

# MIDTOWN CENTRE BROWARD BUILDING

4417 BEACH BOULEVARD  
JACKSONVILLE, FL 32207



# OFFICE SPACE FOR LEASE

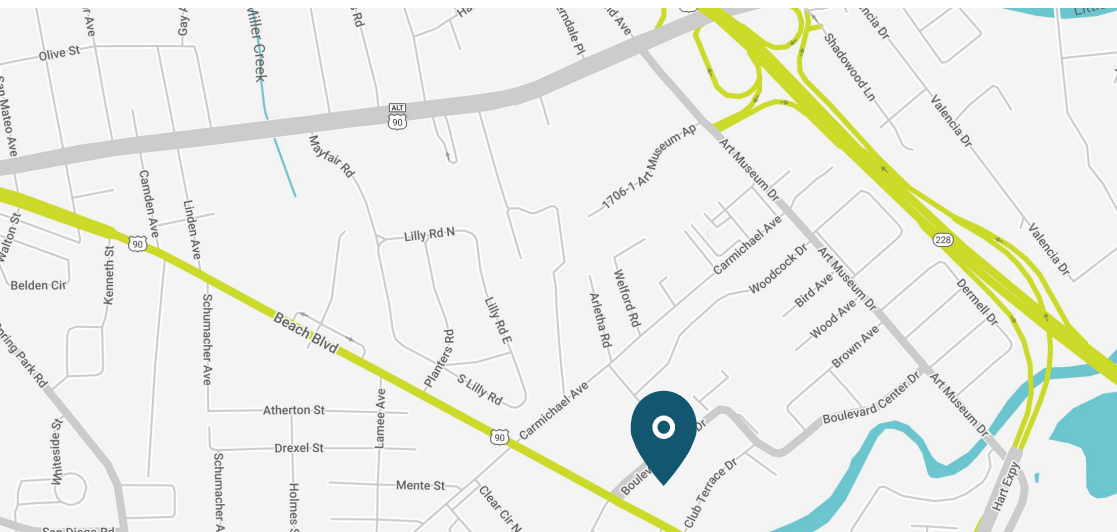


## OFFICE PARK HIGHLIGHTS

- On-site security
- Gym, café and conference rooms
- Ample parking throughout office park
- Planned improvements underway:
  - Landscaping throughout the grounds
  - Updating monument signage
  - Updates to interior common areas

## PROPERTY HIGHLIGHTS

- Building Size: 55,529
- 17,613 RSF Available
- \$22.00/SF Full Service
- Common room updates with new flooring and paint

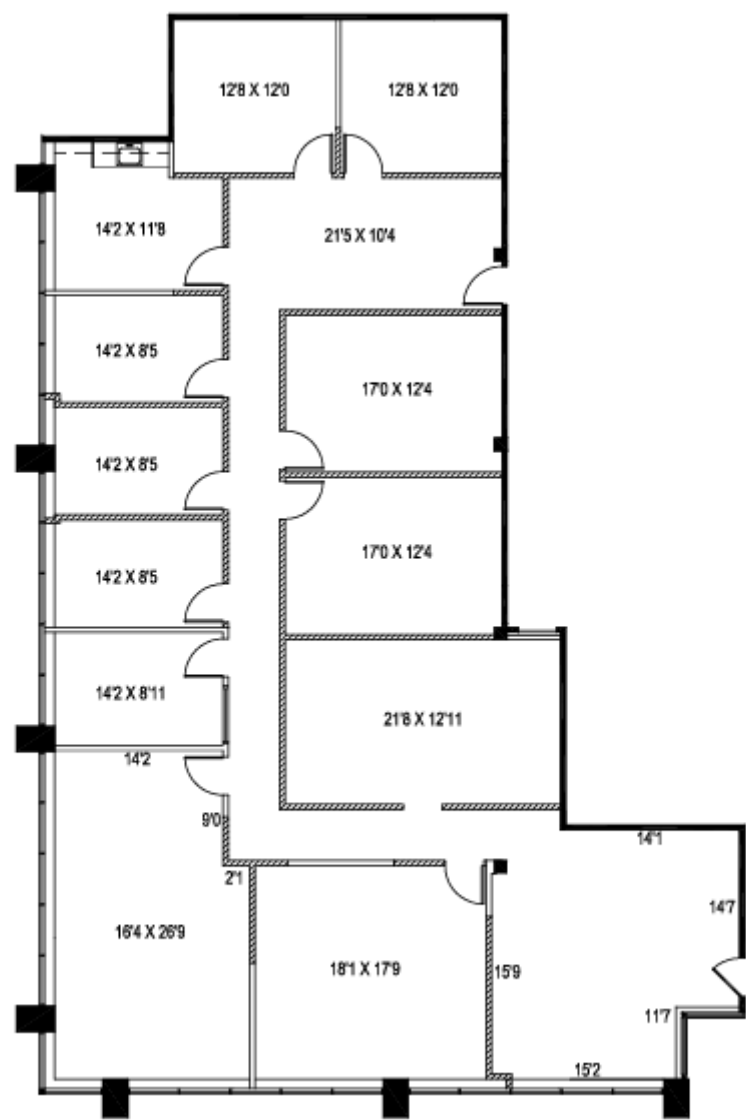


## AVAILABLE SUITES

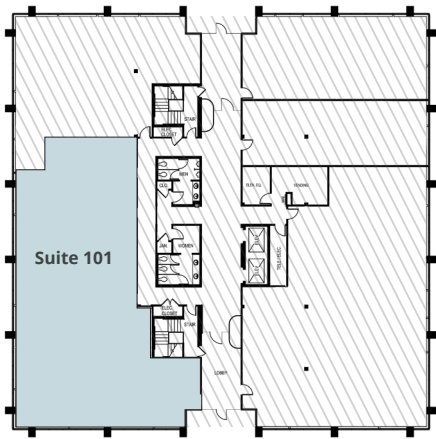
FLOOR	SUITE NUMBER	SF
1	101	3,797
2	203	1,396
2	204	2,799
3	300	2,589
3	301	2,164
4	401	4,868

# FLOOR PLANS

Suite 101: 3,797 SF

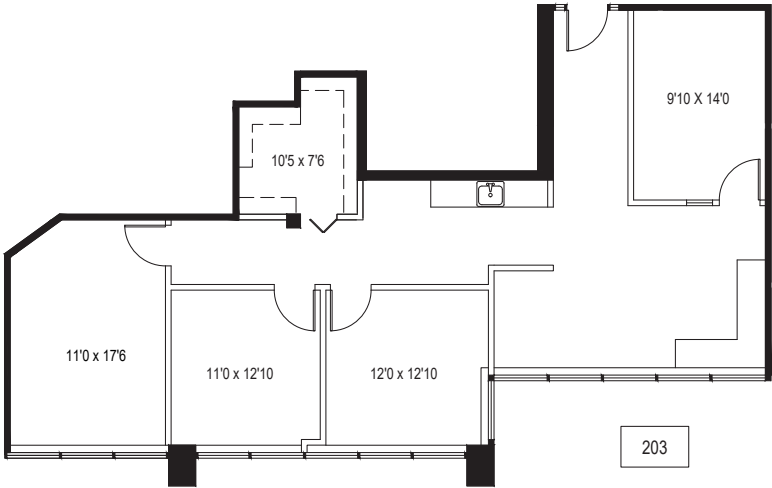


1st Floor

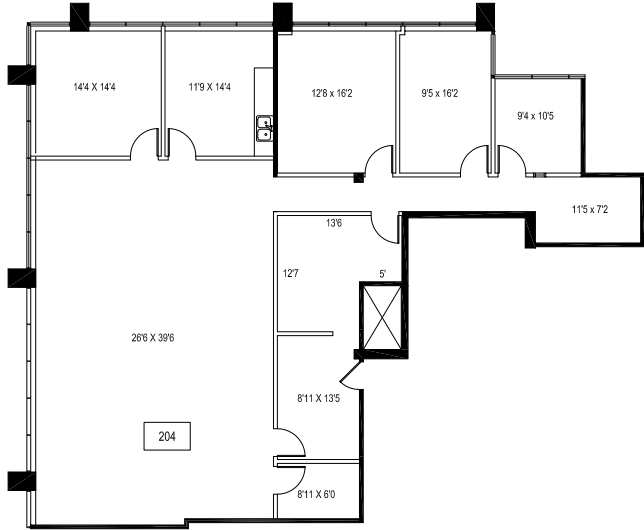


# FLOOR PLANS

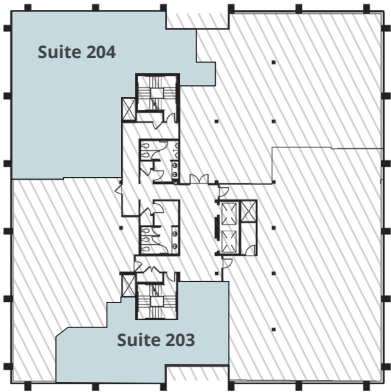
Suite 203: 1,396 SF



Suite 204: 2,799 SF



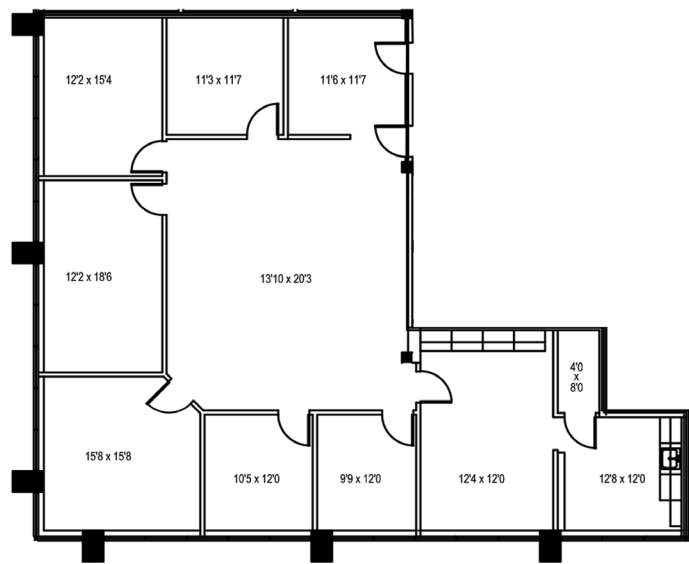
2nd Floor



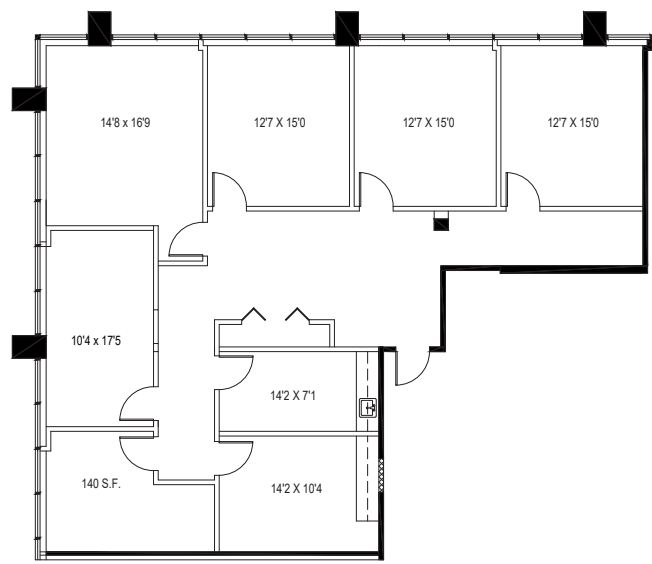


# FLOOR PLANS

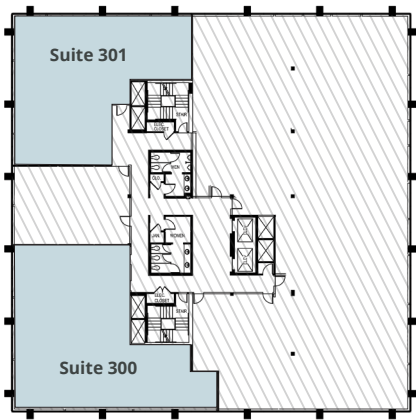
Suite 300: 2,589 SF



Suite 301: 2,164 SF

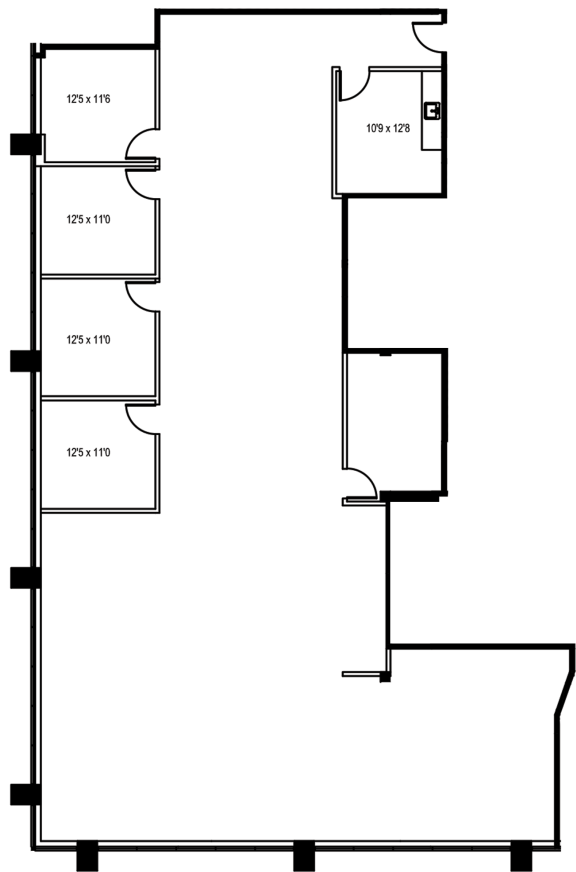


3rd Floor

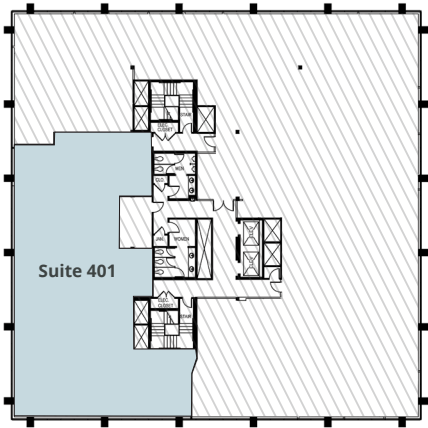


# FLOOR PLANS

Suite 401: 4,868 SF



4th Floor





# OFFICE PARK AMENITIES



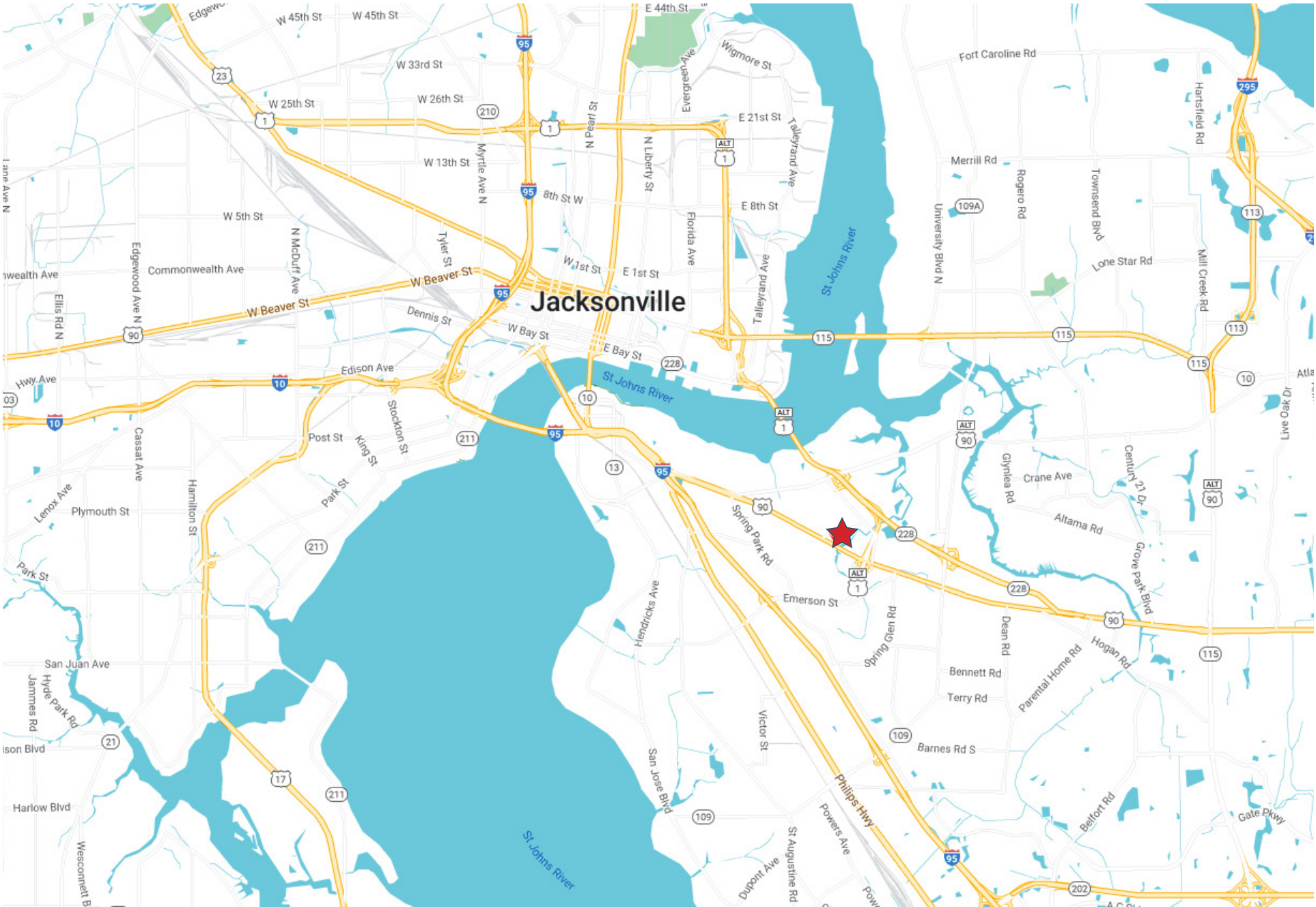


# SITE PLAN / AERIAL





# AERIAL



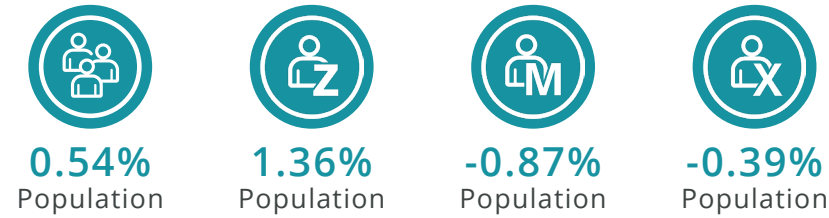
# DEMOGRAPHICS

## OFFICE MARKET PROFILE

Jacksonville City, FL  
Geography: Place

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision making insight about office location.

### PROJECTED ANNUAL GROWTH RATE



### LIFESTYLE SPENDING (INDEX)



### DATA FOR ALL BUSINESSES IN THE AREA

Total Businesses	41,700
Total Employees	485,232
Total Residential Population	986,073
Employee/Residential Population Ratio (per 100 residents)	49

### 2023 LABOR FORCE

Age Group	Population	Employed	Unemployment	Unemployment Rate	Participation Rate	Employment - Population Ratio
16+	792,092	505,413	21,944	4.2%	66.6%	63.8%
16-24	114,087	66,178	4,064	5.8%	61.6%	58.0%
25-54	398,561	319,436	14,889	4.5%	83.9%	80.1%
55-64	121,031	80,659	2,363	2.8%	68.6%	66.6%
65+	158,413	39,140	628	1.6%	25.1%	24.7%
Male Age 16+	380,435	262,309	10,145	3.7%	71.6%	68.9%
Female Age 16+	411,657	243,146	11,798	4.6%	61.9%	59.1%

Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023). © 2024 Esri



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