

# THE MEDICAL EXCHANGE

@ e TOWN

0 ASSEMBLY STREET | JACKSONVILLE, FL 32256



40,000 SF AVAILABLE

**FOR LEASE**





# PROPERTY HIGHLIGHTS

- Best in Market, Class A, Two-Story Medical Office Opportunity
- Strategically located near the borders of St. Johns and Duval Counties, within the master planned e-Town Community.
- Incredible visibility opportunities with building signage available fronting State Road 9B and Etown Pkwy.
- Efficient and flexible floorplates to suit medical occupiers of all sizes.

## THE MEDICAL EXCHANGE @

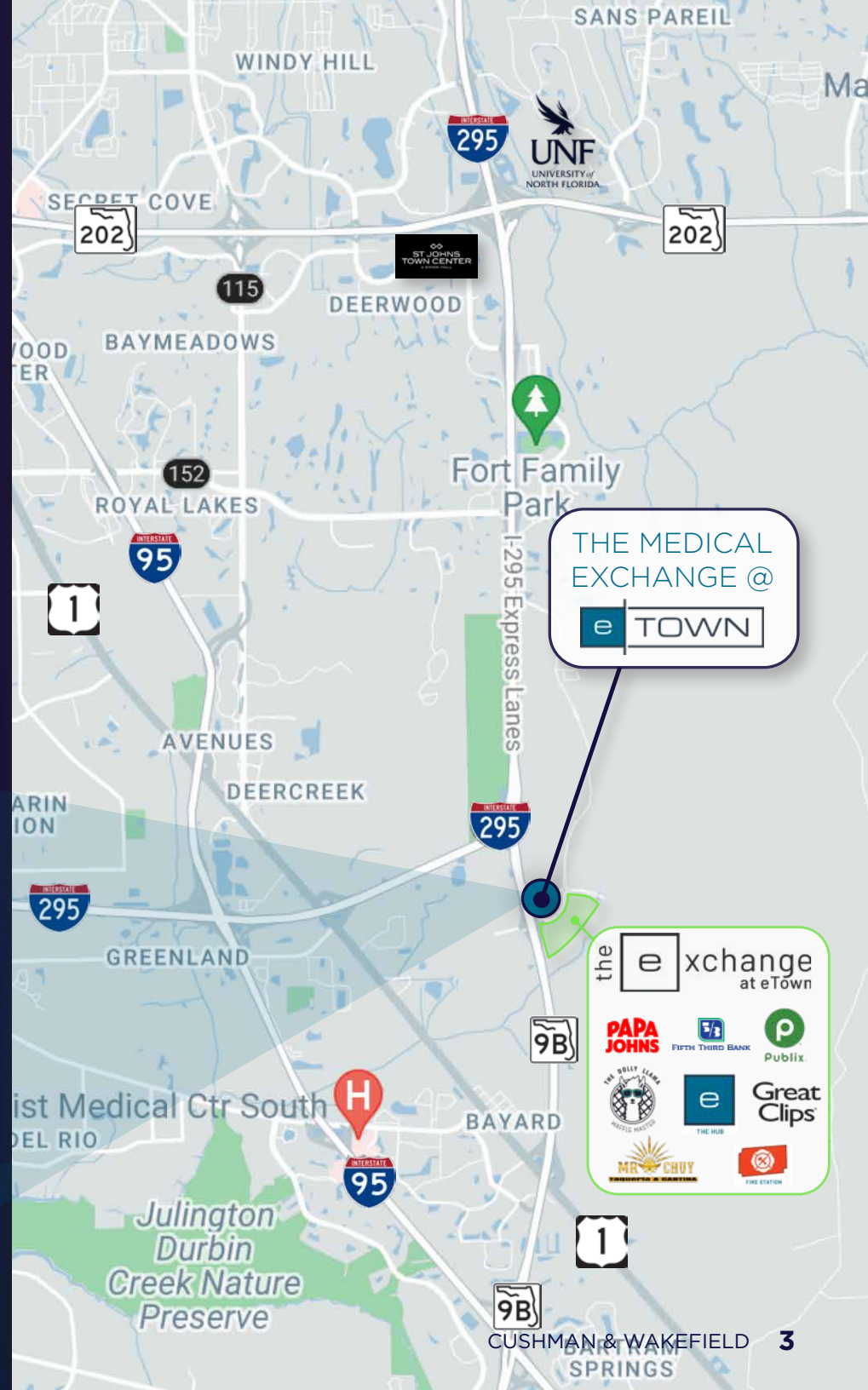
BUILDING SIZE	40,000 SF
SPACE AVAILABLE	5,000 SF-40,000 SF
FLOOR	20,000 EACH
DELIVERY	2Q25
PARKING	200 Spaces or 5 : 1,000 SF

# PROPERTY HIGHLIGHTS

## CONNECTIVITY

- Conveniently located to major thoroughfares; I-95, I-295, US-1, SR9B & SR202.
- Highly Amenitized walkable town center, The Exchange.
- Total of 10,000+ residential units comprising of single-family houses, town homes and multifamily units.
- 22 Minute drive to Downtown Jacksonville; 24 min drive to Ponte Vedra Beach; 13 min drive to Univeristy of North Florida.

## SITE PLAN



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## CONTACT INFO

### David J. Hillegas

Managing Director

Direct +1 904 380 8343

david.hillegas@cushwake.com

### Francesca M. Neuman

Associate

Direct +1 904 380 4111

francesca.neuman@cushwake.com



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