

THE DUVAL CENTER

758 W DUVAL ST
JACKSONVILLE, FL 32202



OFFICE BUILDING FOR SALE & LEASE

- Downtown Jacksonville location in the Northbank LaVilla district just a few blocks from the Duval County Courthouse
- 18,793 square feet on 1.45 acres single story with approximately 16 foot interior height
- Vacant and ready for immediate occupancy
- Former dental laboratory with high capacity ventilation multiple utility sinks technician stations compressed air and vacuum lines and dedicated electrical service
- Flexible layout suitable for law offices administrative offices medical or laboratory users and other professional operations
- Concrete block construction with prominent plate glass frontage and strong street presence
- Excellent access to I95 I10 and the Jacksonville Regional Transportation Center

SALE PRICE / LEASE RATE

\$4,000,000 (\$212.85 PER/SF) / \$16 PER/SF (NNN)



ALEX EVANS
Broker / Owner

Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES INC.

PROPERTY SUMMARY

THE DUVAL CENTER



PROPERTY DESCRIPTION

Downtown Jacksonville single story office and production facility with approximately 18,793 square feet on 1.45 acres offered at \$4,000,000 or \$16 per square foot NNN. The property will be delivered vacant and ready for immediate occupancy.

Formerly used as a dental laboratory for the creation of dental prosthetics and teeth models, the building offers high ceilings of about 16 feet, open production areas, multiple restrooms and flexible office space. Concrete block construction with prominent plate glass frontage provides excellent street visibility and a professional image.

Located in the Northbank LaVilla district near the Jacksonville Regional Transportation Center with quick access to I-95 and I-10, this property is ideal for an owner-occupant or investor seeking a well positioned downtown facility suited for office, medical, laboratory or creative workspace.

LOCATION DESCRIPTION

Positioned in the heart of Downtown Jacksonville's Northbank and LaVilla districts, this location places your business at the center of the city's commercial and civic activity. The area is home to major office towers, government centers, banks and professional service firms, creating a strong base of corporate and institutional tenants. Immediate access to I-95, I-10 and the Jacksonville Regional Transportation Center provides excellent regional connectivity for employees and clients. Restaurants, hotels, entertainment venues and the St. Johns Riverwalk are all within walking distance, offering convenience for meetings, conferences and client events. This combination of visibility, transit access and surrounding professional activity makes the site an ideal setting for companies seeking a prominent downtown presence.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	18,793 SF
Lot Size:	1.39 Acres
Building Size:	18,793 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	1,232	4,201
Total Population	816	2,001	8,534
Average HH Income	\$44,192	\$52,365	\$50,077

ALEX EVANS
Broker / Owner

Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES INC.

ADDITIONAL PHOTOS

THE DUVAL CENTER



ALEX EVANS
Broker / Owner

Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.