CREA
COMMERCIAL REAL ESTATE
ADVISORS

6900 Southpoint Dr

6900 SOUTHPOINT DR N, JACKSONVILLE, FL 32216

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

57,150 SF +/- medical office building with beautiful lake views in shell condition, ready for tenant buildout. Each typical floor is 11,430 SF +/- and can be split into as many as four medical suites ranging from 2,510 SF +/- to 3,120 SF +/- rentable, with 22 exam rooms per floor. The building sits on 2.38 AC +/- zoned IBP, and a newly renovated parking garage supports a 4.3/1,000 parking ratio for patients and staff. Perfect for a multi-specialty group that wants several practices on one floor, or a single provider that can sublease adjoining suites to a referring specialty.

The property is within 0.3 miles +/- of Ascension St. Vincent's Southside. Baptist Medical Center Jacksonville is 6.2 miles +/- away, UF Health Jacksonville is 7.8 miles +/- away near downtown, and Mayo Clinic is 9.0 miles +/- to the east. Baptist Medical Center South is 8.6 miles +/- to the south, giving the location reach into four major health systems. The Southpoint office park sits at the I-95 and J. Turner Butler Blvd (SR 202) interchange, less than 1 mile from the property.

PROPERTY HIGHLIGHTS

- Separately Metered Floors With Ground-Level Outdoor Patio
- Zoned IBP With Newly Renovated Parking Garage and 4.3/1,000 Parking Ratio
- Open floor plans with lake views

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	2,510 - 11,430 SF
Lot Size:	2.38 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,486	35,737	84,364
Total Population	8,260	79,262	195,513
Average HH Income	$88,989	$86,967	$91,212

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

6900 Southpoint Dr

6900 SOUTHPOINT DR N, JACKSONVILLE, FL 32216

MEDICAL OFFICE FOR LEASE







Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

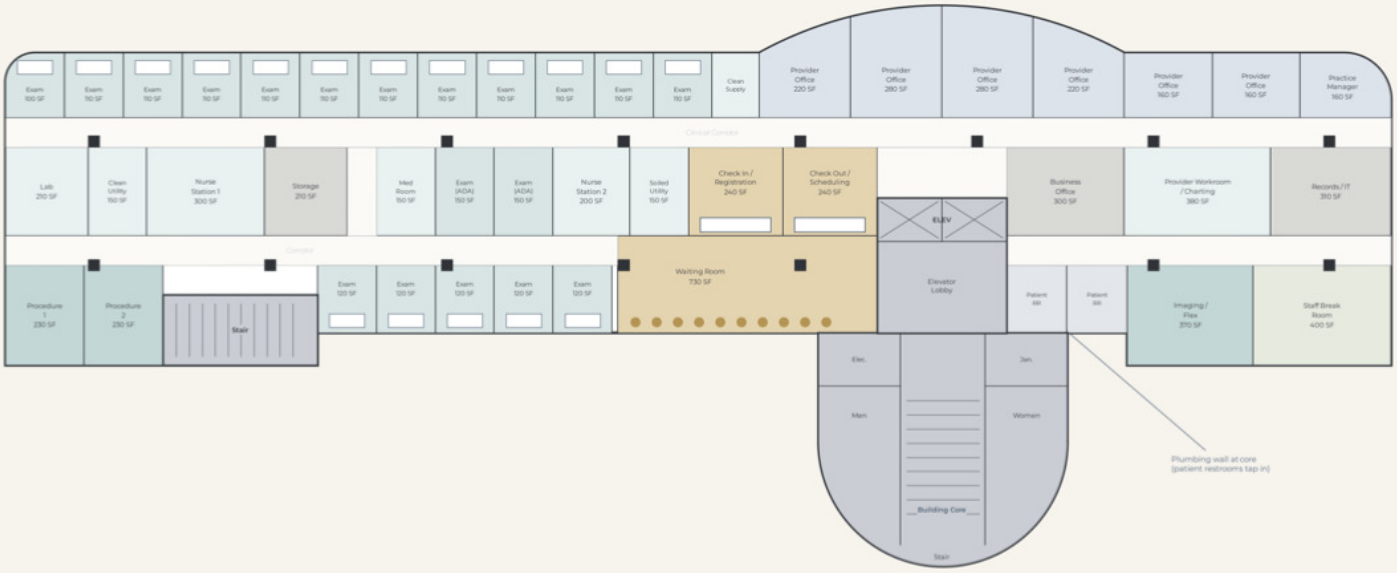
CREA
COMMERCIAL REAL ESTATE
ADVISORS

6900 Southpoint Dr

6900 SOUTHPOINT DR N, JACKSONVILLE, FL 32216

MEDICAL OFFICE FOR LEASE

Conceptual Test Fit: Full Floor Medical Clinic | 19 exam rooms, 2 procedure rooms, imaging / flex, lab, 2 nurse stations



Renderings and plans are conceptual and for illustration only. Test fits based on building floor plans; not to scale for construction.

CREA Florida | Ashley Walker | (689) 407-6831 | ashley@creaflorida.com

Conceptual Test Fit: Four Medical Suites | A 2,910 RSF, 6 exam | B 2,510 RSF, 5 exam | C 2,890 RSF, 5 exam | D 3,120 RSF, 6 exam



Renderings and plans are conceptual and for illustration only. Test fits based on building floor plans; not to scale for construction.

CREA Florida | Ashley Walker | (689) 407-6831 | ashley@creaflorida.com

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

6900 Southpoint Dr

6900 SOUTHPOINT DR N, JACKSONVILLE, FL 32216

MEDICAL OFFICE FOR LEASE



Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

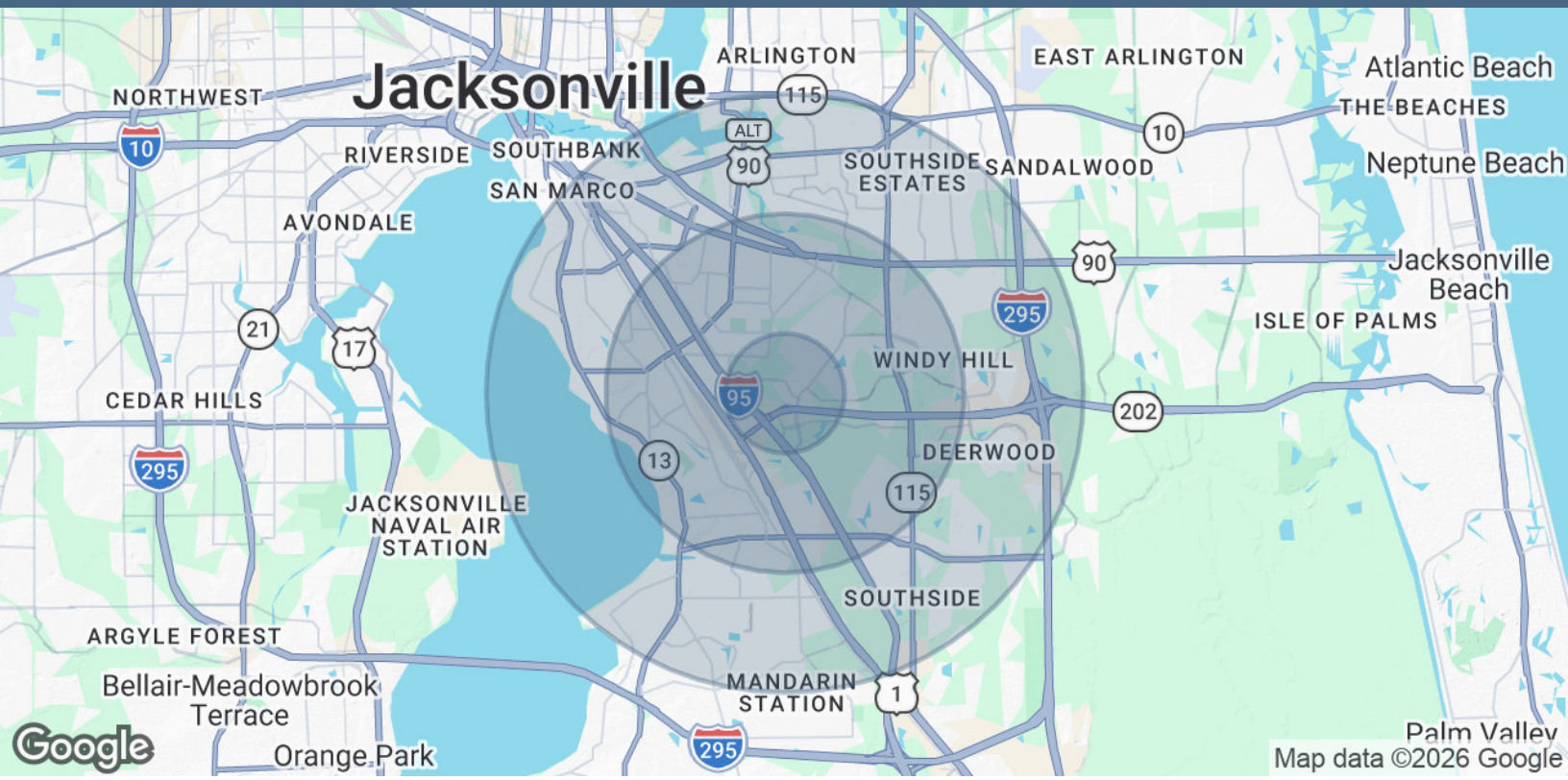
CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

6900 Southpoint Dr

6900 SOUTHPOINT DR N, JACKSONVILLE, FL 32216

MEDICAL OFFICE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,260	79,262	195,513
Average Age	35.5	37.2	37.2
Average Age (Male)	34.6	35.1	35.9
Average Age (Female)	36.9	38.5	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,486	35,737	84,364
# of Persons per HH	2.4	2.2	2.3
Average HH Income	$88,989	$86,967	$91,212
Average House Value	$292,218	$261,625	$297,777

2023 American Community Survey (ACS)

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com