

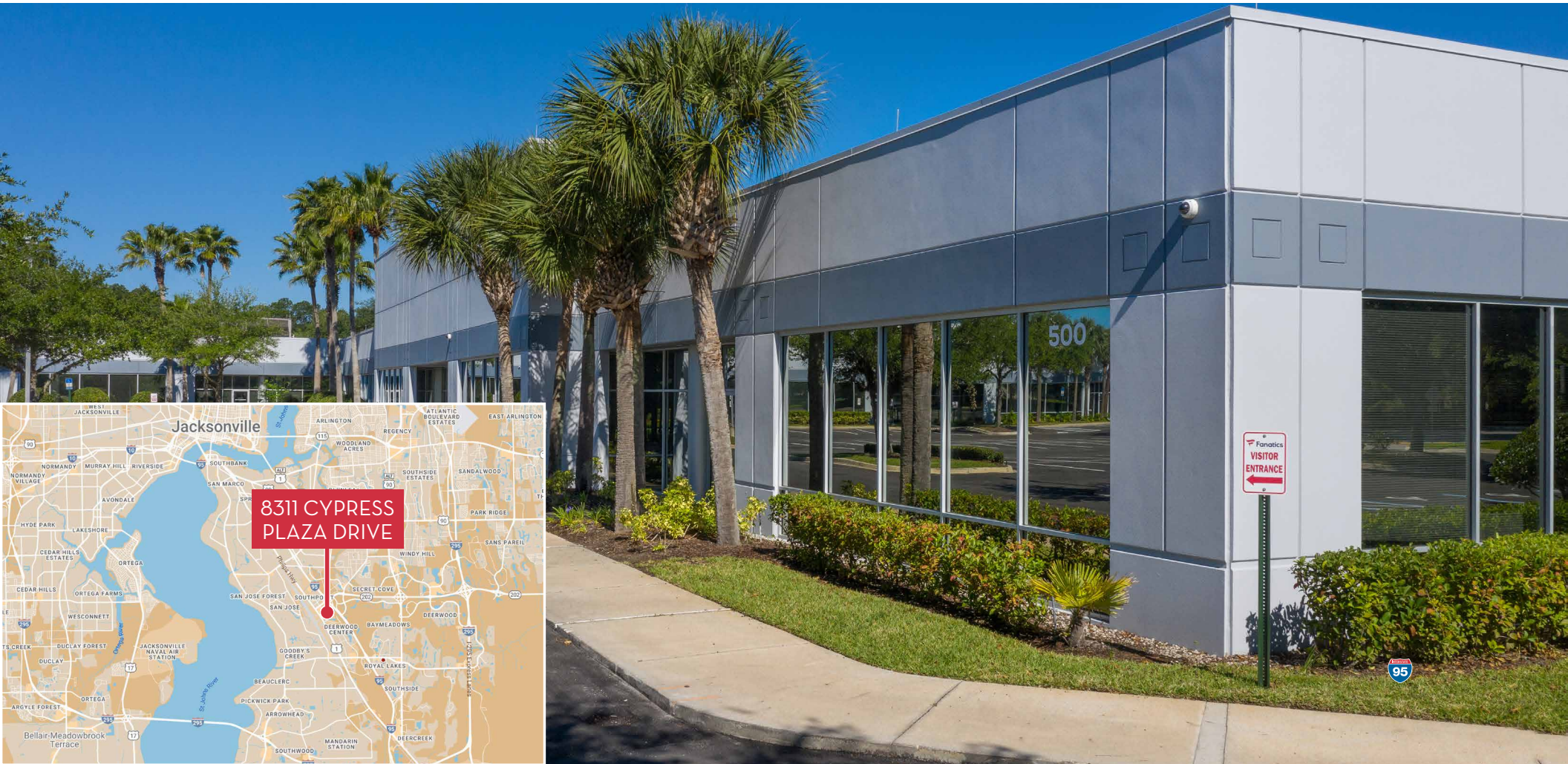
8311 CYPRESS PLAZA DRIVE JACKSONVILLE, FLORIDA 32256

FOR SALE

\$6,500,000

44,701 SF VACANT OFFICE

PRIME USER BUYER / INVESTOR VALUE ADD OPPORTUNITY



NAI Hallmark
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



DANIEL BURKHARDT
Partner, Investment Sales
+1 904.404.4455
db@naihallmark.com



KEITH GOLDFADEN
Owner & Chief Strategy Officer
+1 904.404.4474
kg@naihallmark.com



ALEX CALIEL
Investment Analyst
+1 904.404.4451
afc@naihallmark.com

200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naihallmark.com



NAI Hallmark

as exclusive advisor, is pleased to present 8311 Cypress Plaza Drive, a distinctive office property located within Cypress Business Center in Jacksonville's highly desirable Butler/Baymeadows submarket. The property offers direct access to US-1 and is in immediate proximity to the I-95 and JTB interchange, providing exceptional regional connectivity throughout the Jacksonville MSA. The surrounding area offers a diverse mix of dining, retail, and service amenities, enhancing convenience for both employees and visitors. The Property is in turn-key condition for owner-users or investors looking to capitalize on a uniquely amenitized, one-of-a-kind space.

PROPERTY DETAILS

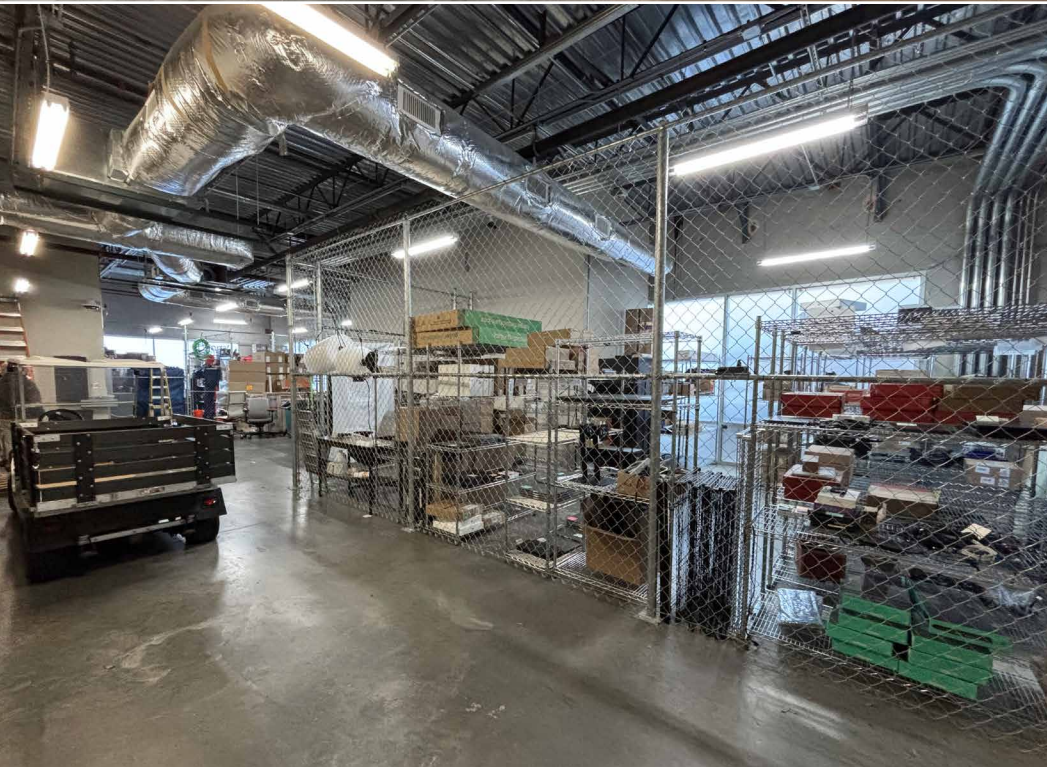
Address	8311 Cypress Plaza Drive Jacksonville, Florida 32256
Duval County RE#	152577-1035
List Price	\$6,500,000
List Price PSF	\$152.20
Gross Rentable Area	44,701 SF
Rentable Building Area	42,708 SF
Land Size	5.26 acres
Year Built	2004
Zoning	PUD
HVAC	4 Trane RTU's (2020) Two 35-Ton Two 40-Ton One 40-Ton Carrier RTU
Generator	Caterpillar SR4B, installed 2006
Roof	Modified Bitumen (original to building) Extensive repairs done in 2021
Flood Zone	Zone X (lowest risk zone)
Parking	299 parking spaces (7.1/1,000 SF)



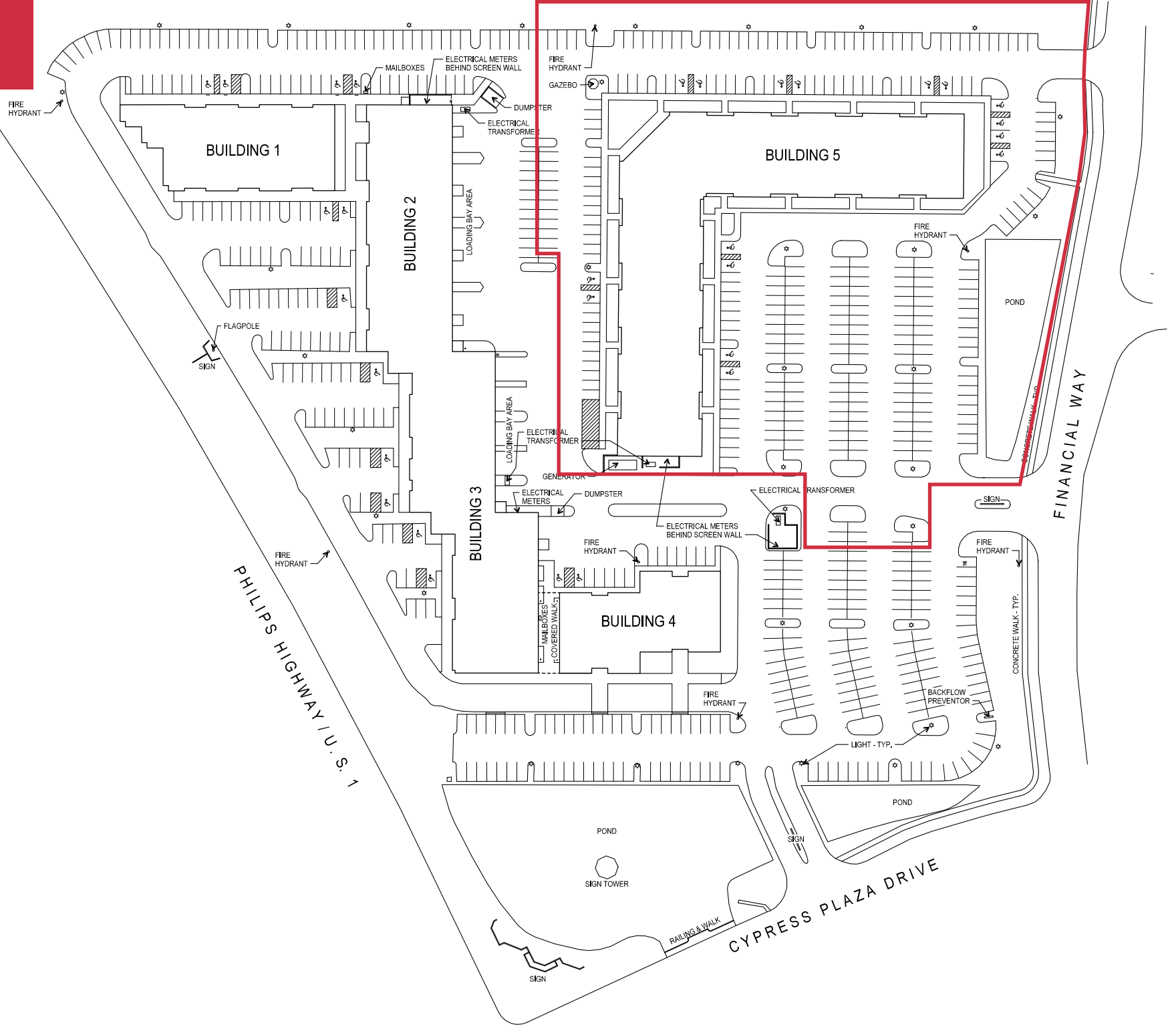
EXTERIOR PICTURES



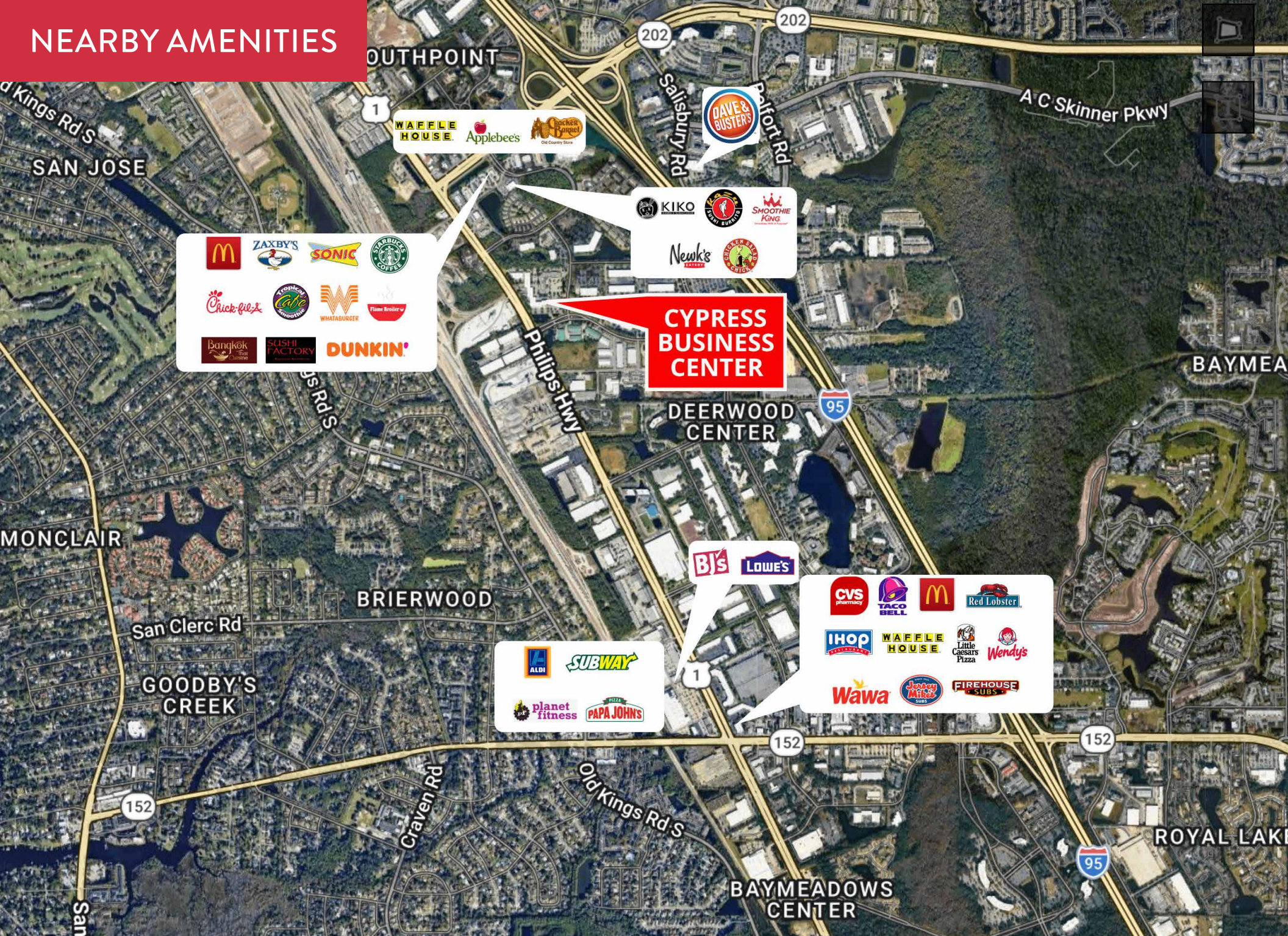
INTERIOR PICTURES



SITE PLAN



NEARBY AMENITIES



Logos for: McDonald's, Zaxby's, Sonic, Starbucks, Chick-fil-A, Tropical Smoothie, Whataburger, Flame Broiler, Bangkok, Sushi Factory, and Dunkin'.

Logos for: Kiko, KFC, Smoothie King, Newk's, and Chick-fil-A.

CYPRESS BUSINESS CENTER

Logos for: ALDI, Subway, Planet Fitness, and Papa John's.

Logos for: BJ's and Lowe's.

Logos for: CVS pharmacy, Taco Bell, McDonald's, Red Lobster, IHOP, Waffle House, Little Caesars Pizza, Wendy's, Wawa, Jersey Mike's, and Firehouse Subs.