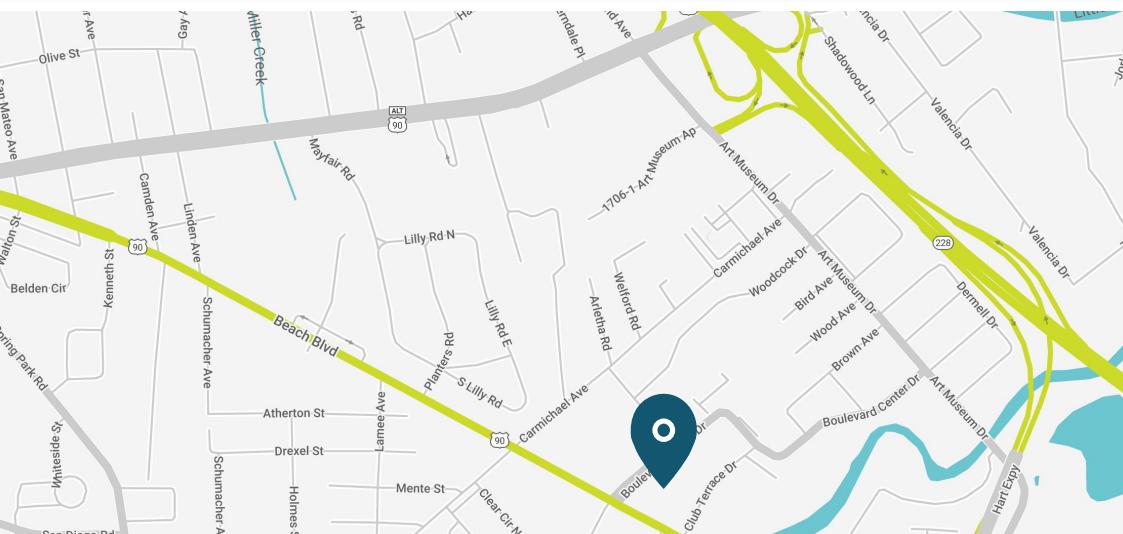


MIDTOWN CENTRE BROWARD BUILDING

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

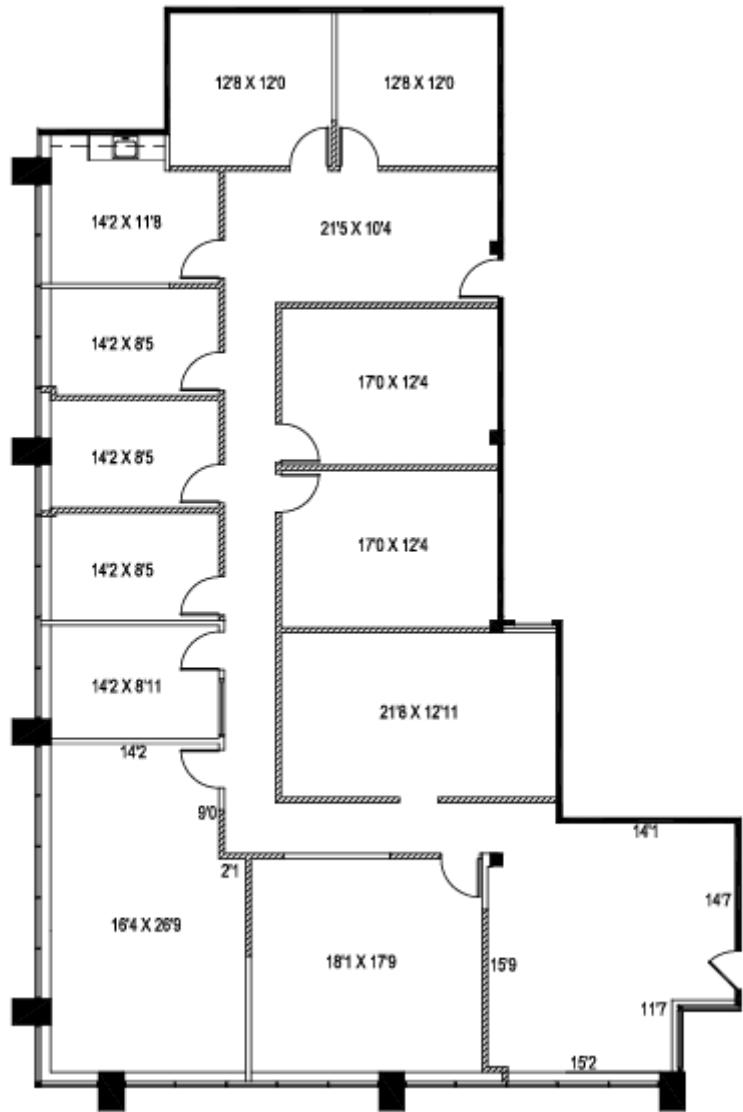
- Building Size: 55,529
- 17,613 RSF Available
- \$22.00/SF Full Service
- Common room updates with new flooring and paint

AVAILABLE SUITES

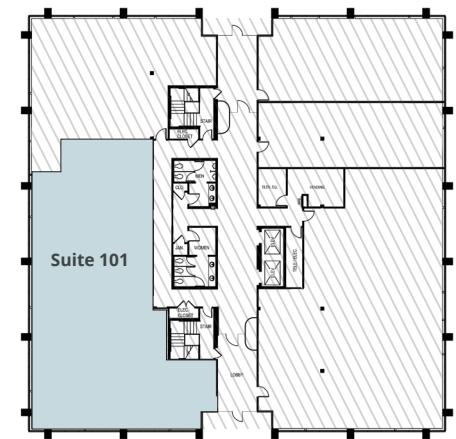
FLOOR	SUITE NUMBER	SF
1	101	3,797
2	203	1,396
2	204	2,799
3	300	2,589
3	301	2,164
4	401	4,868

FLOOR PLANS

Suite 101: 3,797 SF

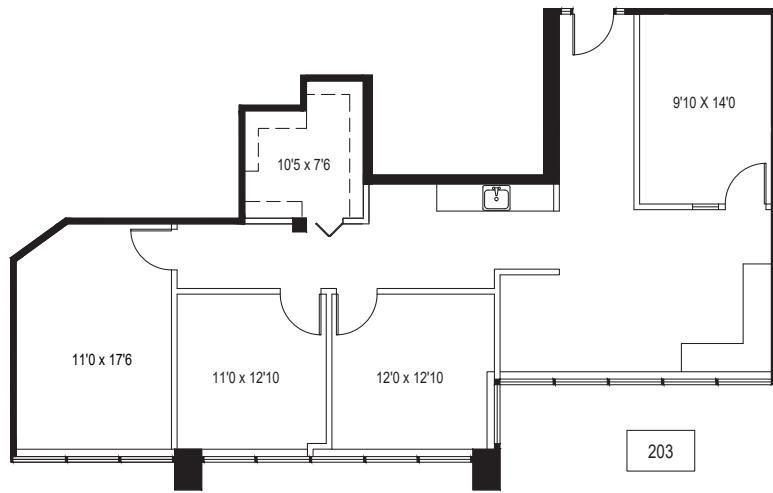


1st Floor

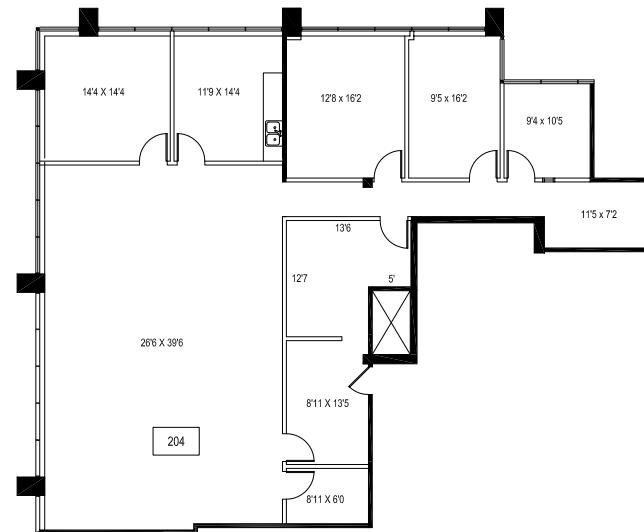


FLOOR PLANS

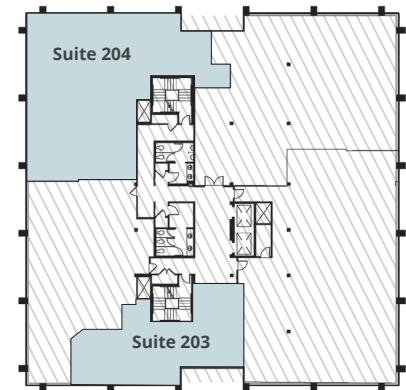
Suite 203: 1,396 SF



Suite 204: 2,799 SF

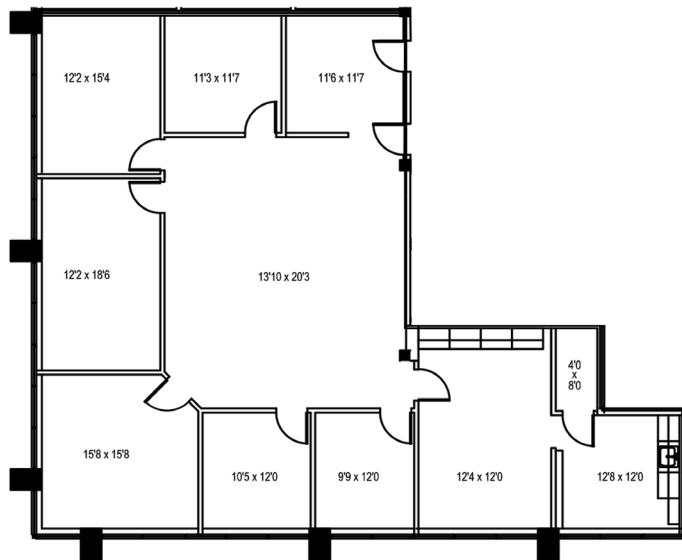


2nd Floor

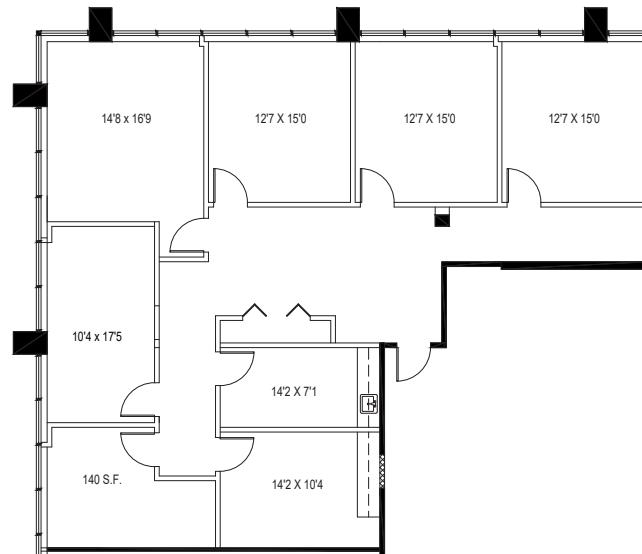


FLOOR PLANS

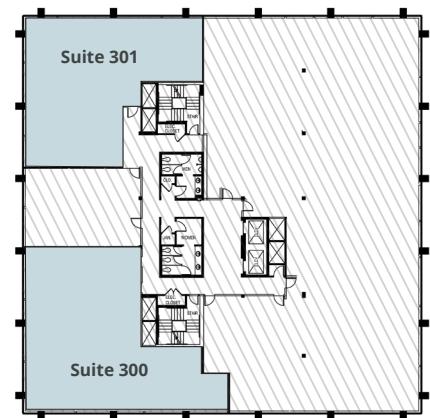
Suite 300: 2,589 SF



Suite 301: 2,164 SF

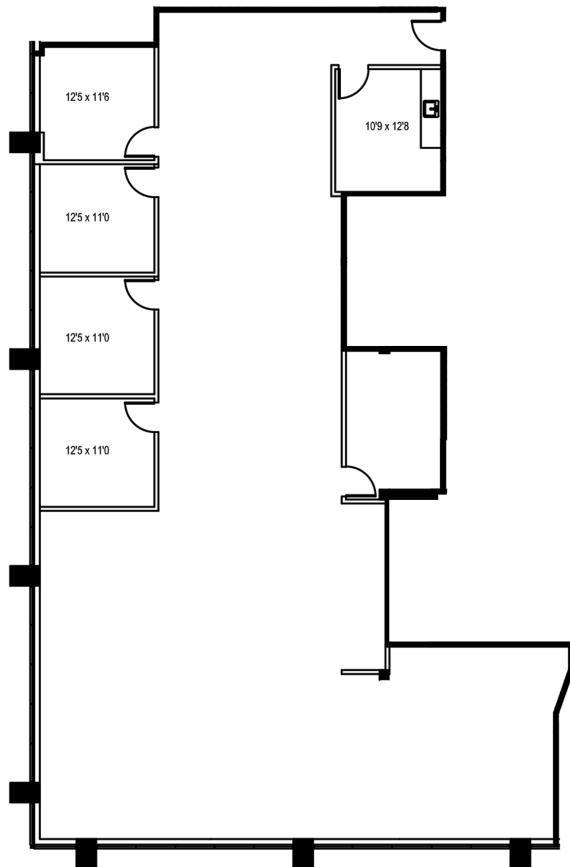


3rd Floor

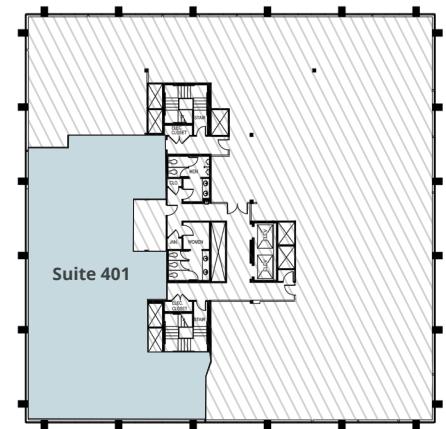


FLOOR PLANS

Suite 401: 4,868 SF



4th Floor



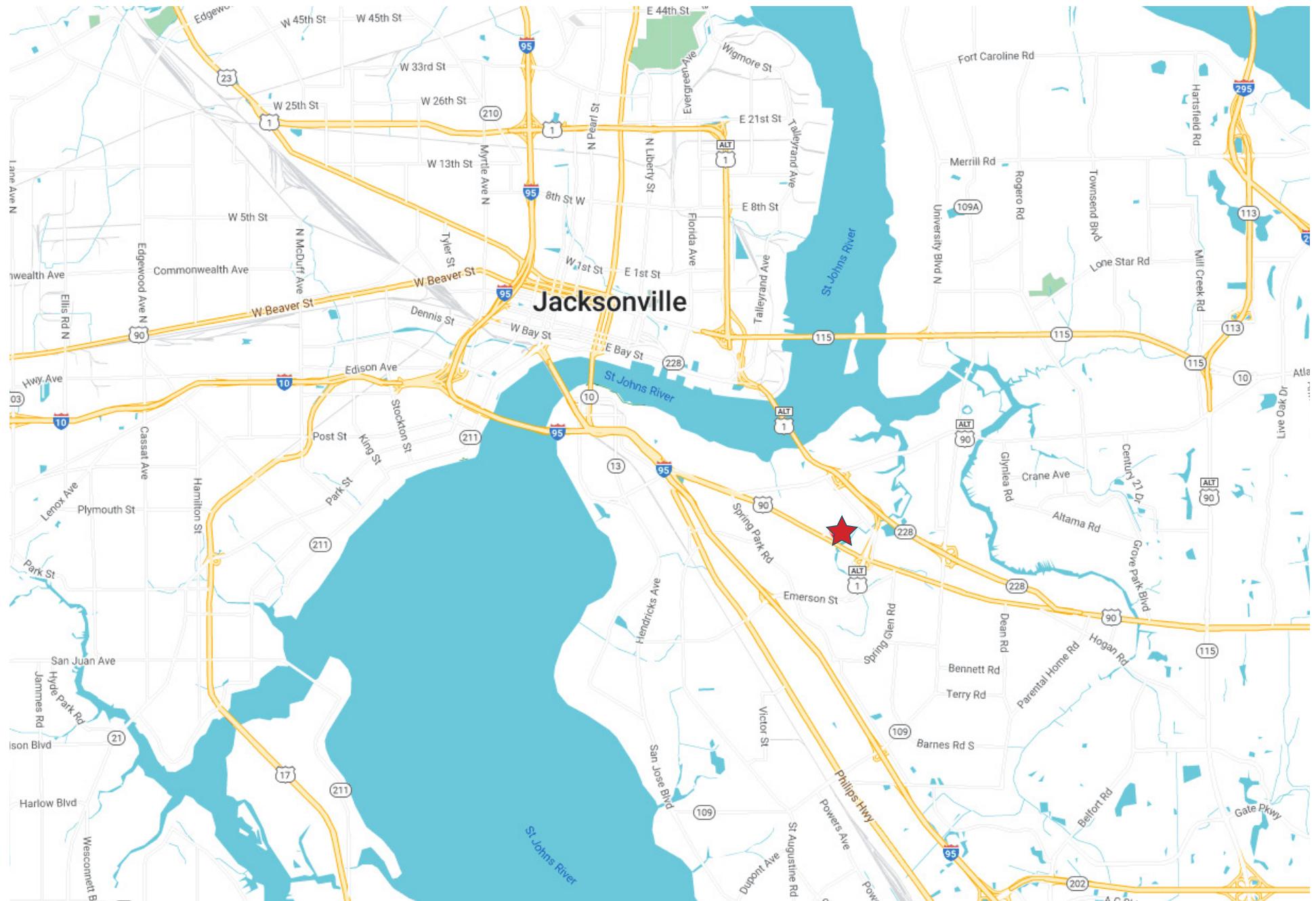
OFFICE PARK AMENITIES



SITE PLAN / AERIAL



AERIAL



DEMOGRAPHICS

OFFICE MARKET PROFILE

Jacksonville City, FL
Geography: Place



PROJECTED ANNUAL GROWTH RATE



0.54%
Population



1.36%
Population



-0.87%
Population



-0.39%
Population



LIFESTYLE SPENDING (INDEX)



84
Meals at
Restaurants



81
Entertainment/
Recreation



82
Retail Goods



84
Apparel & Services



81
Home Services



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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