

# 8774 PERIMETER PARK BLVD. JACKSONVILLE



PRESENTING  
8,000 SQ FEET OFFICE BUILDING  
JACKSONVILLE



WELCOME TO 8774 PERIMETER PARK BLVD. GREAT LOCATION IN THE HIGH DENSITY SOUTHSIDE AREA!





OVER 8000 SF OF MEDICAL, PROFESSIONAL OR MIXED-USE SPACE.





GREAT FRONT RECEPTION AREA WITH LOTS OF SPACE AND SEVERAL EXTRA WORK STATIONS.





 **SOILED DIAPERS**  
Please DO NOT throw any soiled diapers in the garbage.  
If you need to throw away a diaper, please call a nurse for proper disposal.  
Thank you for your cooperation!



4000 SQ FT OF ADMINISTRATIVE, WAITING ROOM & MULTIPLE EXAMINATION ROOMS.





FLEXIBLE WORK AREAS PERFECT FOR LAB WORK, SUPPLIES AND STORAGE.





 **SOILED DIAPERS**  
Please **DO NOT** throw any soiled diapers in the garbage.  
If you need to throw away a diaper, please call a nurse for proper disposal.  
© 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

MULTIPLE AREAS CAN EASILY BE SUBDIVIDED INTO OFFICE SUITES.





UPSTAIRS AREA SET UP FOR LOTS OF POSSIBILITIES WITH BATHROOM,  
BREAK ROOM AND KITCHEN.







INCLUDES ELEVATOR AND TWO EXECUTIVE OFFICE SUITES. PERFECT FOR DOCTORS, OWNERS OR MANAGERS.





2000 SQ FT OF SPACE CAN EASILY BE FINISHED OR SUBDIVIDED.



**PRESENTING**  
**8774 PERIMETER PARK BLVD**  
**JACKSONVILLE, FL 32205 | GROVE PARK**

**2 STORIES | 0.73 ACRES | 8,000 SQ FT | MLS 1012601**



OFFICE OPPORTUNITY. OWNER WILL FINANCE! GREAT INVESTMENT OR FOR YOUR OFFICE NEEDS. YOU COULDN'T ASK FOR A BETTER LOCATION FOR AN OFFICE FOR MEDICAL, DENTAL, PROFESSIONAL, OR MULTI-USES. THIS 8000 SF (HEATED SPACE) OFFICE BUILDING IS IN FANTASTIC SHAPE. ATTRACTIVE CUT-BLOCK EXTERIOR. YOUR CUSTOMERS CAN ENJOY THE ALL WEATHER PORTE COCHERE FOR DROP-OFF TO STAY OUT OF THE WEATHER. DOWNSTAIRS IS ALREADY DIVIDED INTO 4000 SF OF RECEPTION, WAITING ROOM, & MULTIPLE EXAMINATION ROOMS. 1/2 OF THE UPSTAIRS SET UP AS A CALL OR BILLING CENTER W/THE OTHER 1/2 FOR STORAGE. GREAT FOR A MEDICAL/DENTAL PRACTICE, PHYSICAL THERAPY, OR MENTAL HEALTH FACILITY. PERIMETER PARK IS HIGHLY DESIRABLE WITH A CENTRAL LOCATION & VISIBILITY/FAMILIARITY. ELEVATOR. NEW HVAC. GENEROUS PARKING. CALL FOR YOUR PRIVATE TOUR.



**THOMAS HAMMOND, REALTOR®**  
**COLDWELL BANKER VANGUARD REALTY**  
**904-806-1218 THAMMOND@CBVFL.COM**



**DARYL ATKINS, REALTOR®**  
**COLDWELL BANKER VANGUARD REALTY**  
**904-415-7323 DATKINS@CBVFL.COM**

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. ©2018 Coldwell Banker Real Estate LLC. A Realty Company. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office Is Independently Owned And Operated. Coldwell Banker, the Coldwell Banker Logo and "We Never Stop Moving" are registered service marks owned by Coldwell Banker Real Estate LLC. All information deemed reliable but not guaranteed. USAA® Real Estate Rewards Network is offered by USAA Relocation Services, Inc., a licensed real estate broker and subsidiary of USAA Federal Savings Bank. Program may be unavailable for employer-sponsored relocations. Not available for transactions in Iowa or outside the US. This is not a solicitation if you are already represented by a real estate broker. Obtaining a mortgage from USAA Bank is optional, not required to utilize the USAA® Real Estate Rewards Network, and can be acquired from other sources. Use of the term "member" does not convey any legal ownership, or eligibility rights for property and casualty insurance products. Ownership rights are limited to eligible policyholders of United Services Automobile Association and its affiliates.

