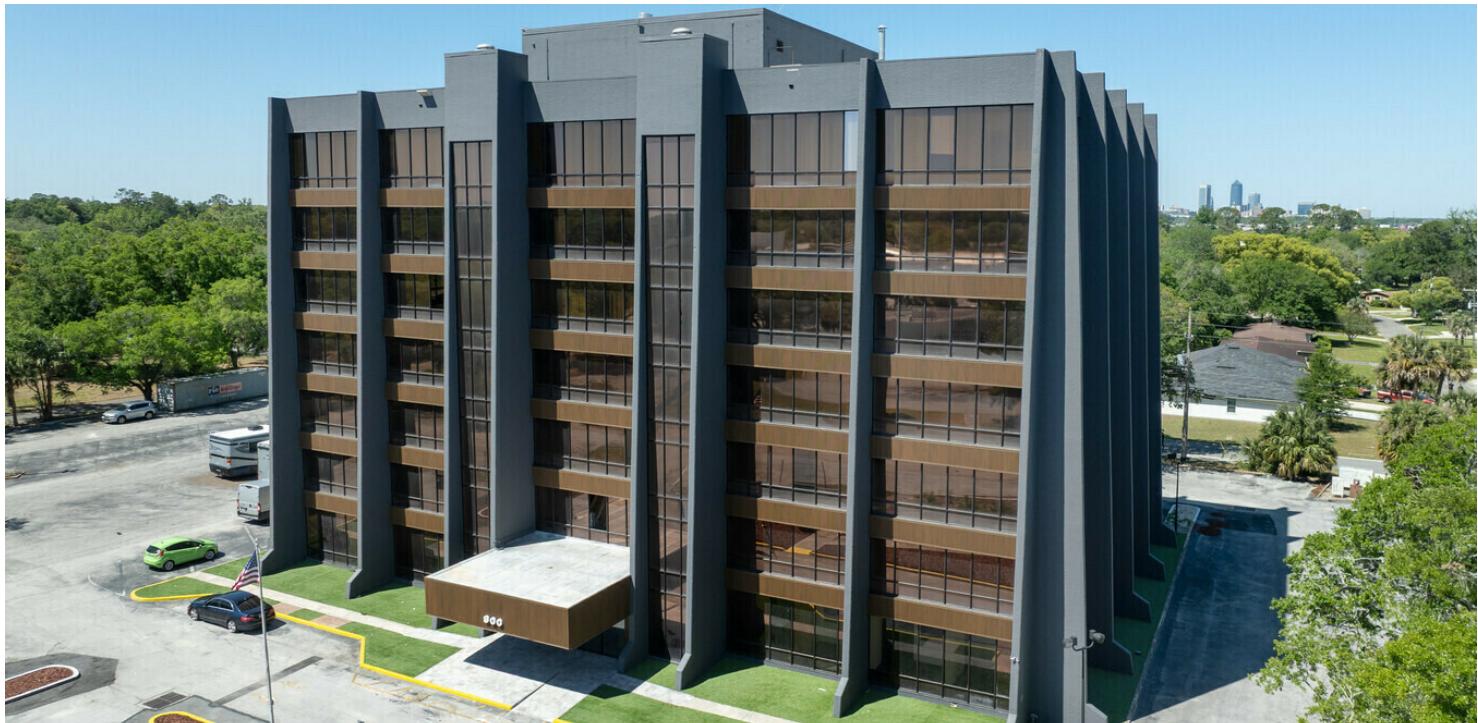


900 N UNIVERSITY BLVD

JACKSONVILLE, FL 32211



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	74,585 SF
Available SF:	1,000 - 9,555 SF
Lot Size:	3.07 Acres
Year Built:	1985
Renovated:	2025
Zoning:	CRO/CCG-1
Market:	Arlington

PROPERTY OVERVIEW

Discover a premier leasing opportunity at this exquisite property in Jacksonville, FL. From its modern interior design to its flexible floor plans, the property offers a sophisticated and adaptable space for your business. Enjoy ample parking and customizable office suites that cater to a range of professional needs. Benefit from the prime location's visibility and accessibility, ensuring seamless connections for clients and employees. With its high-quality finishes and professional management, this property provides an exceptional leasing opportunity for businesses seeking a distinguished and accommodating office space in Jacksonville. Elevate your business presence at this sought-after location.

PROPERTY HIGHLIGHTS

- Modern interior design - High-quality finishes
- Flexible and customizable office suites
- Ample parking
- Willing to provide TI budget for qualified tenants
- Entire building available for lease, complete floor buildout available
- Prime location with visibility and accessibility
- Professional management

KIMBERLY SIEVERT VASHA CARTER

904.631.6335

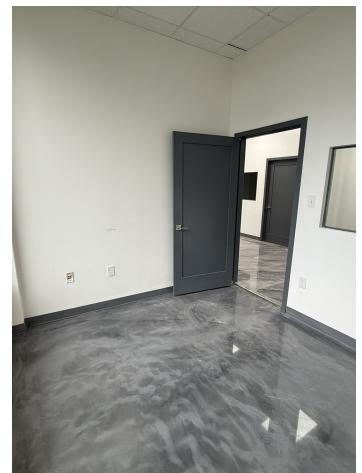
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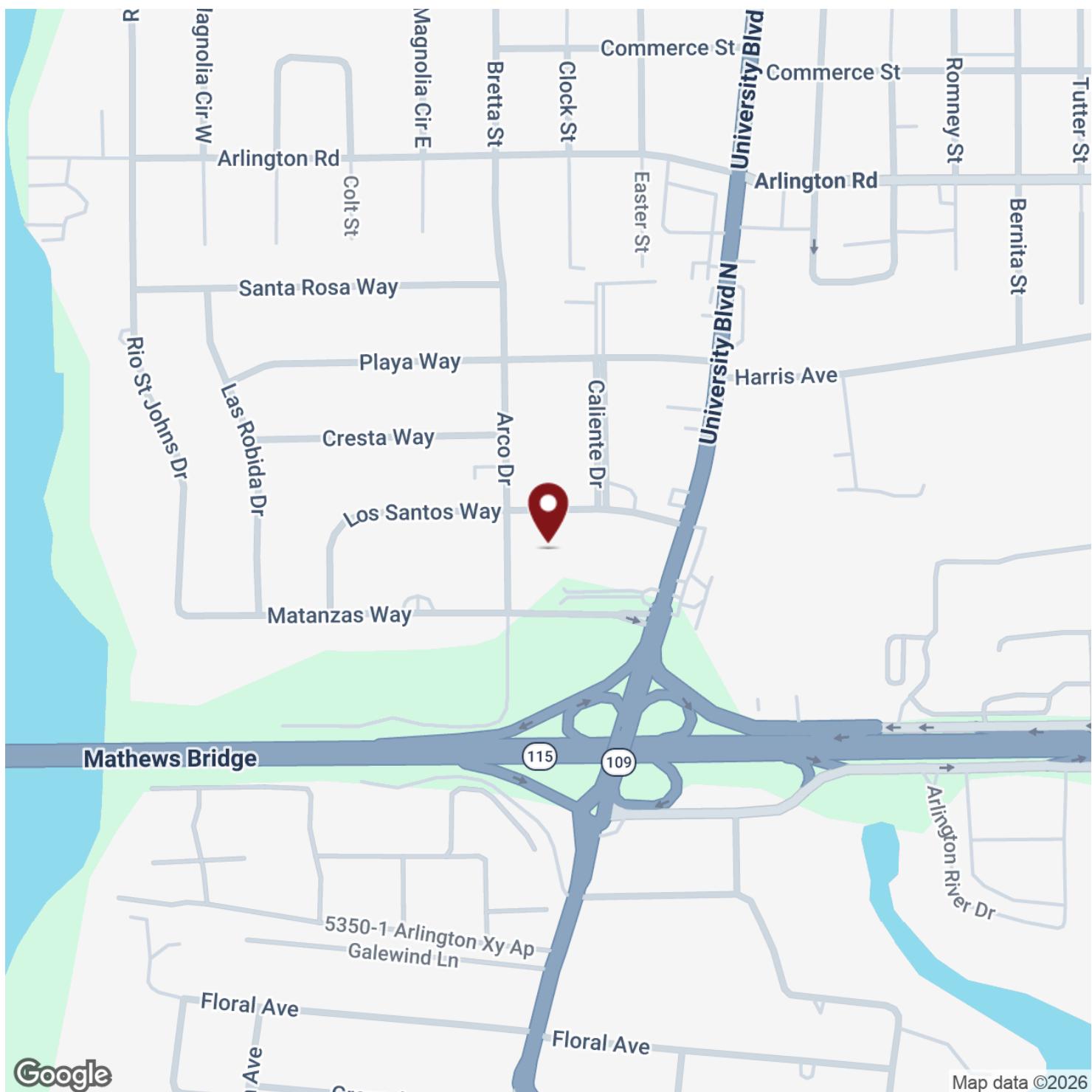
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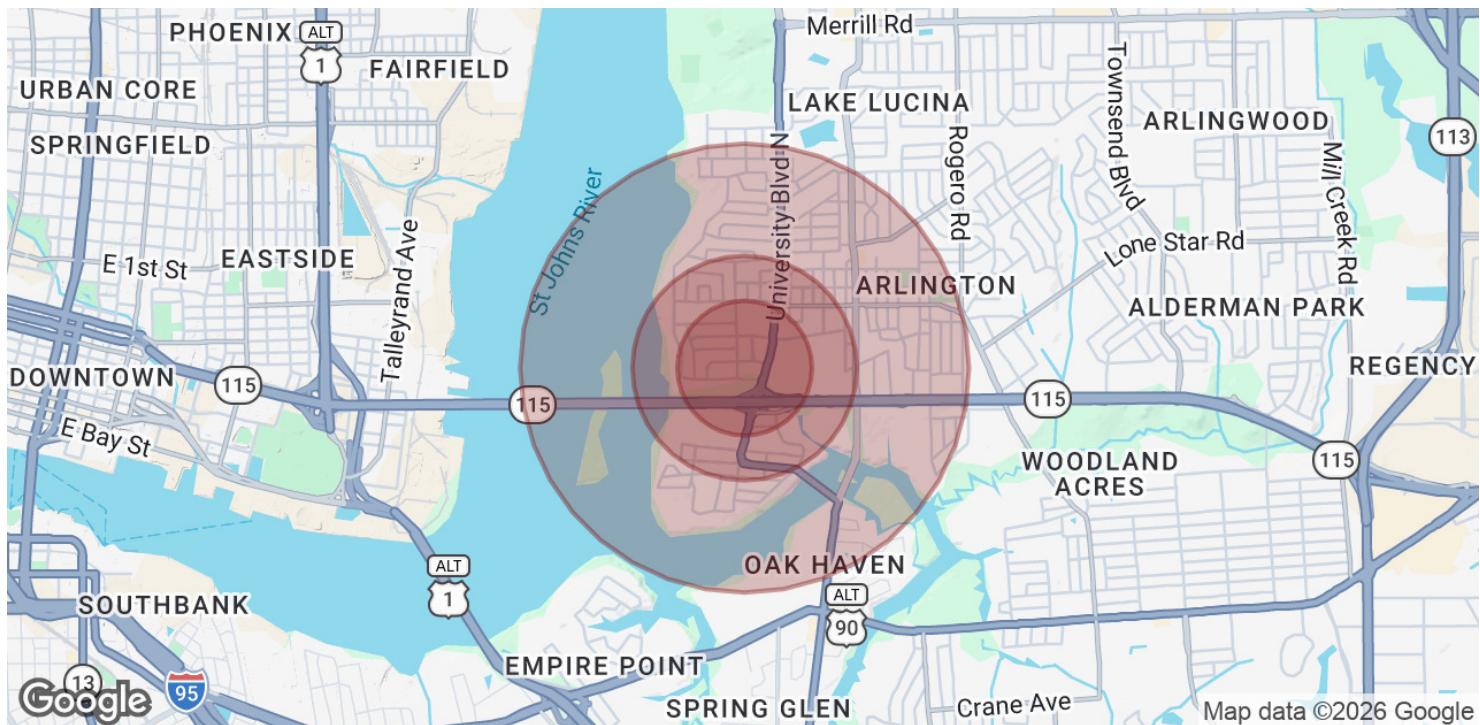
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,027	2,856	8,133
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	518	1,368	3,525
# of Persons per HH	2	2.1	2.3
Average HH Income	\$60,425	\$66,819	\$69,222
Average House Value	\$240,185	\$265,053	\$252,922

Demographics data derived from AlphaMap

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