

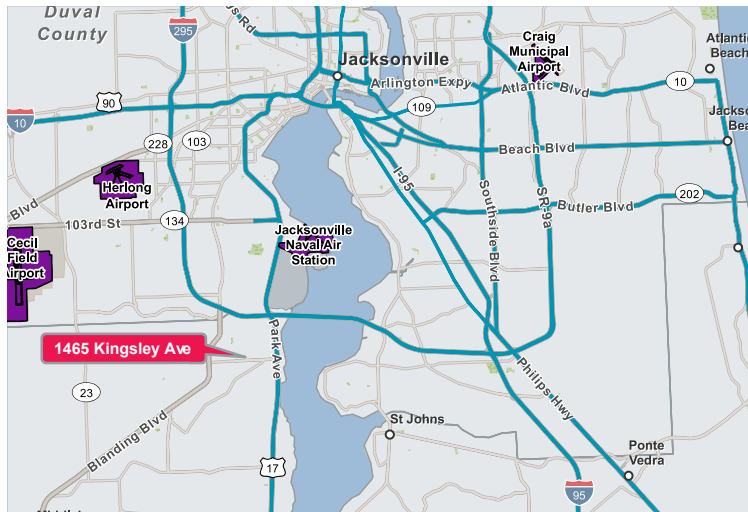
1465 Kingsley Ave

Orange Park, FL | 32073



Medical Office Park For Lease

As exclusive agents, we are pleased to offer the following property for lease:



For further information, please contact our exclusive agent:

Ladson Montgomery Senior VP / Principal lmontgomery@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

Newmark Grubb
Phoenix Realty Group

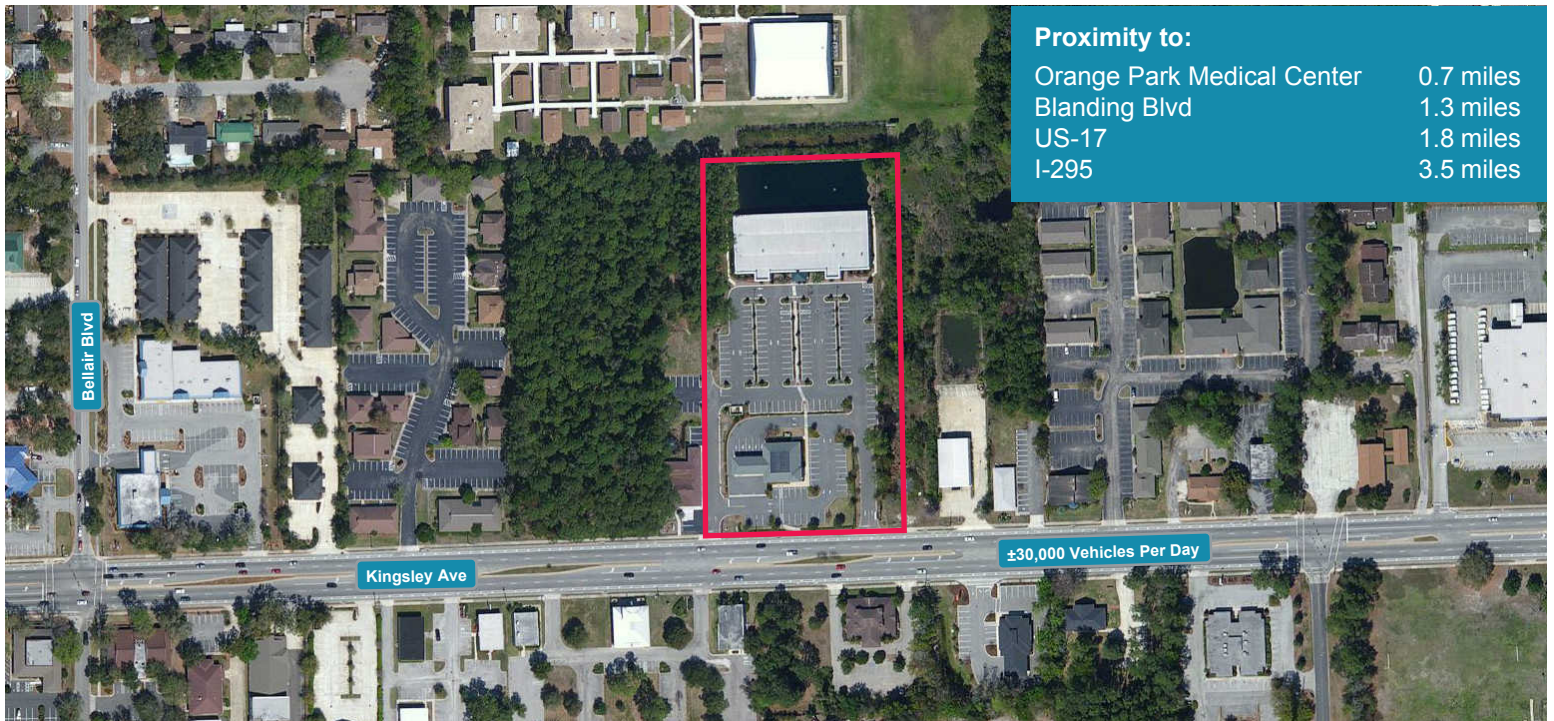
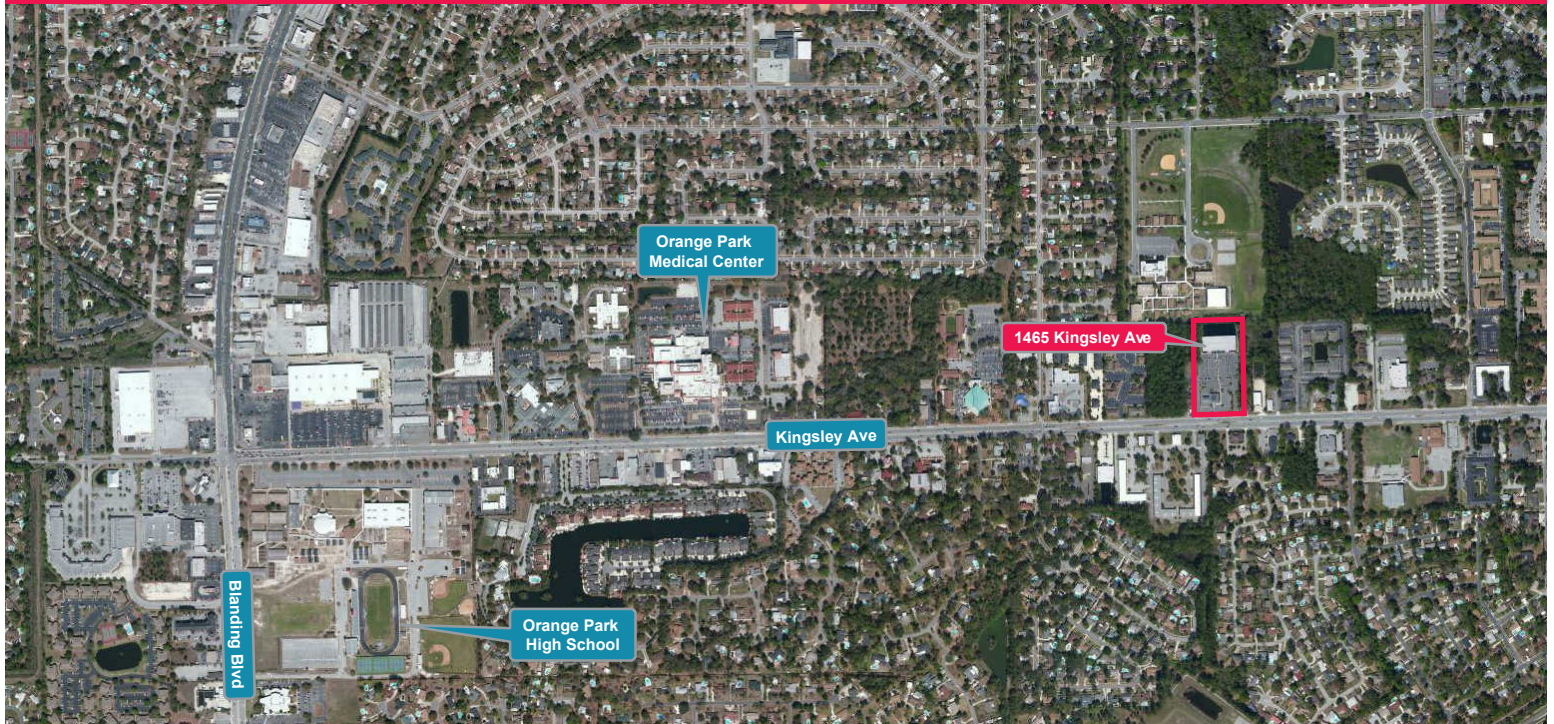
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

- ◆ ±1,340 - 2,863 SF available medical office space
- ◆ Class A medical complex
- ◆ Less than 1 mile from Orange Park Medical Center
- ◆ Tenant build out allowance: \$35.00 PNSF
- ◆ Lake views available
- ◆ Separate utilities
- ◆ Easy patient access with ample close up parking. Parking ratio: 6 per 1,000 SF
- ◆ Ideal ingress & egress access from Kingsley Ave
- ◆ Monument signage
- ◆ Located 1.5 miles from intersection of Kingsley Ave & Blanding Blvd
- ◆ Strong visibility: ±30,000 cars daily
- ◆ Surrounded by a population of 118,000+ within a 5-mile radius
- ◆ **LEASE RATE: \$19.50 NNN**

www.phoenixrealty.net

Aerials

1465 Kingsley Ave | Orange Park, FL



Proximity to:

Orange Park Medical Center	0.7 miles
Blanding Blvd	1.3 miles
US-17	1.8 miles
I-295	3.5 miles

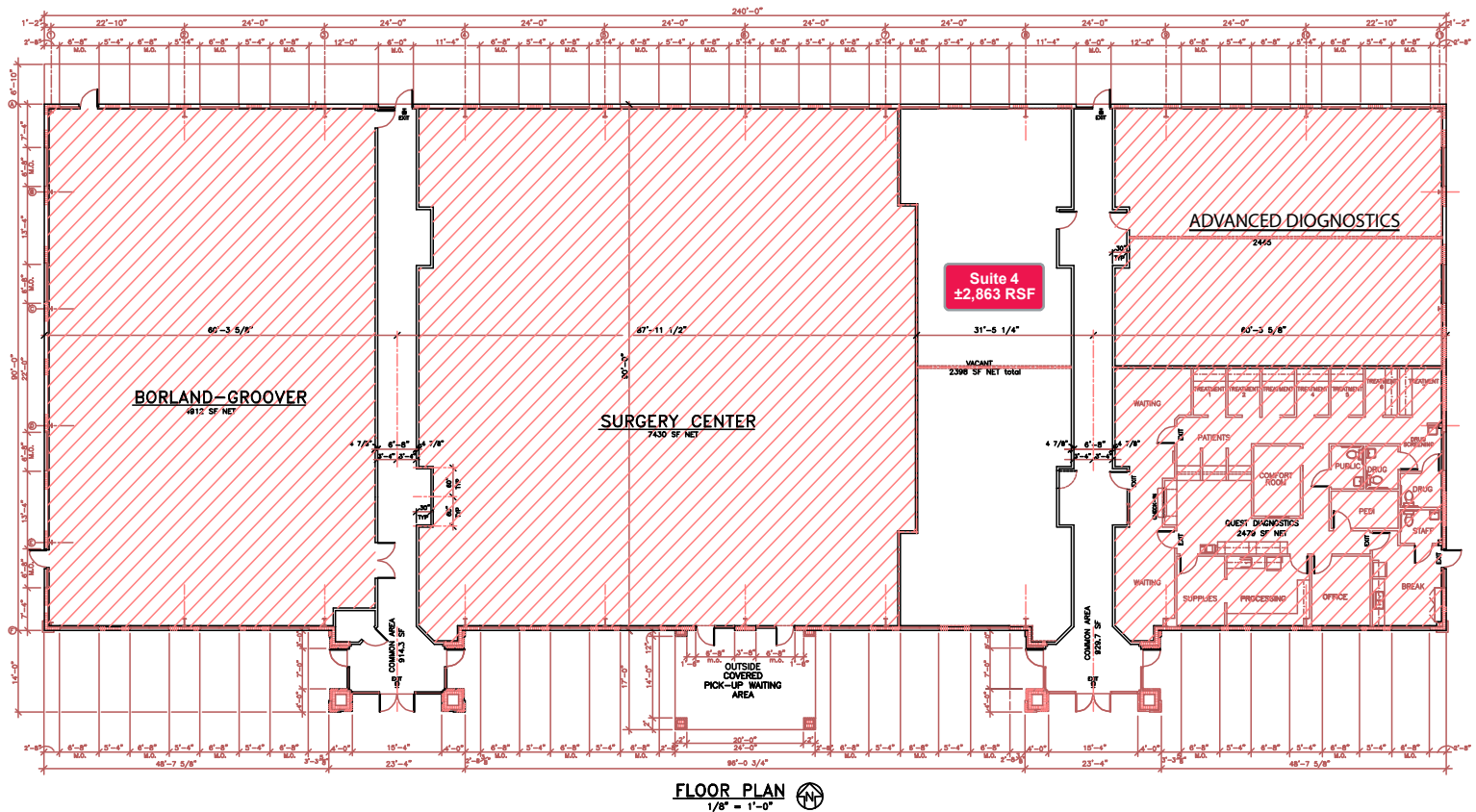
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Floor Plan

1465 Kinglsey Ave | Orange Park, FL



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Images

1465 Kinglsey Ave | Orange Park, FL



East Wing



Ample Close Up Parking: Ratio of 6:1,000



Scenic Pond & Fountains in Rear of Building

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