

New Office Building Recently Completed

11755 Palm Bay Parkway
Jacksonville, FL 32256

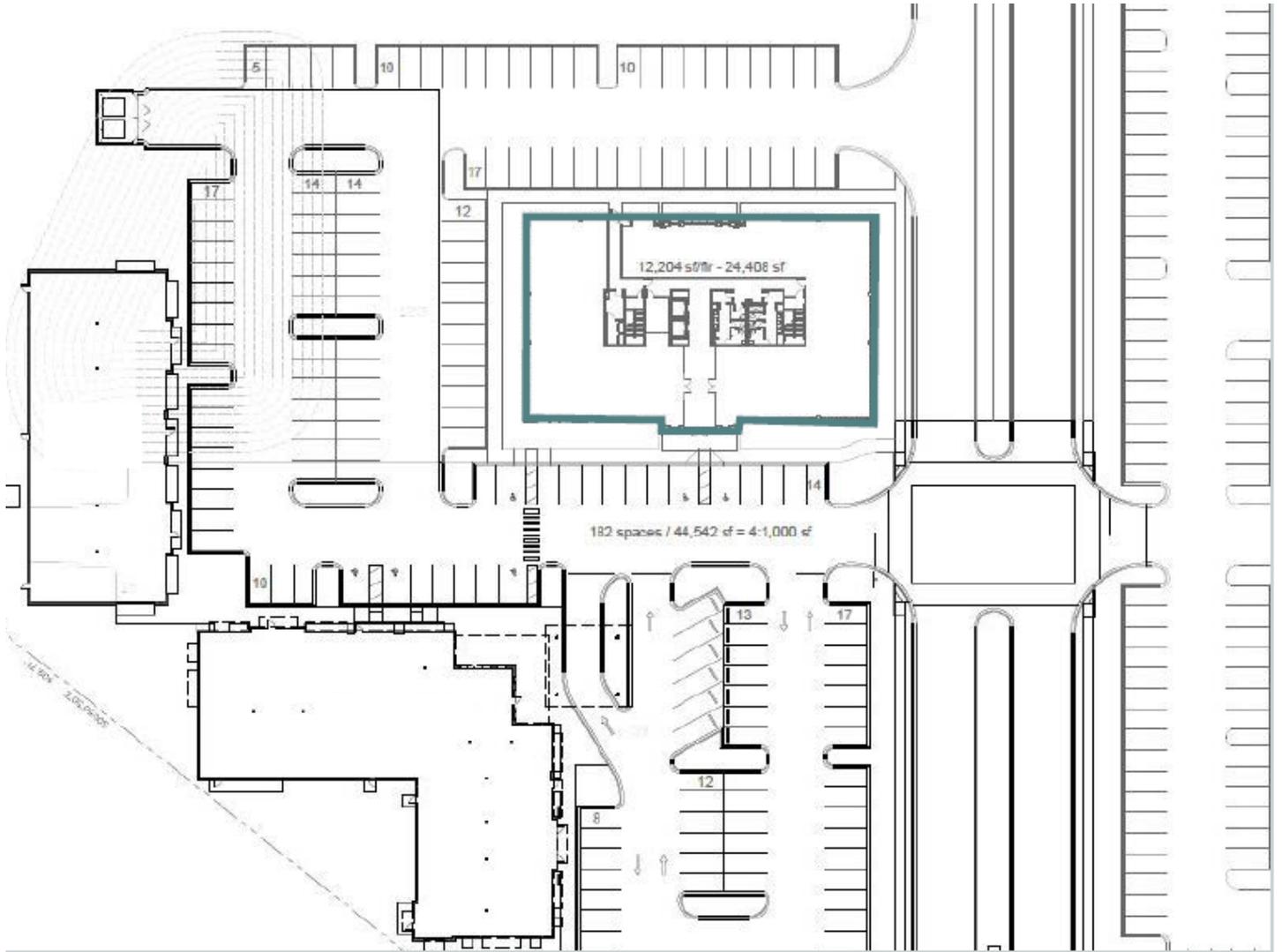
Up to 24,408 SF Available on Two Floors



Property Highlights

- + New Building completed 2nd Quarter 2024
- + Efficient floor plans
- + Monument Signage available along US-1 (Philips Hwy)
- + 4/1,000 parking
- + Near Florida 9B providing easy access to all areas of Jacksonville MSA
- + Conveniently located near central Jacksonville, Nocatee and St. Augustine

Site plan



Floor plans

First Floor



Second Floor



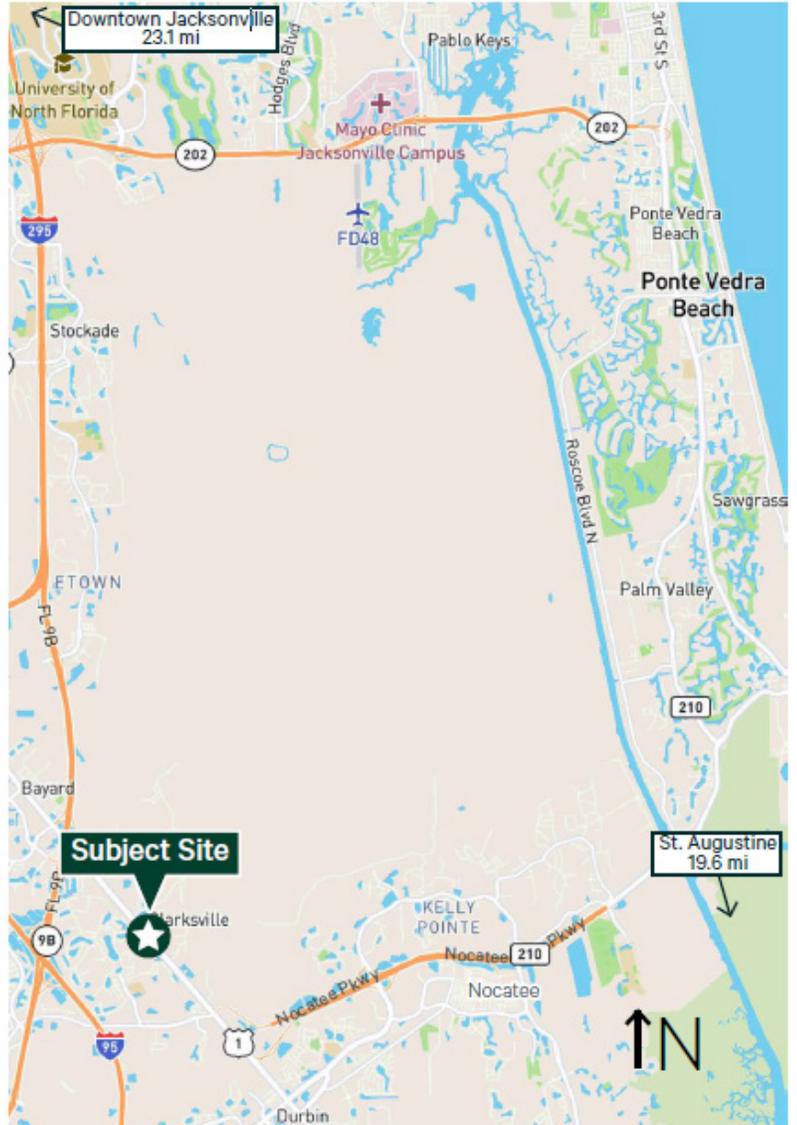
New, Modern Office for Lease

11755 Palm Bay Parkway | Jacksonville, FL 32256

Site Location

This office space is conveniently located off US-1 (Philips Hwy), close to Jacksonville, Nocatee, and St. Augustine, and is adjacent to Florida 9B, which provides immediate access to all areas of the Jacksonville MSA.

Distance to	Drive Distance	Drive Time
9B	2.2 mi	3 min
I-95	3.5 mi	5 min
I-295	4.7 mi	5 min
Nocatee Town Center	5.7mi	9 min
St.Johns Town Center	11.8 mi	15 min
Beaches	18.6 mi	20 min
St. Augustine	19.3 mi	29 min
Downtown Jacksonville	23.1 mi	30 min
Jax Int'l Airport	31.7 mi	32 min



Contact Us

Oliver Barakat
Senior Vice President
+1 904 630 6346
oliver.barakat@cbre.com

IV Stucker
Associate
+1 904 596 2955
iv.stucker@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.