

PERIMETER PARK OFFICE CENTER

8780 PERIMETER PARK CT STE 100
JACKSONVILLE, FL 32216

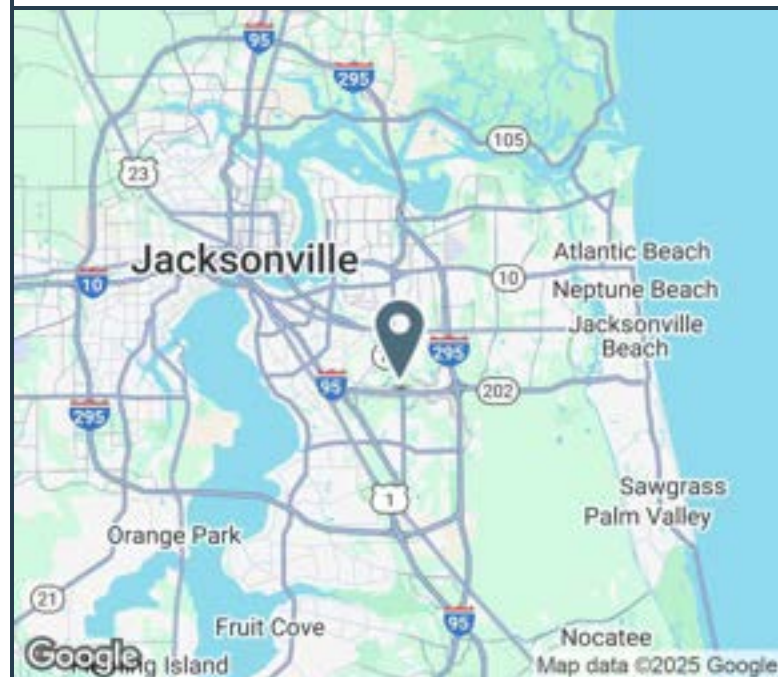


OFFICE BUILDING FOR SALE & LEASE

- Prime Southside Jacksonville location within Perimeter Park business district
- 6,228 square feet of heated space on a 0.68 acre site
- Available for sale or lease with owner vacating at closing
- Free standing concrete block construction with loft mezzanine
- Flexible floor plan with large collaborative areas and private glass offices
- Grade level loading with small roll up door for light deliveries or equipment access
- Convenient access to I95 and J Turner Butler Boulevard for citywide connectivity

PURCHASE PRICE / LEASE RATE

\$1,400,000 (\$224.79) / \$17.00 PER/SF - NNN



ALEX EVANS
Broker / Owner

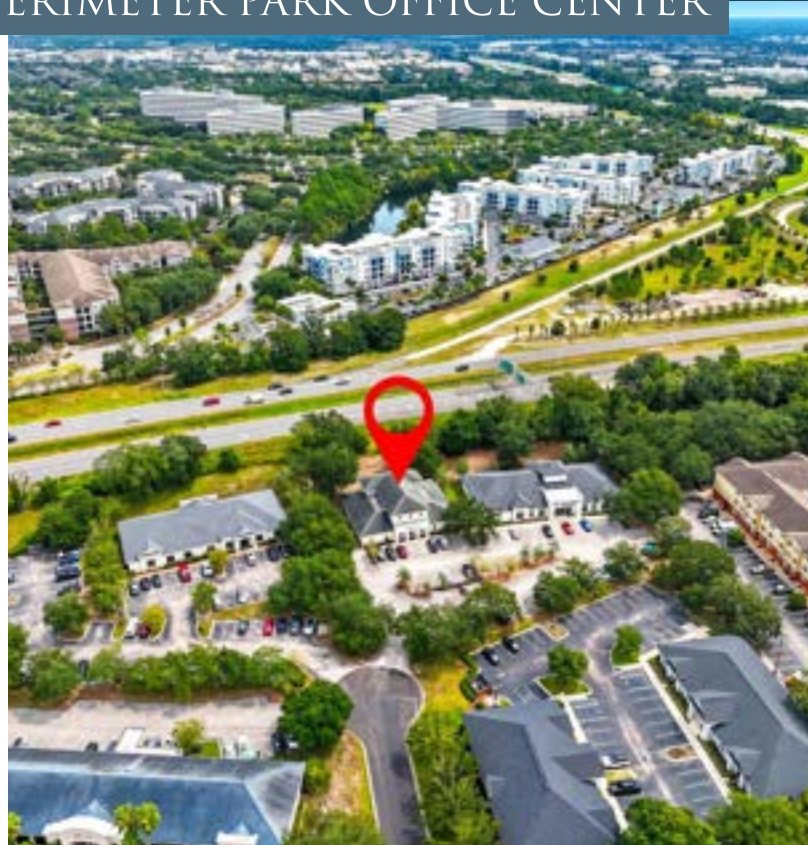
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EVANS COMMERCIAL
PROPERTIES, INC.

PROPERTY SUMMARY

PERIMETER PARK OFFICE CENTER



PROPERTY DESCRIPTION

Offered for sale or lease, the owner will vacate at closing to accommodate a new owner occupant or tenant. Well maintained concrete block construction with loft mezzanine and flexible interior layout. Excellent access to I95 and J Turner Butler Boulevard makes this a turnkey opportunity for an investor or end user seeking immediate occupancy.

LOCATION DESCRIPTION

Positioned in one of Jacksonville's most dynamic business corridors, the property offers exceptional access to major transportation routes including I-95 and J. Turner Butler Boulevard. The surrounding area supports a strong base of corporate offices, medical practices, and professional service firms, creating a robust environment for both established companies and growth-minded tenants. Employees and visitors benefit from immediate proximity to the St. Johns Town Center with its extensive dining options, multiple hotels for client accommodations, and a variety of fitness and wellness facilities. Coupled with Jacksonville's pro-business climate, expanding economy, and highly skilled workforce, this location provides a strategic platform for office users and investors seeking long-term value in a thriving commercial market.

Purchase Price:	\$1,400,000
Lease Rate:	\$17.00 SF/Yr (NNN)
SF:	6,228 SF
Acres:	0.68

	6,228 SF
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	1,584	5,716
Total Population	1,155	3,049	11,555
Average HH Income	\$87,537	\$87,000	\$93,573

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PHOTOS

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