7011 A C SKINNER PARKWAY
JACKSONVILLE, FLORIDA 32256

FOR SALE: $25,000,000
MEDICAL OFFICE WITH NEW AMBULATORY SURGERY CENTER
58,102 SQUARE FEET

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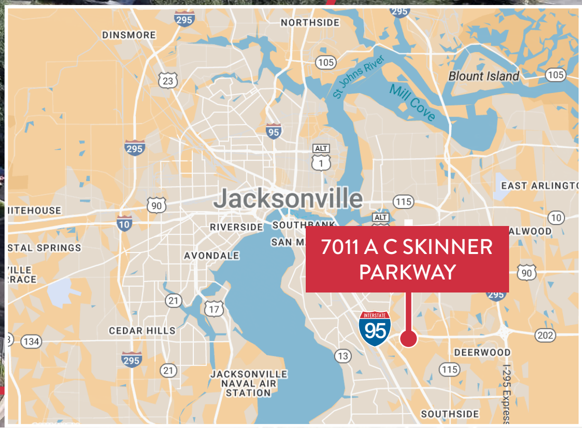

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EXECUTIVE SUMMARY

NAI Hallmark, as exclusive advisor, is pleased to present the opportunity to acquire 7011 A C Skinner Parkway, Jacksonville, Florida 32256 (the "Property"). Built in 2000, the Property offers a rare chance to acquire a stabilized medical office building in close proximity to a hospital within a rapidly growing Florida market. The Property is 100% occupied by a diversified mix of medical and office tenants, including a government (GSA) tenant and a newly constructed ambulatory surgery center, providing long-term stability and an attractive tenant profile.

OFFERING SUMMARY

Address	7011 A C Skinner Parkway, Jacksonville, FL 32256
Asking Price	$25,000,000
Asking Price/SF	$430.28
Number of Buildings	One (1)
Number of Floors	One (1)
Tax Real Estate Number	152575-0750
Year Built	2000
Building Size	58,102 SF
Land Size	5.22 acres*
Zoning	IBP (Industrial Business Park)
Parking	362 spaces; 6.23/1,000 SF
Occupancy	100%

**Land size is approximate; final boundaries will be established through subdivision from adjacent vacant land prior to closing*

INVESTMENT HIGHLIGHTS

BRAND NEW SURGERY CENTER

Over $7.1 million has been invested into the buildout and equipment for a state-of-the-art ASC featuring two operating rooms - see OM for detailed space plan. The ASC is scheduled to open in Q1 2026, providing long-term stability and a highly “sticky” medical tenancy.

FULLY OCCUPIED WITH STABLE TENANCY AND HIGH WALT

The Property is 100% leased with a Weighted Average Lease Term of 10+ years. Tenancy includes First Coast Cardiovascular Institute (FCCI), GSA-backed lease (Confidential), Reflections Wound Care, and the Cohen Veterans Network, offering diversification and strong credit.

PROXIMITY TO MAJOR HOSPITAL AND ESTABLISHED MEDICAL OFFICE CORRIDOR

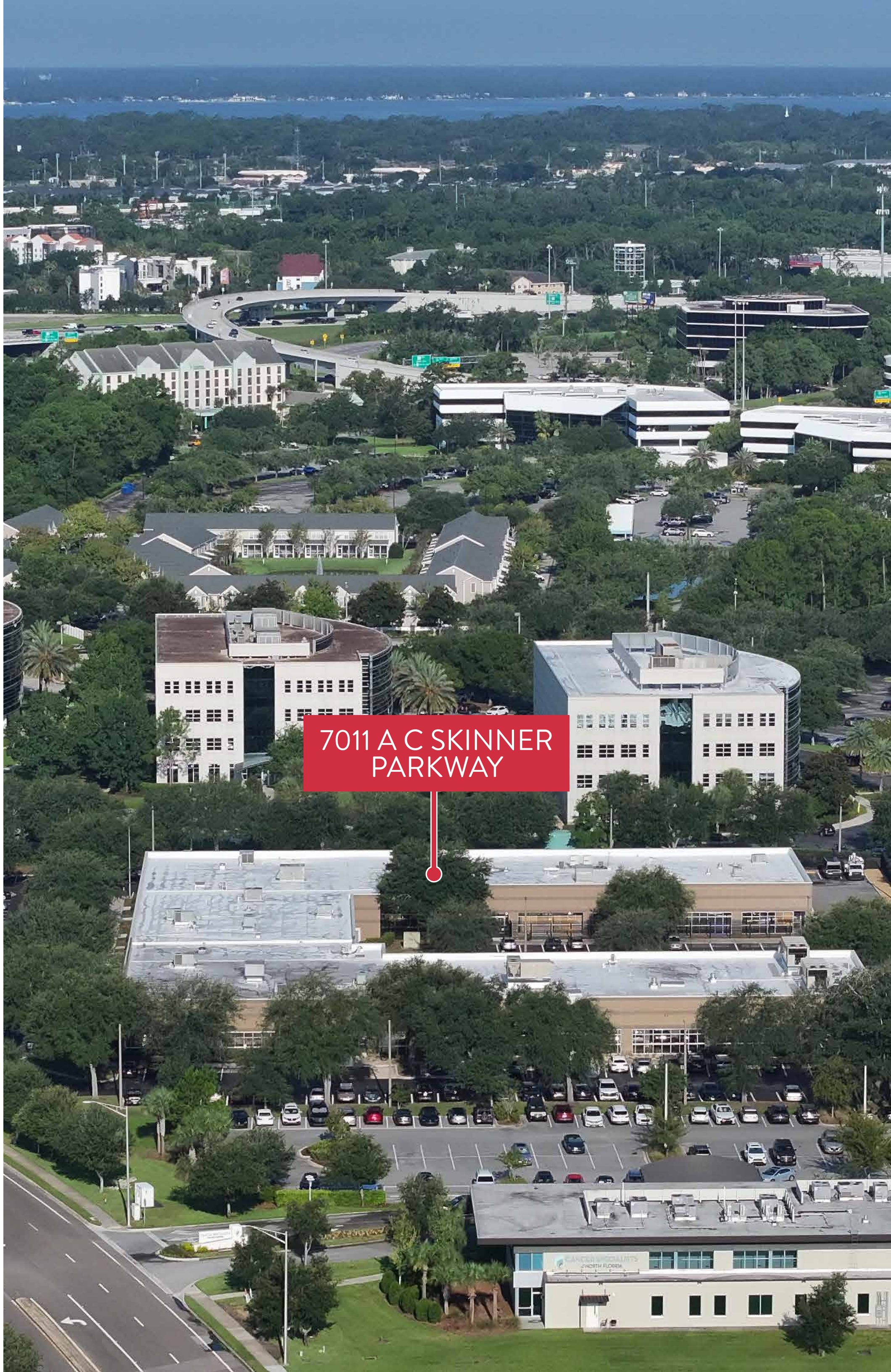
The Property is strategically positioned in Jacksonville’s Southside, in one of the Northeast Florida’s most established office and medical submarkets. It is less than one mile from Ascension St. Vincent’s Southside Hospital, a thriving 309-bed full-service facility offering comprehensive emergency and specialty care. The location also benefits from adjacency to a dense concentration of healthcare providers, corporate campuses, and professional services, creating strong synergies and long-term tenant demand.

ACCESSIBILITY AND VISIBILITY FROM MAJOR ROADS

The Property offers outstanding regional connectivity, located within a mile of the SR-202 (J. Turner Butler Blvd)/I-95 interchange, two of the most heavily trafficked roads in Northeast Florida with more than 170,000 average daily vehicle trips. It also provides convenient access to US-1 and I-295, enabling patients, employees, and visitors to easily reach the site from across Northeast Florida and beyond. In addition, the Property has visibility from J. Turner Butler Boulevard, further enhancing its prominence and exposure.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



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