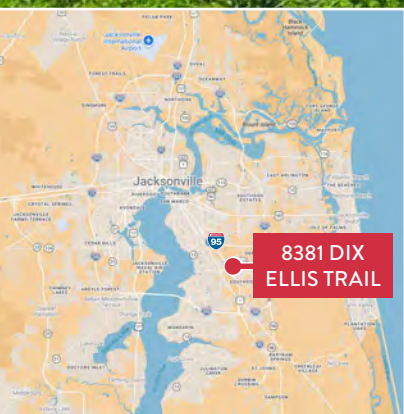


For Sale \$7,850,000  
8381 Dix Ellis Trail  
Jacksonville, FL 32256

114,655 Square Foot Vacant Office Building  
Prime User / Investor Value Add Opportunity



**N**Hallmark

# Property Summary

NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Building 500 at Prominence Office Park, located at 8381 Dix Ellis Trail, Jacksonville, Florida 32256 (the “Property”). The Property consists of a four-story office building totaling 114,655 gross square feet. The property is situated on approximately 7.76 acres of land and lies within the Prominence Office Park, a seven-building office park currently undergoing redevelopment into a mixed-use destination. The property offers easy access to Baymeadows Road, US-1, and I-95, 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 building features unique architecture, is fully built out for office use, and offers prominent signage opportunities.





26 RTU's Installed 2004-2022  
 17 Trane, 9 Carrier  
 (sizes range from 5-15 Tons)  
 1 Lennox Split Air System (2017)







Johns Manville TPO  
 Installed 2016  
 Warranty through 2036

Four Hydraulic Elevators-  
 Original to Building  
 3 Dover (3,000lb capacity)  
 1 Dover (4,000lb capacity)



INTERSTATE 95 - 170,000 AADT

8381 Dix Ellis Trail, Jacksonville, FL 32256

 <b>Year Built</b> 1989	 <b>Gross Building Area</b> 114,655 SF	 <b>Rentable Building Area</b> 104,653 SF	 <b>Current Occupancy</b> 0%	 <b>Number of Stories</b> 4	 <b>Land Area</b> 7.76 acres	 <b>Tax ID</b> 152683-0580	 <b>Zoning</b> PUD	 <b>Number of Parking Spaces</b> 485 spaces (4.63/1,000 SF)
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# Property Highlights



**Prime Owner-User Or Value-Add Opportunity:** The Property is currently vacant and offers the rare opportunity for a large-size user to occupy a well-located office property with unique architecture, modern finishes, and lakefront views. For investors, the property offers a compelling value-add opportunity to stabilize the asset through lease-up and capitalize on strong market fundamentals.

**Central Location with Excellent Accessibility:** Strategically located in a central Jacksonville location with excellent access to Baymeadows Road, US-1, and I-95, the property offers seamless connectivity across the Jacksonville MSA. The building benefits from great visibility along I-95, presenting a unique opportunity for prominent signage.

# Property Highlights

## Situated in Major Office Park with Plans for Redevelopment

The Property lies within Prominence Office Park, which is currently being redeveloped into mixed use. See the following page for conceptual plans.

Signage

Baymeadows Rd

Prominence Pkwy

Dix Ellis Trail

95

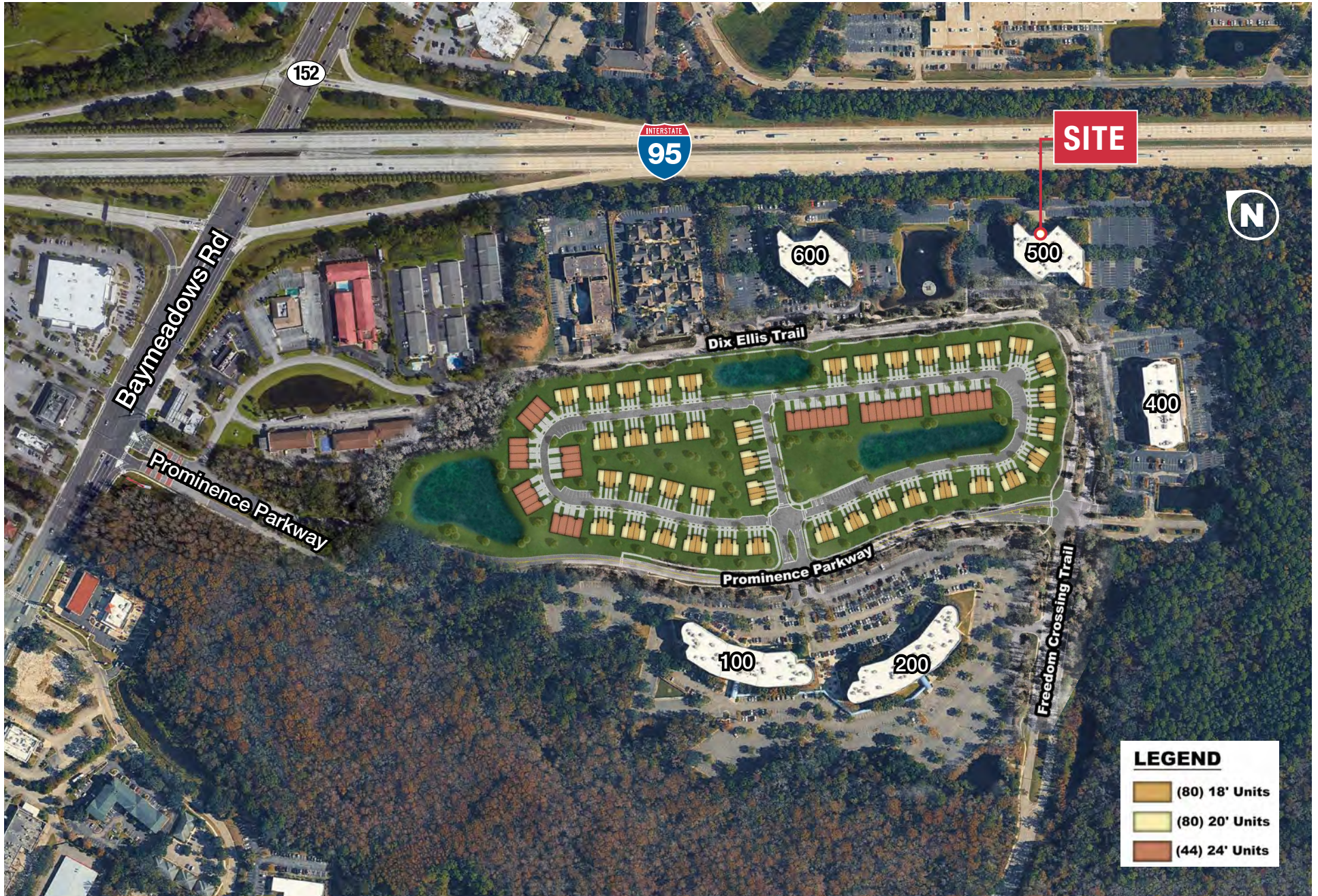
Nashville Lot

Lot 2A

Dix Ellis Trail



# Prominence Redevelopment Plan



# View to the North

**DOWNTOWN  
JACKSONVILLE**



# View to the East



# Exterior Pictures



# Interior Pictures





# Nearby Amenities





naihallmark.com

**DANIEL BURKHARDT**

Partner, Investment Sales

NAI Hallmark

+1 904 404-4455

db@naihallmark.com

**KEITH GOLDFADEN**

Owner & Chief Strategy Officer

NAI Hallmark

+1 904 404-4474

kg@naihallmark.com

**ALEX CALIEL**

Investment Sales Analyst

NAI Hallmark

+1 904 404-4451

afc@naihallmark.com

200 Riverside Avenue, Suite 5  
Jacksonville, Florida 32202

