

# OFFICE/RETAIL FOR SALE

SINGLE TENANT NNN INVESTMENT

1611 ATLANTIC BLVD, JACKSONVILLE, FL 32207



**PRICE: \$1,650,000**



# Property Overview



LICENSED REAL ESTATE BROKER



OFFICE  
RETAIL



3186 TOTAL  
SQ FT



ZONED  
CCG-1



SAN MARCO

An exceptional investment opportunity in one of Jacksonville's most coveted retail corridors. This trophy-condition, single-tenant NNN leased standalone building sits in the heart of San Marco directly across from Publix, offering unmatched visibility and walkability. Currently occupied by Christie's International Real Estate with 2.5 years remaining on lease, this asset generates an NOI of \$98,000/year — ideal for investors seeking immediate, passive income. Renovated in 2019, the property features 7 private offices, a welcoming reception area, bar area, breakroom, conference room, 5 on-site parking spaces, and a rare rooftop amenity space — a truly turn-key asset in immaculate condition.



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# Property Highlights



LICENSED REAL ESTATE BROKER

- CURRENTLY LEASED TO CHRISTIE'S INTERNATIONAL REAL ESTATE
  - 2.5 YEARS REMAINING ON LEASE
  - NOI OF \$98K/YEAR
- FULLY RENOVATED IN 2019
- TROPHY CONDITION OFFICE/RETAIL
- 7 PRIVATE OFFICES, RECEPTION, BAR AREA, BREAKROOM AND CONFERENCE ROOM
- 5 ON-SITE PARKING SPACES BEHIND THE BUILDING
- RARE ROOF TOP AMENITY SPACE
- HIGH VISIBILITY AND WALKABILITY ON ATLANTIC BLVD
- POSITIONED BETWEEN HENDRICKS AVE AND 1-95 / PHILIPS HWY
- NEARBY NATIONAL RETAILERS INCLUDE PUBLIX, ORANGE THEORY, CRUMBL, TROPICAL SMOOTHIE, AND MORE



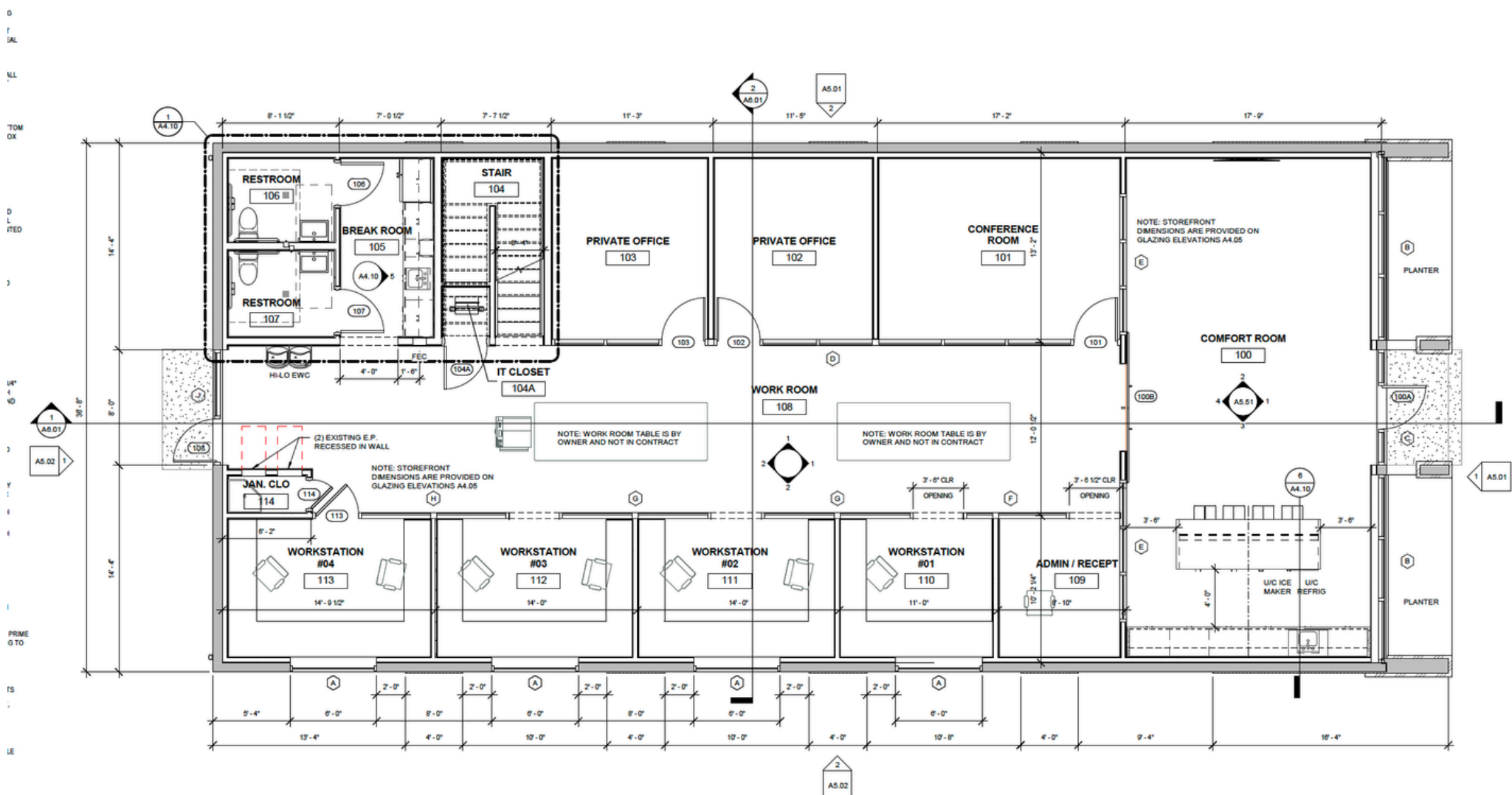
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# First Floor

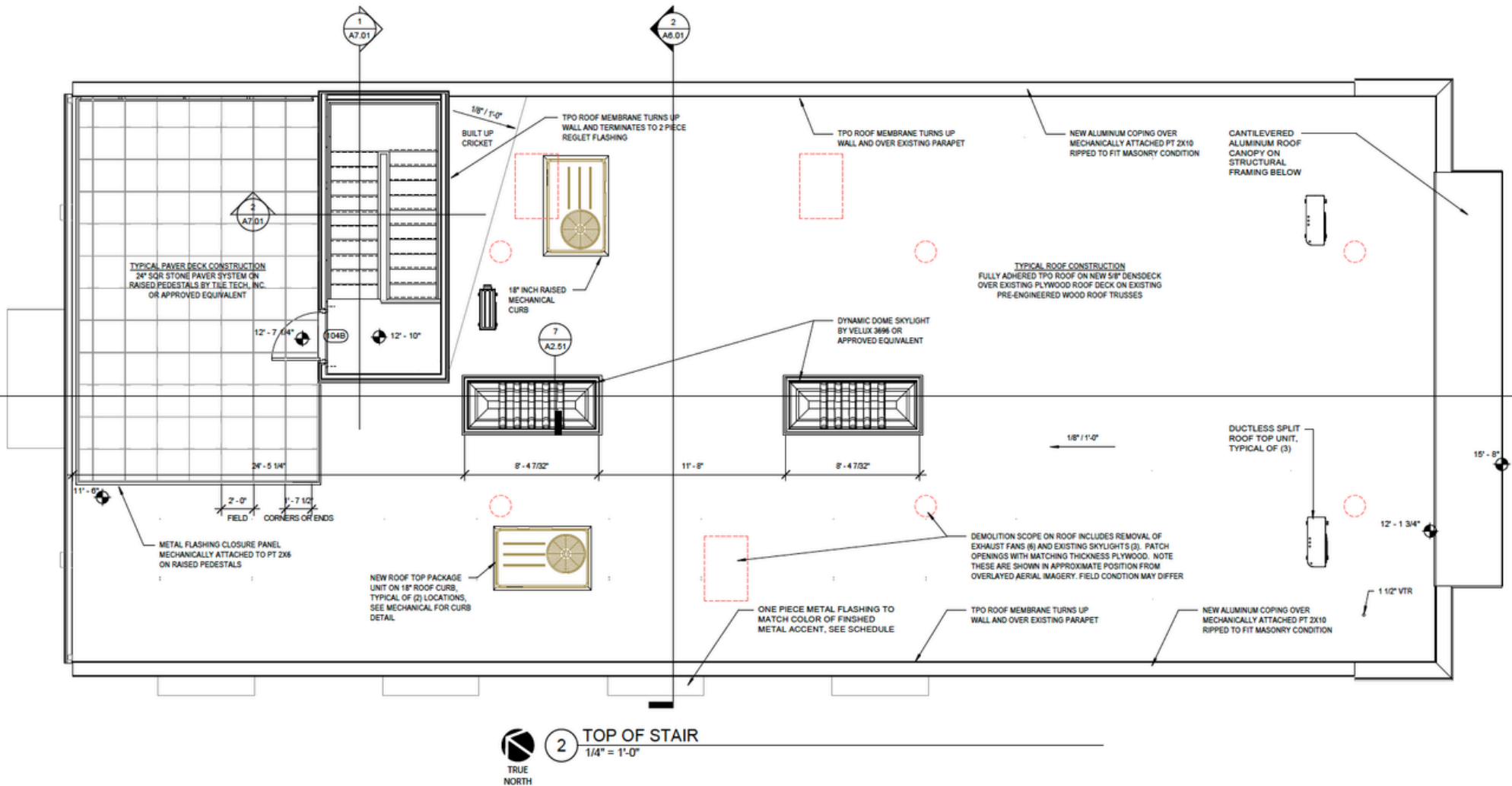


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# Aerial Map



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# Aerial Map



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Downtown Jax



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# Aerial Map



**Matthews Bridge**

**Arlington**



**Atlantic Blvd**



**FOR SALE**

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— FIRST COAST —



CHRIST  
INTERNATIONAL  
— FIRST DORS



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