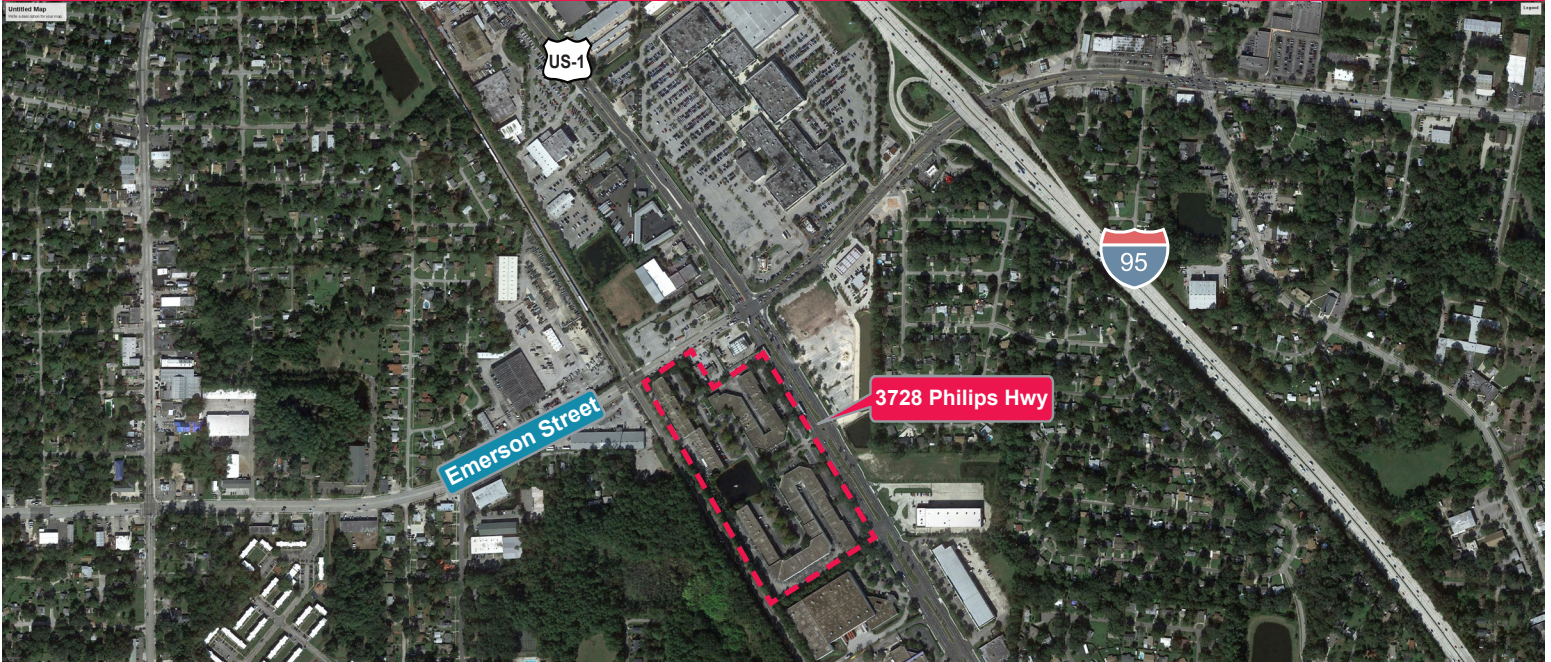


# 3728 Philips Highway

Central Park | Jacksonville, FL | 32207

For Lease



Availabilities from 1,800 to 25,000 SF of one-story office/flex in a beautiful park-like setting. Ideally located off I-95, just minutes from Downtown, San Marco and J. Turner Butler Boulevard.

For further information, please contact our exclusive agent:

**Bert Smith** Senior Vice President [bsmith@phoenixrealty.net](mailto:bsmith@phoenixrealty.net)

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

**Newmark Grubb**  
Phoenix Realty Group

[www.phoenixrealty.net](http://www.phoenixrealty.net)

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.

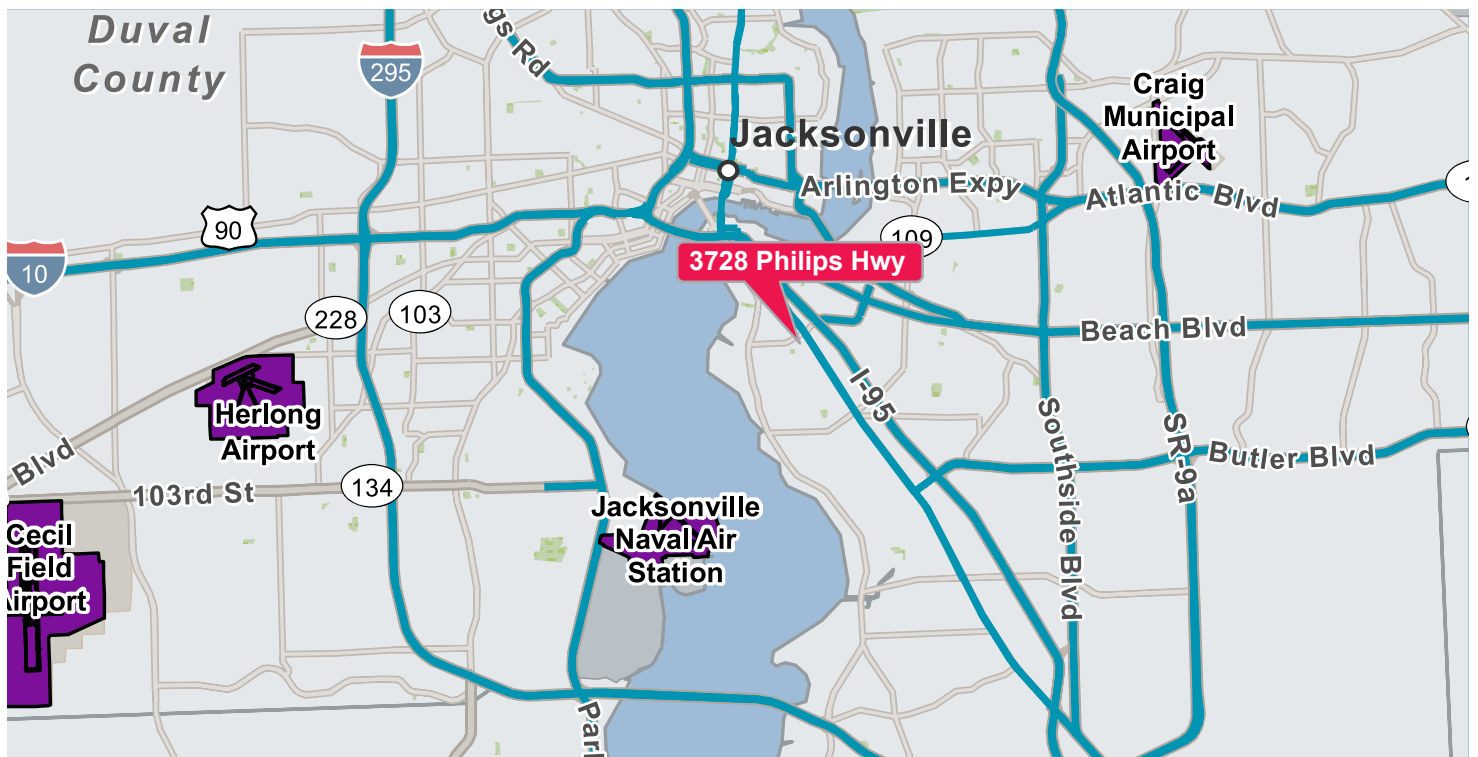
# Property Features | Photos | Location

Central Park | 3728 Philips Highway, Jacksonville, FL | 32207



## PROPERTY FEATURES -

- ◆ Convenient to I-95, Philips Highway, and Hendricks Avenue
- ◆ High visibility on Philips Highway with multiple points of ingress/egress for easy access
- ◆ Great for office, medical, showroom, retail and distribution
- ◆ Grade level and dock high locations - 18' clear height
- ◆ Motivated Owners
- ◆ Exterior signage available
- ◆ Suites from 1,800 SF to 25,000 SF
- ◆ Abundant free parking
- ◆ On-site security
- ◆ Excellent rental rates with custom build-outs



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Phoenix Realty Group

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# Property Photos

Central Park | 3728 Philips Highway, Jacksonville, FL | 32207



## Newmark Grubb Phoenix Realty Group

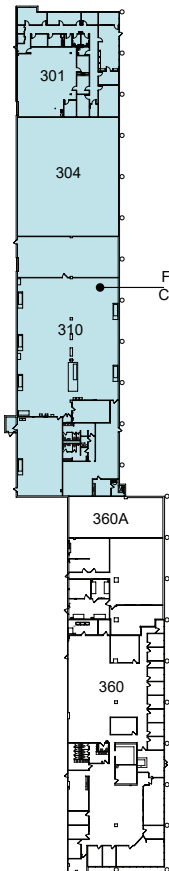
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# Floorplans

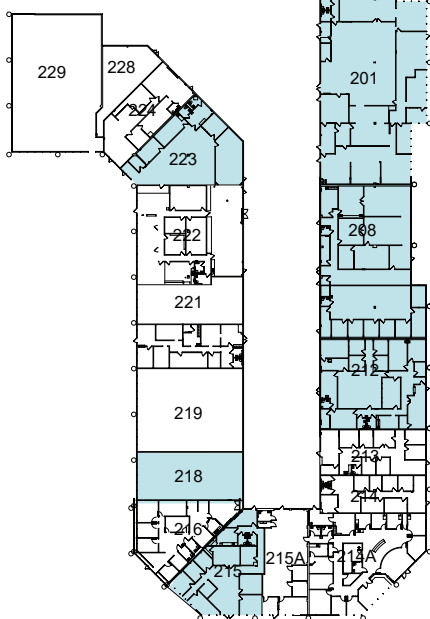
Central Park | 3728 Philips Highway, Jacksonville, FL | 32207



Northwest Building



Northeast Building



PHILIPS HIGHWAY

Availabilities	
201	8,000 SF
208	6,200 SF
212	4,200 SF
201-212	18,400 SF
215	3,075 SF
218	2,100 SF
223	3,152 SF
301	5,625 SF
304	5,625 SF
310	14,250 SF
301-310	25,500 SF

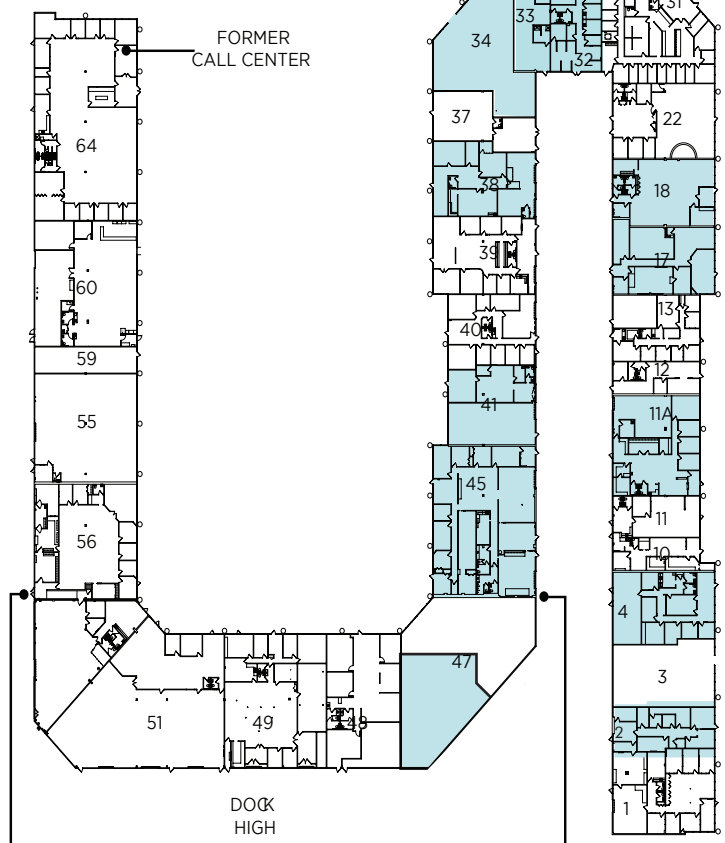
Vacant Leased

## Availabilities

2	1,769 SF
4	2,800 SF
11A	3,600 SF
17	3,205 SF
18	2,395 SF
32-33	4,200 SF
34	3,500 SF
38	2,941 SF
45	6,300 SF
47	3,744 SF

Vacant Leased

South Building



PHILIPS HIGHWAY

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