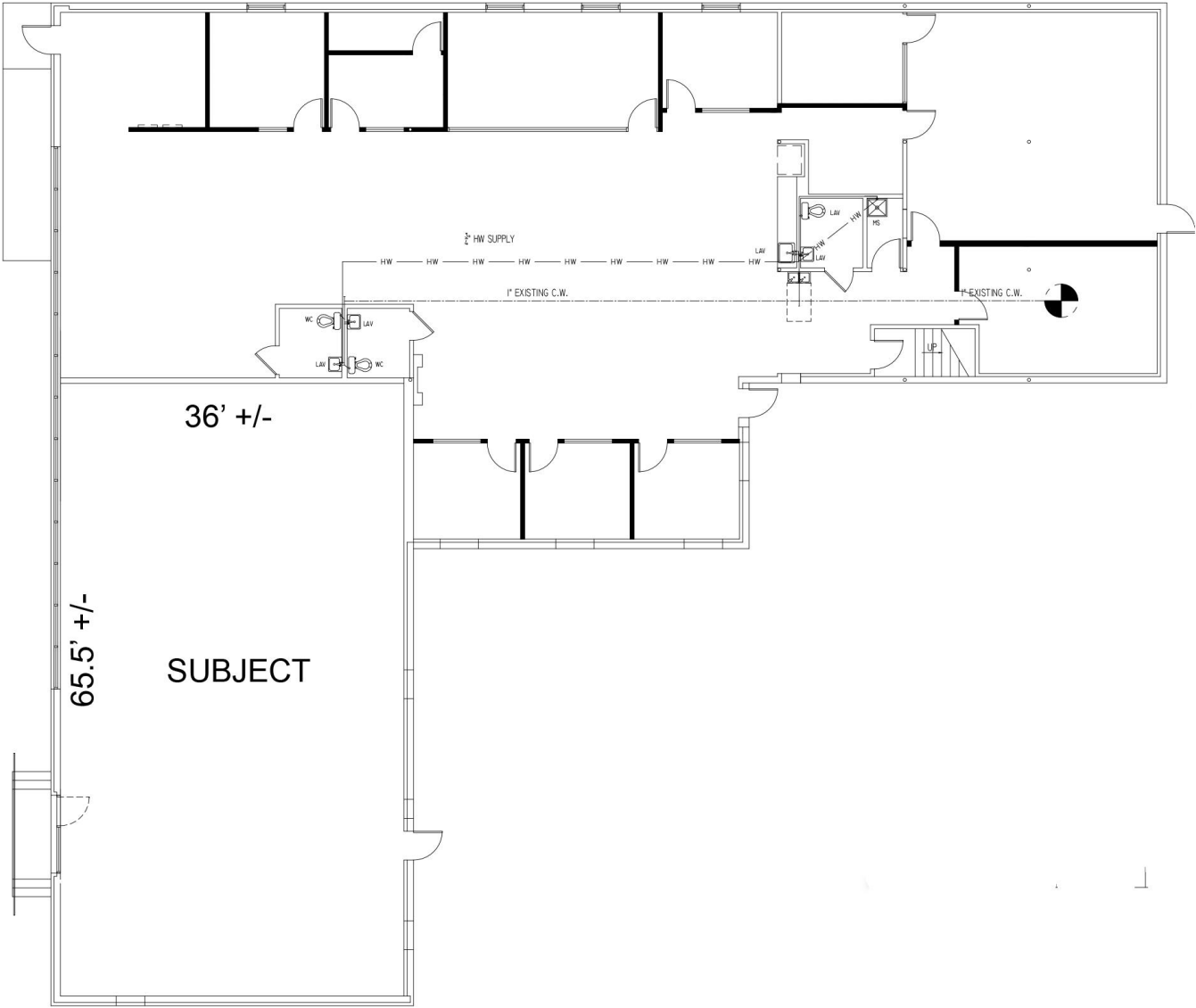
Utilities: JEA, City Water & Sewer

Renovations: Lease Space (shell condition)
Interior of adjacent unit fully renovated.

Rate: \$12.95 SF NNN / Negotiable TI Allowance
CAM/Real Estate Tax & Insurance: \$4.00 SF (Estimated)



FLOOR PLAN



SUBJECT PHOTOS

