



Office Building for Sale in Riverside

2618 Herschel Street | Jacksonville, FL 32204

Reduced: \$2,550,000
Sale Price: ~~\$2,700,000~~

Property Highlights

- 5,030± SF professional office building plus 725 SF of storage or archive space on the third floor
- **Like new, building built in 2010**
- Situated on 0.41± AC
- Fully sprinklered, meets current code
- 13-space concrete parking lot for convenient on-site parking
- 570± SF climate-controlled 2.5-bay car garage (constructed in 2017)
- Adjacent on-street parking available for added flexibility
- Zoned CRO
- Real estate #065232-0010

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Property Details

This historically designed professional office building was constructed in 2010 and is located in the heart of Riverside/Avondale. The building's exterior is Prairie style, with a wraparound porch intentionally designed to represent the historic neighborhood. In 2011, this unique commercial property received both the City of Jacksonville and the Florida Trust for Historic Preservation Award (statewide) for compatible infill design. In 2010 immediately upon completion, the building was included in the Riverside/ Avondale Preservation Association annual Parade of Homes, representing commercial infill in the R.A.P. Historic District. The CRO zoning allows for mix use development.

Regardless of its intended "residential" appearance, the building is constructed using state-of-the-art exterior materials, providing for low future maintenance. It includes energy efficient windows, spray-foam insulation throughout, a four (4) zoned HVAC system, a standing seam metal roof, as well as monitored internal fire suppression and security systems. The building was designed to be ADA compliant.

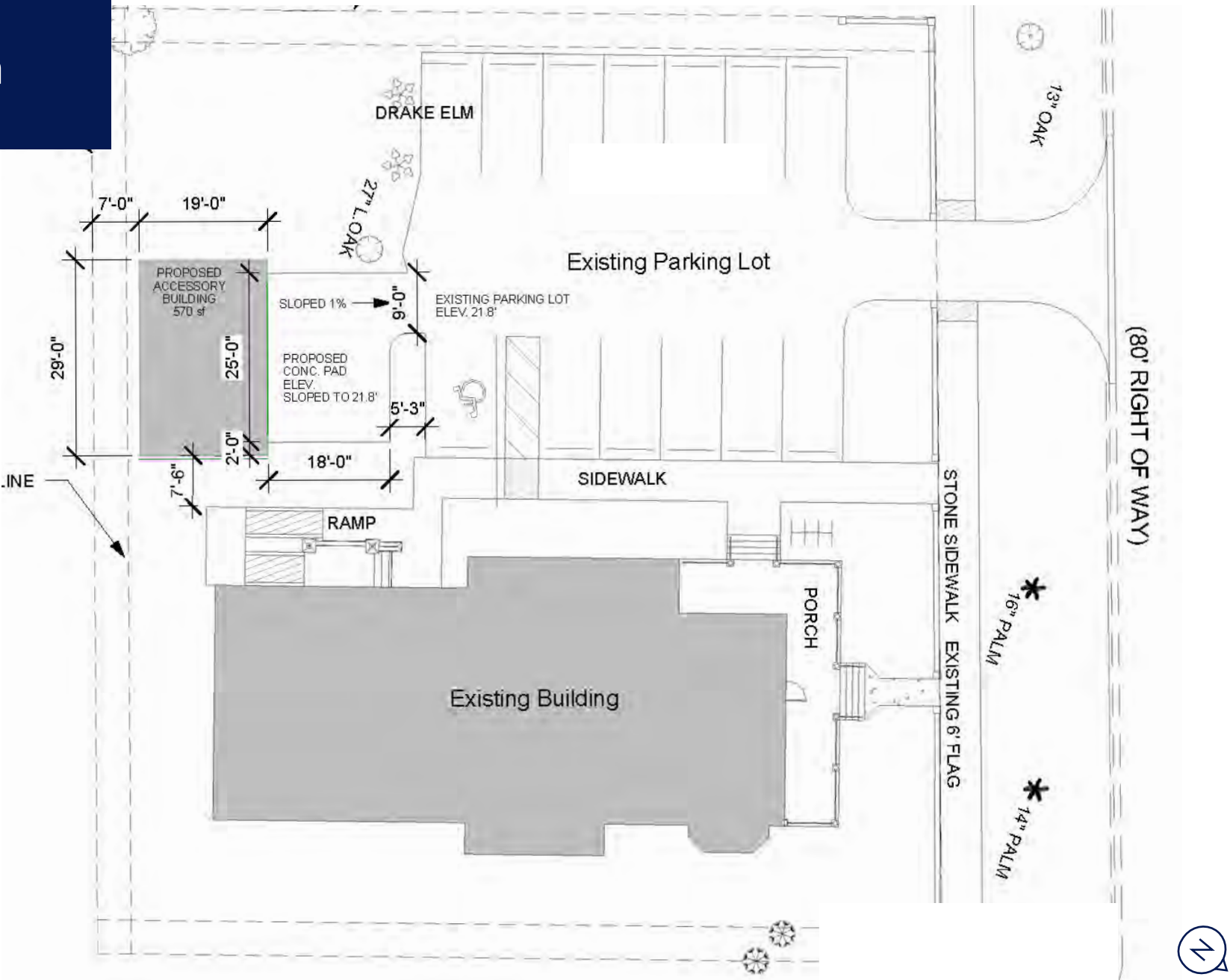
The high-spec building interior is a mix of both period and modern design elements. For example, all floors are either wood, tile or carpet. Glass paneled doors all include a glass transom above. The four (4) bathrooms are tiled waist high. One includes a shower. Light fixtures are Lightolier. The upstairs space includes a breakroom and designated library space. The downstairs space includes a secretarial station and a spacious conference room. All four (4) HVAC units were replaced in 2024 with energy efficient Trane systems. All spaces are wired for Ethernet and communication lines. The site is well landscaped with a separately metered irrigation system and a privacy fence.



**Located in the much sought-after
Riverside/Avondale Historic District**

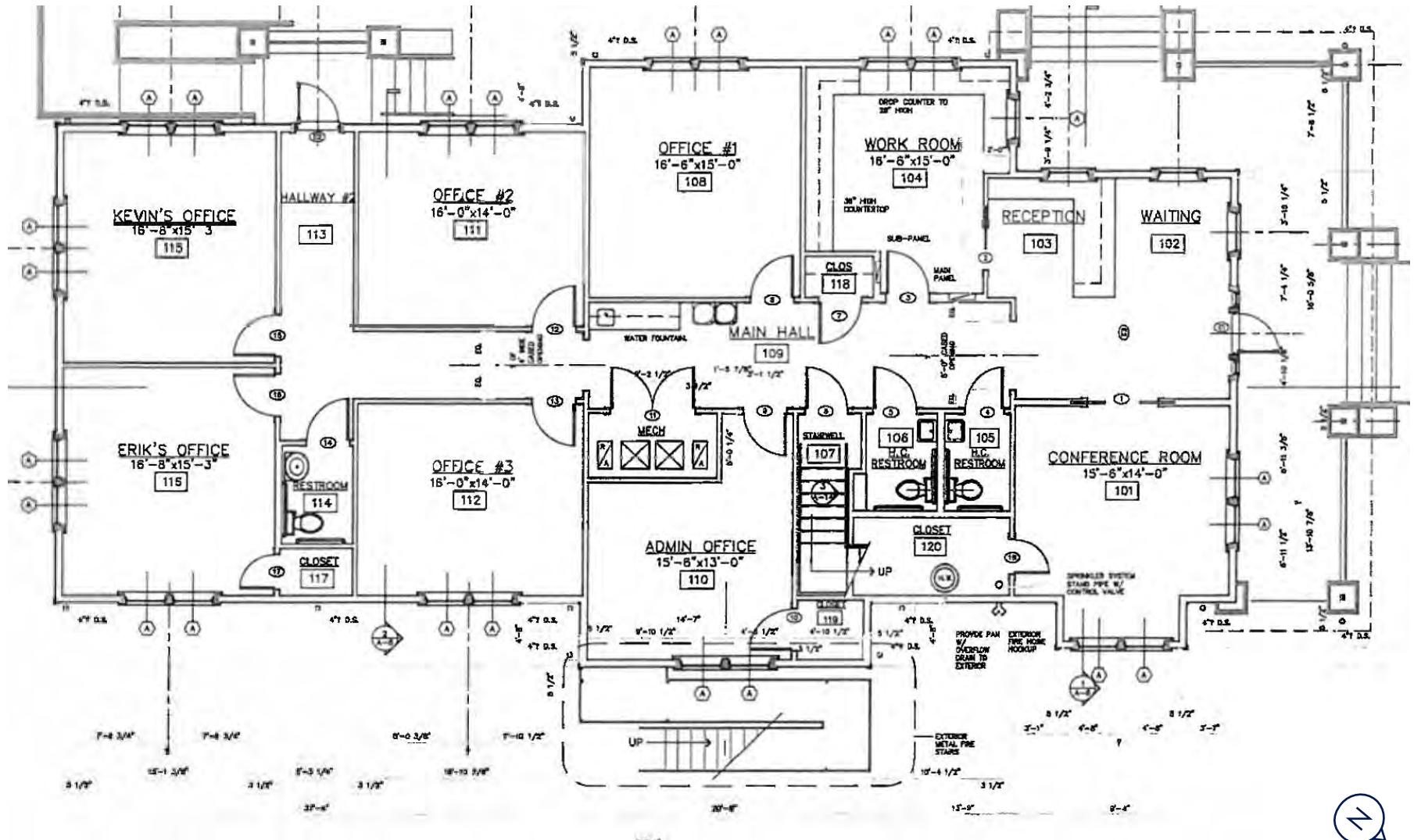
Received the Historic Preservation Award (statewide) for compatible infill design by the City of Jacksonville and the Florida Trust.

Site Plan



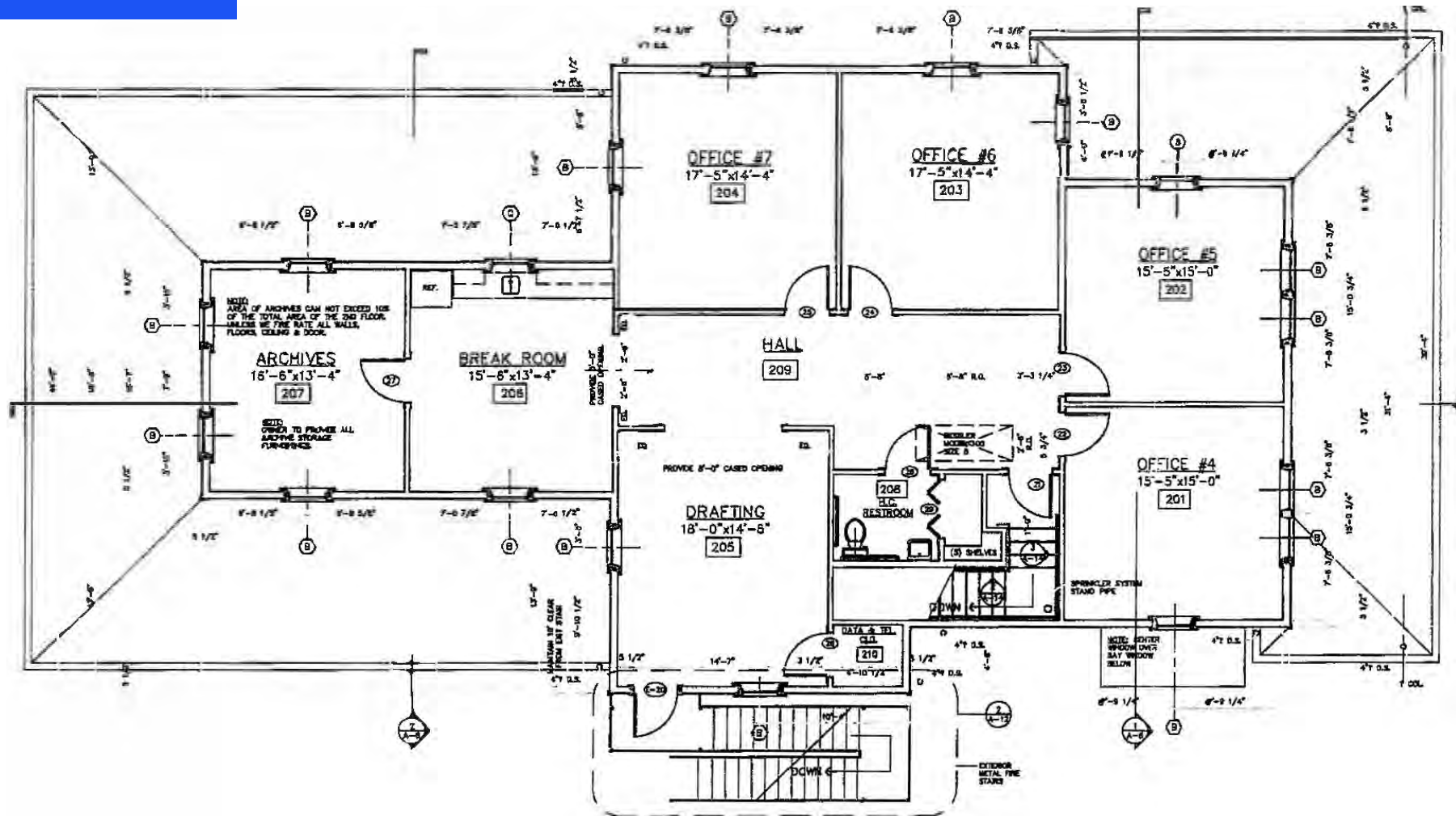
Floor Plan

First Floor



Floor Plan

Second Floor



Garage Plan

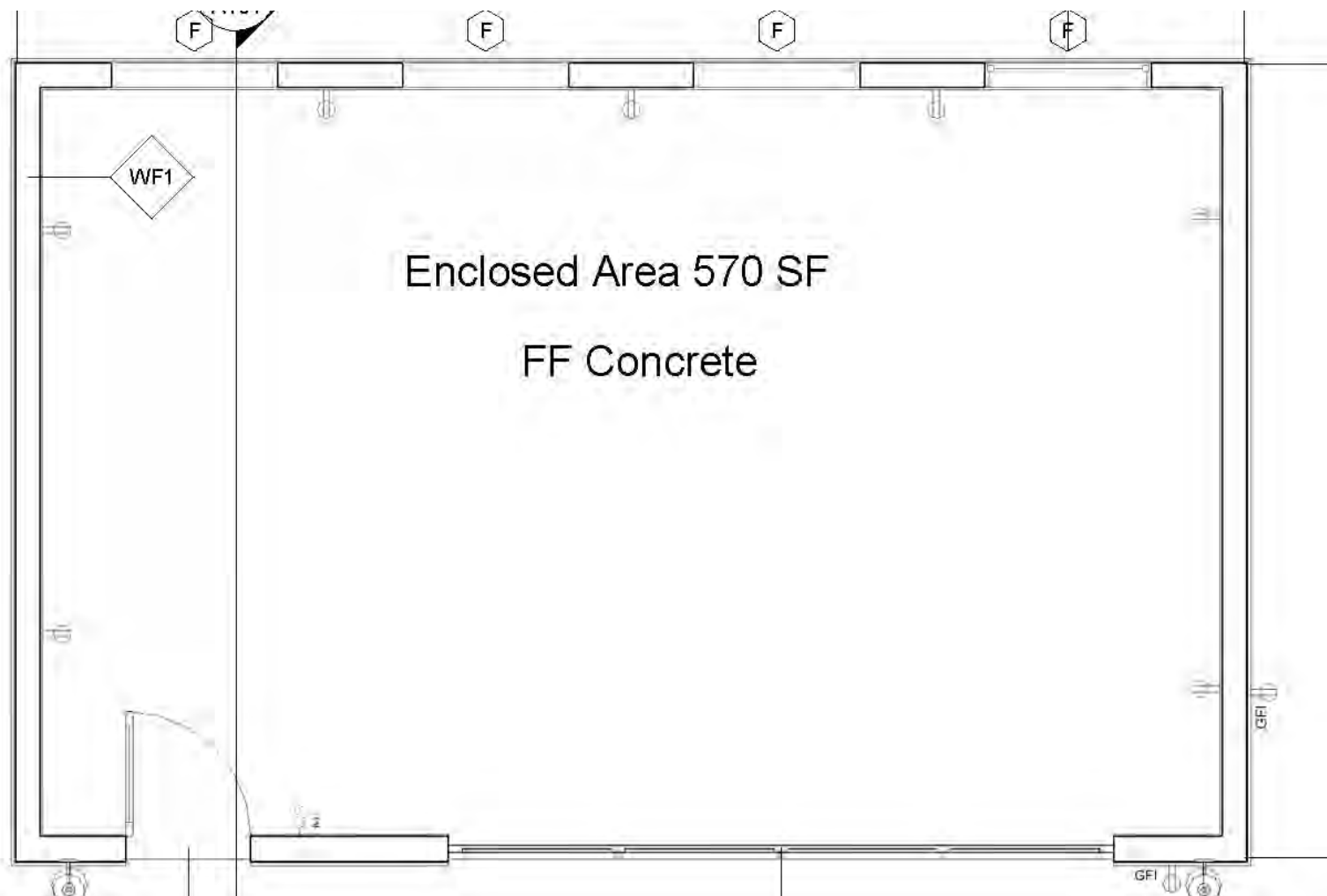
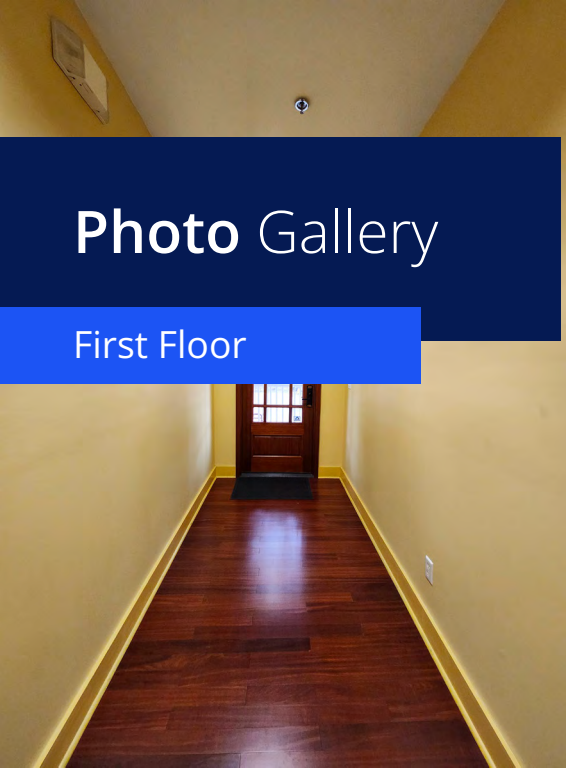




Photo Gallery

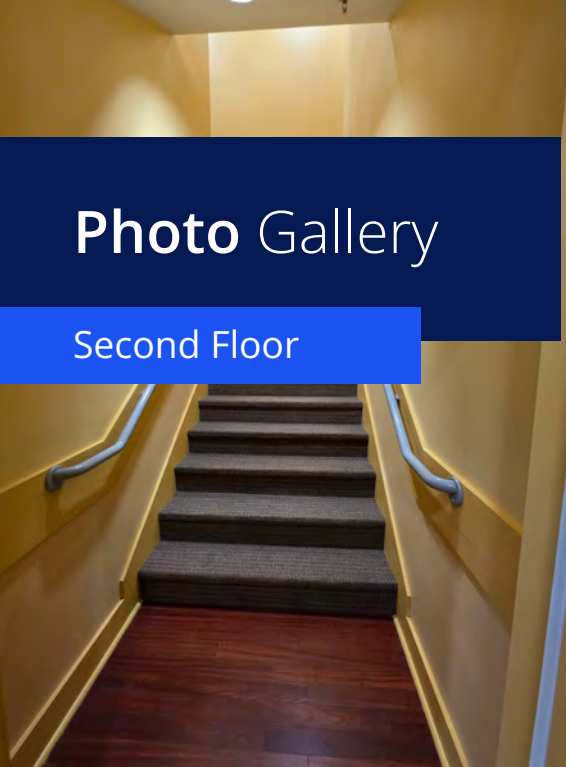
First Floor



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Photo Gallery

Second Floor

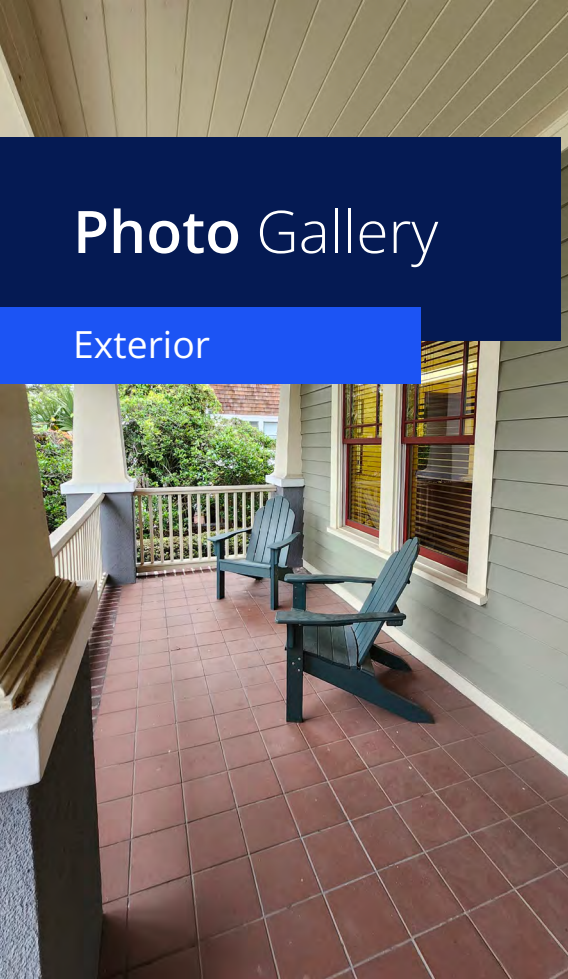


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Third Floor

Photo Gallery

Exterior

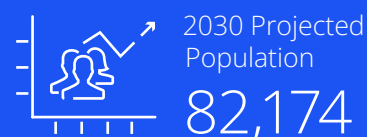


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Area Demographics | 3 mile radius

Source: ESRI Business Analyst



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