

MIDTOWN CENTRE RIBAUT BUILDING

1851 EXECUTIVE DRIVE
JACKSONVILLE, FL 32207

 FranklinStreet

KATHERINE SCATUORCHIO | Director
407.458.5412 | Katherine.Scatuorchio@FranklinSt.com

OFFICE SPACE FOR LEASE

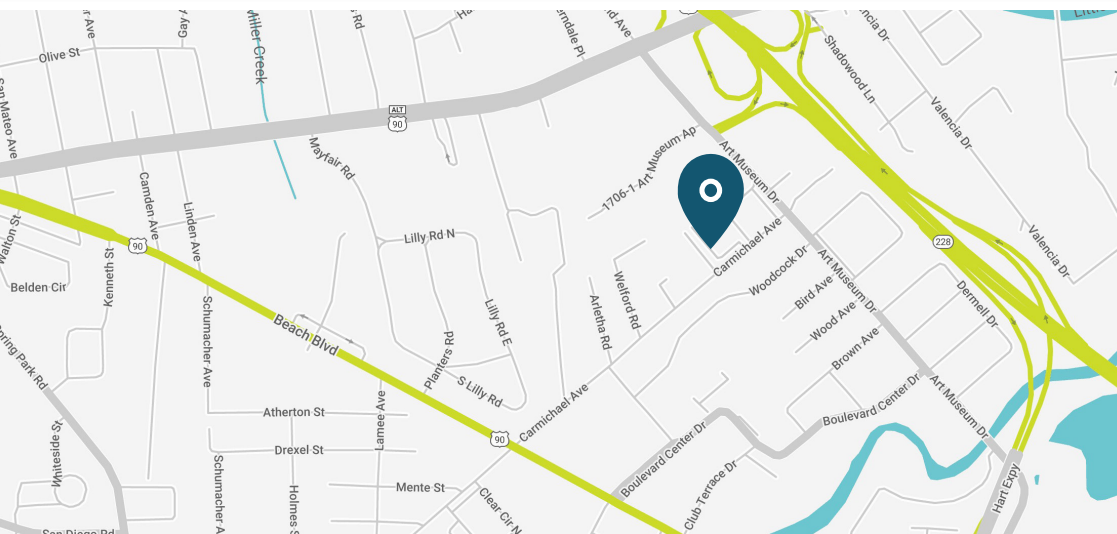


OFFICE PARK HIGHLIGHTS

- On-site security
- Gym and café located in Woodcock Building
- 2 conference rooms for use by reservation
- Ample parking throughout office park
- Planned improvements underway:
 - Landscaping throughout the grounds
 - Updating monument signage
 - Updates to the Woodcock Amenity Building

PROPERTY HIGHLIGHTS

- Building Size: 30,864 SF
- 18,718 RSF Available
- \$17-19/SF



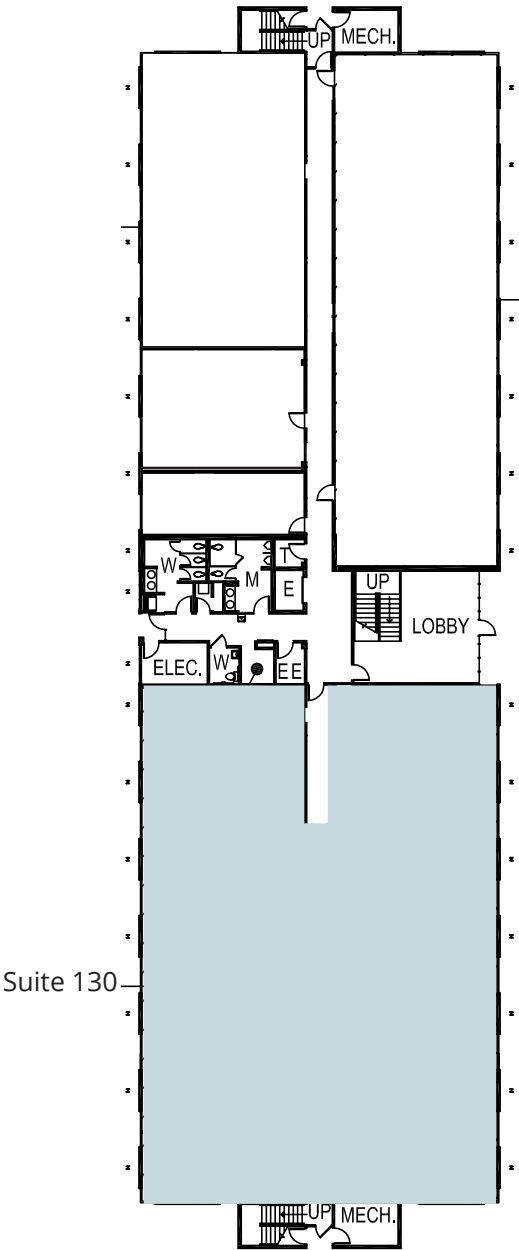
AVAILABLE SUITES

| SUITE NUMBER | SF |
|--------------|-------|
| 130 | 7,824 |
| 200 | 4,718 |
| 230 | 3,796 |

FLOOR PLANS

FIRST FLOOR

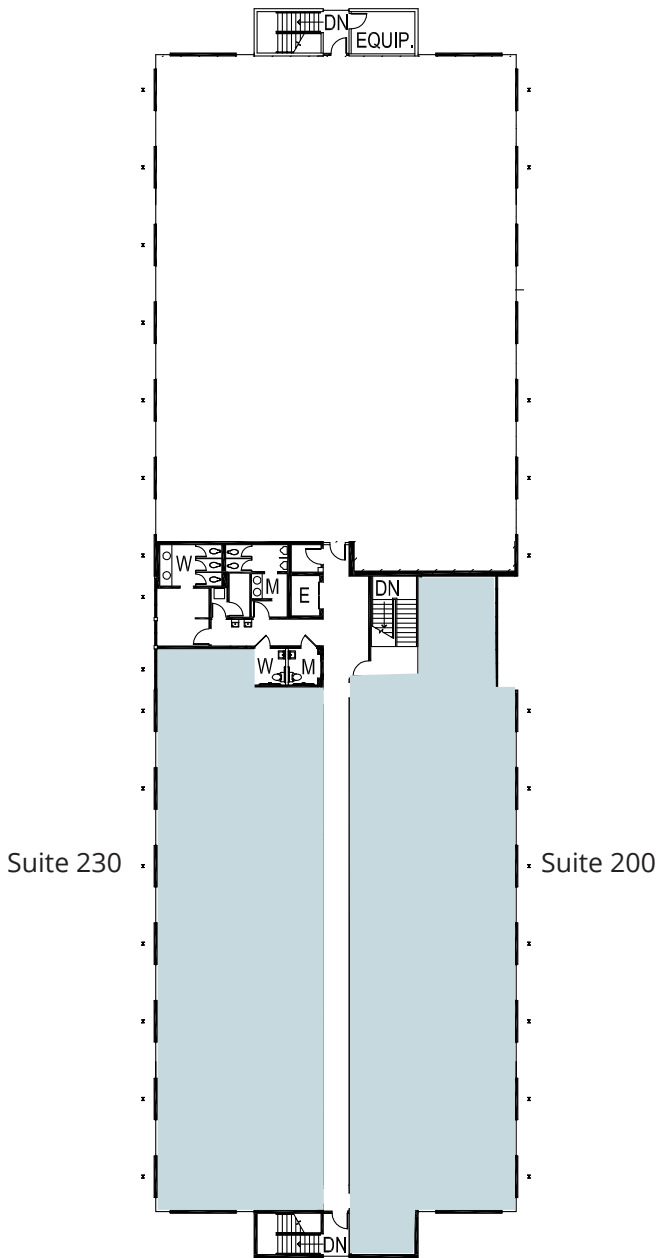
Available



FLOOR PLANS

SECOND FLOOR

Available



OFFICE PARK AMENITIES



SITE PLAN / AERIAL



AERIAL



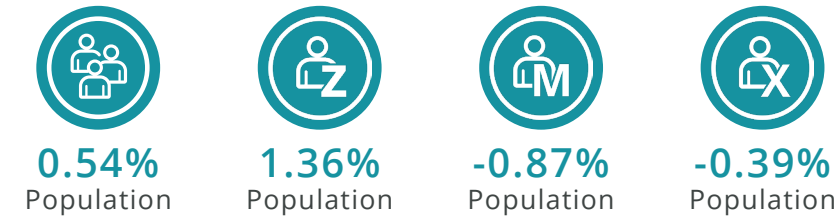
DEMOGRAPHICS

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

CONTACT

KATHERINE SCATUORCHIO

Director

407.458.5412

Katherine.Scatuorchio@FranklinSt.com



20 North Orange Ave | Suite 610

Orlando, FL 32801

407.458.5400

Visit us at FranklinSt.com

No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

1851 EXECUTIVE DRIVE | JACKSONVILLE, FL