

For Sale/Lease

2,280SF Southside Office Condo



8833 Perimeter Park Blvd, #702/3, Jacksonville, FL 32216
Professional Executive Offices

Anthony V. Migliore
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Property Information

SF

2,280 RBA

Price

\$345,000 or \$16/ft NNN

Features

- 7 Private offices
- Two restrooms
- Equipment/break room
- Waiting area/lobby + separate conference area

Area

This is in an area of high traffic volume, just minutes from JTB/202, shopping, restaurants and hotels.

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Property Overview:

Very nice combined double end unit in Perimeter Park offered for lease or for sale. Well-upgraded with crown molding, conference area with french doors, pass through with break area and sink, seven offices, two restrooms, spacious lobby and reception area. HVAC replaced in 2012. Recently painted inside and shows very well. **Property taxes are approx. \$4,525/yr and HOA dues are \$1,410/qtr (both units).**

Current tenants are not staying (move out 6/19), so this is best situated for an owner/user. Current buildout is not suited for traditional medical use.



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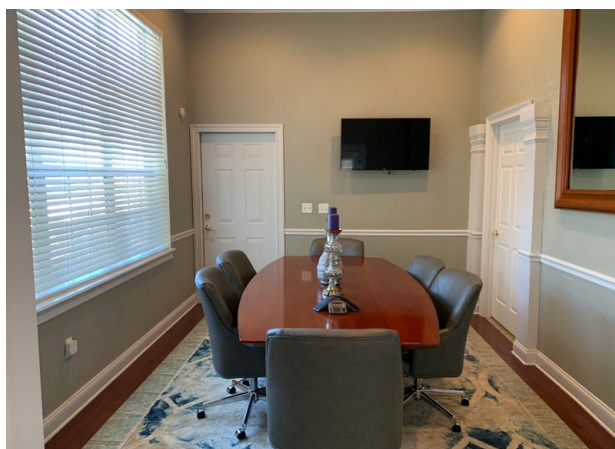
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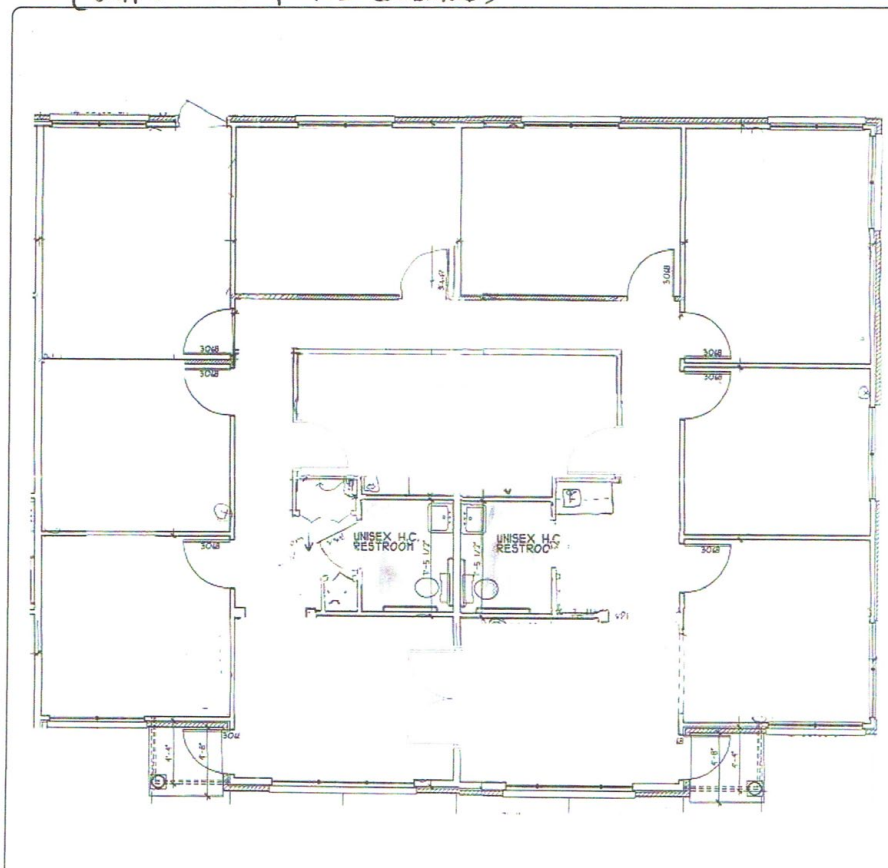
Floor Plan

PERIMETER PARK OFFICE CONDO

8833 PERIMETER PARK BLVD., JACKSONVILLE, FL 32216

(Units 702 & 703 Combined)

FLOOR
PLAN



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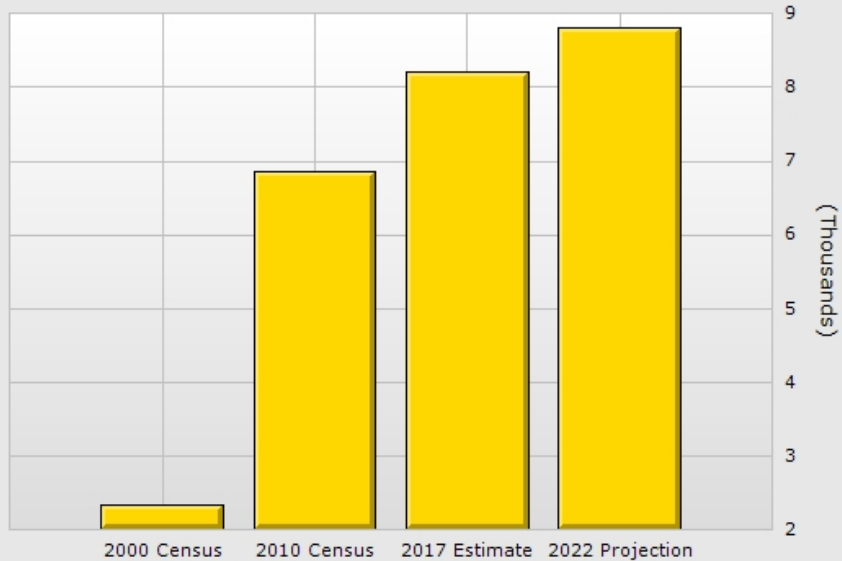
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Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	8,218	65,621	185,099
2022 Population:	8,814	69,942	196,319
Pop Growth 2017-2022:	7.25%	6.58%	6.06%
Average Age:	33.60	35.50	36.60
Households			
2017 Total Households:	4,265	29,775	77,861
HH Growth 2017-2022:	7.36%	6.79%	6.17%
Median Household Inc:	\$59,519	\$51,013	\$50,009
Avg Household Size:	1.90	2.10	2.30
2017 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$173,732	\$158,644	\$165,739
Median Year Built:	2003	1996	1988

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