



CLASS A OFFICE PARK LAKE PLAZA

10161 CENTURION PARKWAY N
JACKSONVILLE, FL 32256

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Property Summary



Lease Rate

\$26 SF/YR

OFFERING SUMMARY

Building Size:	59,942 SF
Available SF:	1,150 - 4,866 SF
Lot Size:	4.4 Acres
Year Built:	1992
Renovated:	2022
Zoning:	PUD
APN:	147982-0080

PROPERTY OVERVIEW

Park Lake Plaza is a beautiful Class A office located on the desirable Centurion Parkway loop. It is within minutes of Restaurants, Banks, Hotels and Shopping amenities of St Johns Town Center and Tinseltown. The Butler Boulevard corridor provides convenient access to I-95 and the Beaches.

PROPERTY HIGHLIGHTS

- Responsive on-site management
- Beautiful marble/glass entry
- Ample parking; Outdoor seating
- Easy access to Butler Boulevard, I-95 and I-295; Frontage on Butler Boulevard
- Minutes from St. Johns Town Center or Tinseltown
- Property Website: https://buildout.com/website/1058664-lease?template_id=5&safari-private=false

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Lease Spaces



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,150 - 4,866 SF	Lease Rate:	\$26 SF/yr

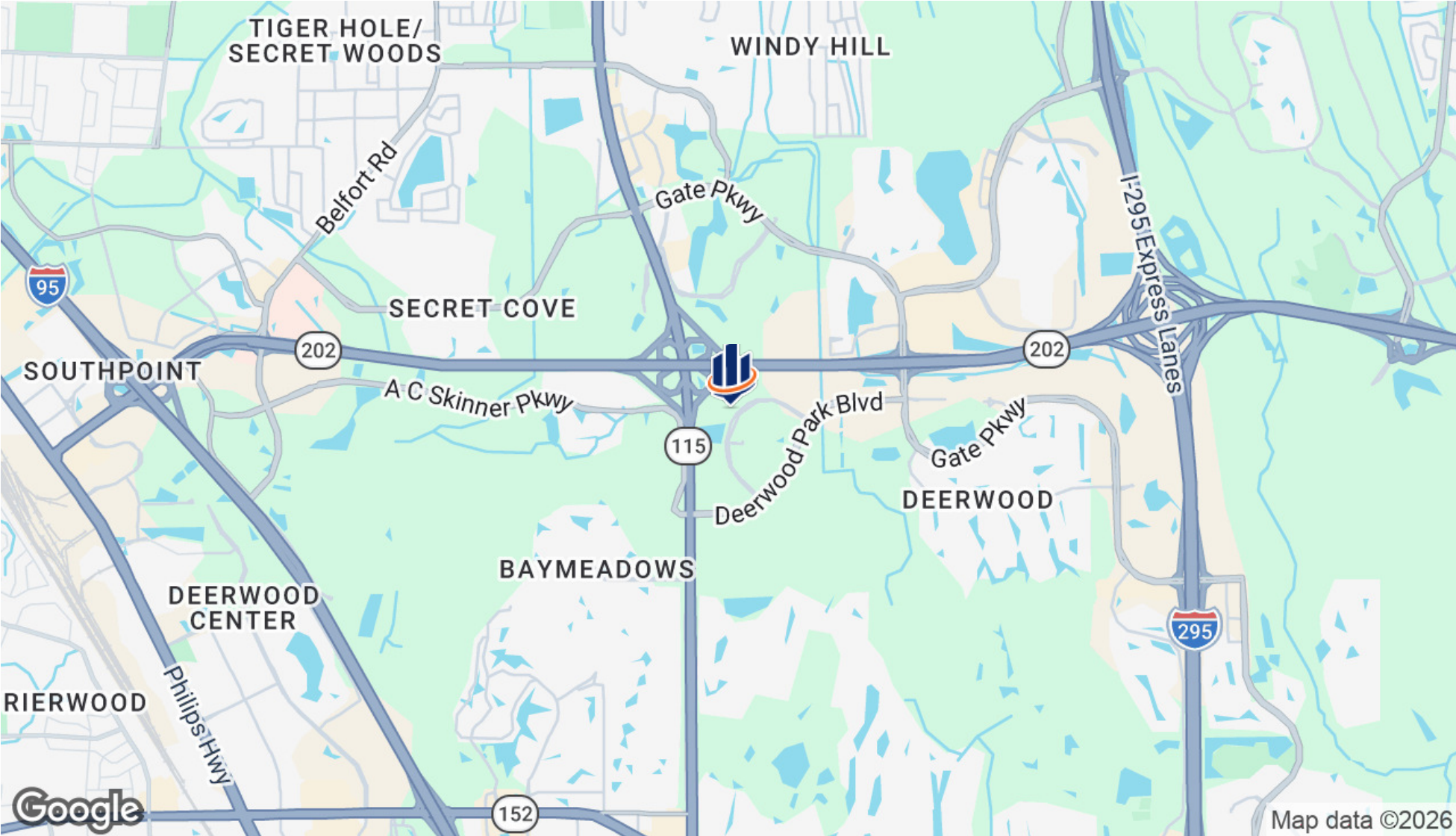
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 111	Available	4,866 SF	Full Service	\$26.00 SF/yr	Immediate Occupancy
Suite 150	Available	1,150 SF	Full Service	\$26.00 SF/yr	Immediate Occupancy
Suite 160	Available	1,554 SF	Full Service	\$26.00 SF/yr	Immediate Occupancy
Suite 170	Available	1,910 SF	Full Service	\$26.00 SF/yr	Immediate Occupancy
Suite 320	-	3,200 SF	Full Service	\$26.00 SF/yr	Lease closed

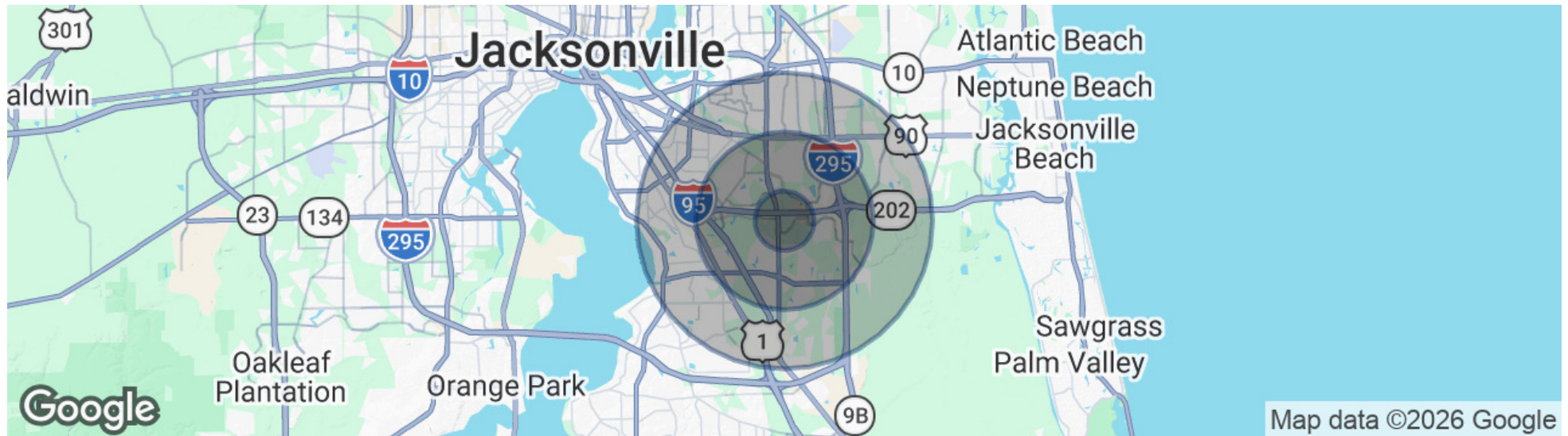
Aerial View



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,676	80,269	196,799
Average Age	39	38	40
Average Age (Male)	38	37	38
Average Age (Female)	40	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,171	36,682	84,058
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$96,739	\$93,299	\$94,469
Average House Value	\$306,595	\$316,975	\$329,020

2020 American Community Survey (ACS)



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