

# SALE

## MANDARIN EXECUTIVE OFFICE BUILDING

3390 Kori Road Jacksonville, FL 32257



### VIDEO

#### PROPERTY DESCRIPTION

Impeccably modernized office building designed to accommodate a variety of industries and professions that presents an array of exceptional turnkey and spec suites, tailor-made to cater to diverse business requirements. This two-story structure underwent a comprehensive renovation in 2020, elevating it to the forefront of contemporary office spaces.

The selection of suites available within this property is nothing short of impressive. Ranging from 390 to 16,000 square feet in size, each suite is thoughtfully crafted to meet specific business needs. Private offices provide executives and teams with a secluded and focused workspace, while training rooms facilitate knowledge sharing and skill development. This cutting-edge office complex is an ideal fit for call centers, marketing centers, government offices, event venues, and other professional firms. For those seeking a collaborative atmosphere, co-working spaces offer the perfect blend of flexibility and interaction.

The attention to detail in the remodeling process is evident

#### OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	2.4 Acres
Building Size:	34,938 SF
NOI:	\$461,329.91
Cap Rate:	9.23%

	SPACES	LEASE RATE	SPACE SIZE	
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE	
Total Households	333	1,578	4,931	
Total Population	830	3,563	10,885	
Average HH Income	\$113,940	\$104,642	\$107,525	

**Eric Maimo**  
(904) 537-6443



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PREMIER PROPERTIES

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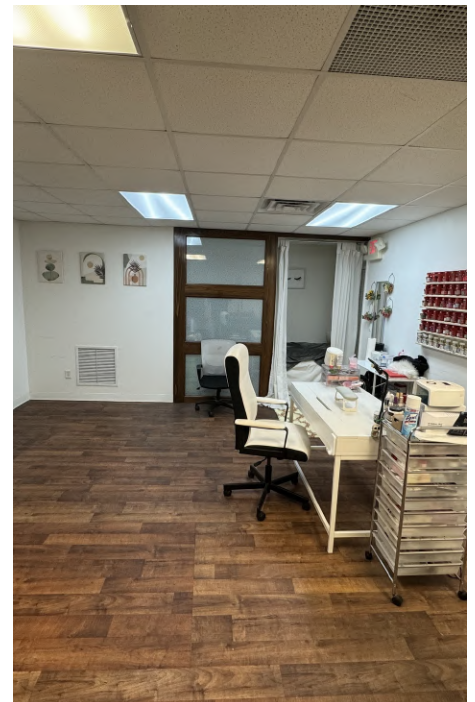
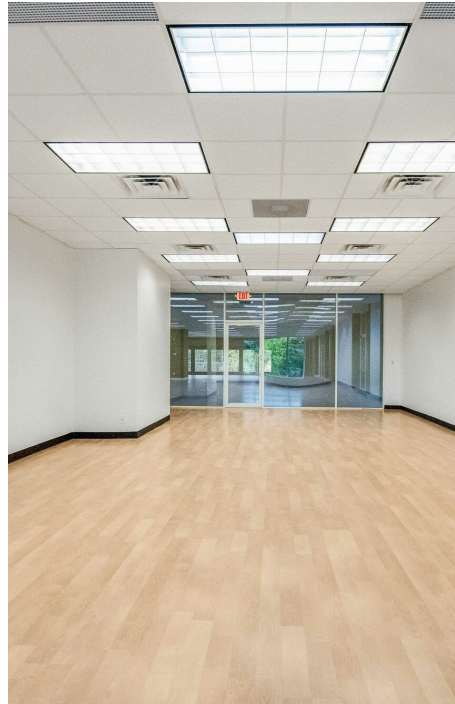


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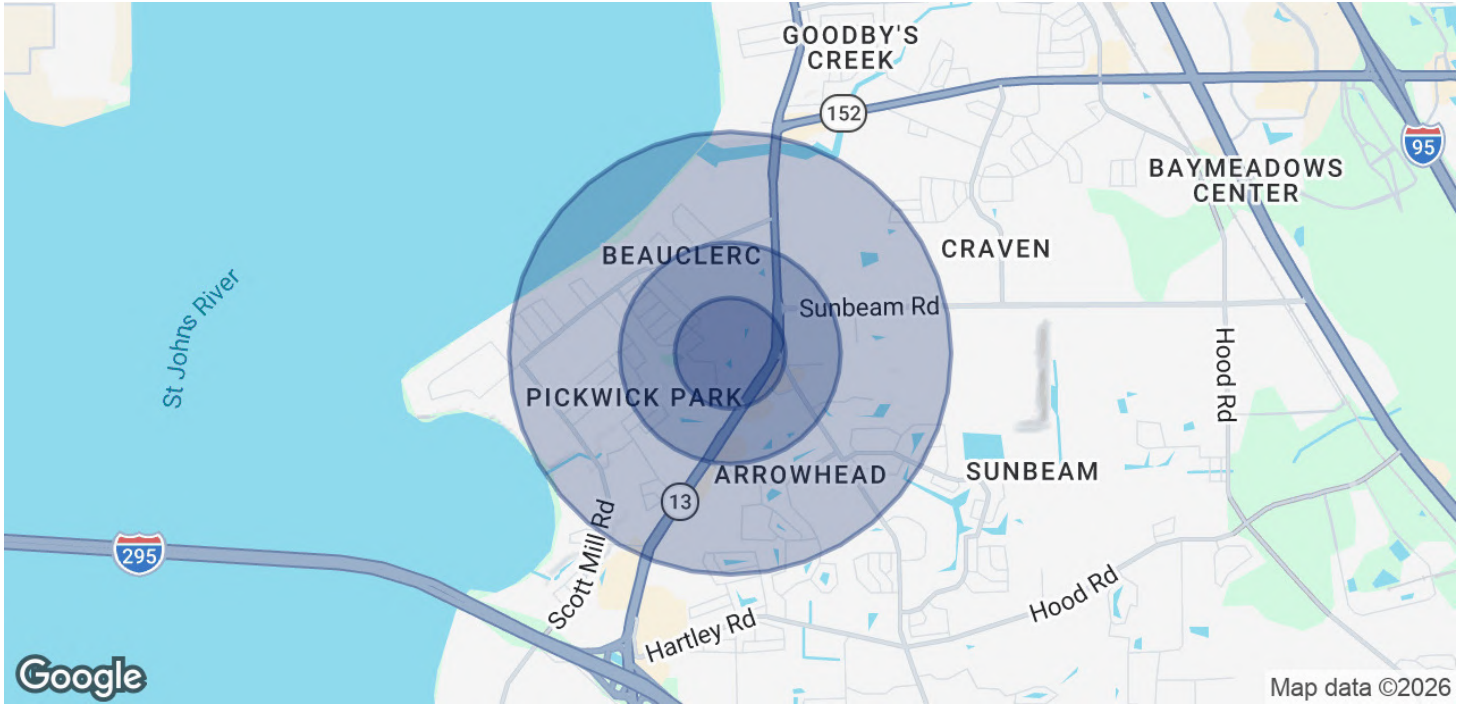


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	830	3,563	10,885
Average Age	40.6	41.3	40.9
Average Age (Male)	40.3	40.6	39.7
Average Age (Female)	40.8	41.6	42

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,578	4,931
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$113,940	\$104,642	\$107,525
Average House Value	\$327,605	\$303,516	\$316,984

2023 American Community Survey (ACS)

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	Anderson Healthcare	1,120 SF	3.21%	\$32.14	\$32	\$0.03	\$35,997	-	-
2	Vacant at Closing	800 SF	2.29%	\$25.50	\$30	\$0.04	\$36,000	-	-
3	Vacant at Closing	1,600 SF	4.58%	\$22.50	\$27	\$0.02	\$36,000	-	-
4	Atheneum Optical Sciences	800 SF	2.29%	\$29.44	\$30	\$0.04	\$23,552	-	-
5	Atheneum Optical Sciences	800 SF	2.29%	\$17.77	\$30	\$0.04	\$14,216	-	-
6	Vacant at Closing	800 SF	2.29%	\$25.50	\$30	\$0.04	\$20,400	-	-
7	Red Matters Labs Inc.	800 SF	2.29%	\$37.50	\$38	\$0.05	\$30,000	-	-
8	Vacant at Closing	800 SF	2.29%	\$25.50	\$26	\$0.03	\$20,400	-	-
9	Sheillyn LLC	1,249 SF	3.57%	\$28.82	\$29	\$0.02	\$35,996	-	-
10	North Florida Microblading	800 SF	2.29%	\$25.38	\$25	\$0.03	\$20,304	-	-
10A	Pole"Nography LLC	800 SF	2.29%	\$30.00	\$30	\$0.04	\$24,000	-	-
11	CollectionStopperMembership LLC	800 SF	2.29%	\$24.00	\$24	\$0.03	\$19,200	-	-
12	Athena Security Inc.	1,400 SF	4.01%	\$25.16	\$25	\$0.02	\$35,224	-	-
13	A.R. Kenyon Company LLC	800 SF	2.29%	\$27.00	\$27	\$0.03	\$21,600	-	-
14A	Aleeco Tax & Accounting Services, LLC	200 SF	0.57%	\$36.00	\$36	\$0.18	\$7,200	-	-
16	Vacant at Closing	400 SF	1.14%	\$30.00	\$30	\$0.08	\$12,000	-	-
18	Vacant at Closing	1,500 SF	4.29%	\$30.00	\$30	\$0.02	\$45,000	-	-
2nd FL #A	Athena Security Inc.	800 SF	2.29%	\$27.00	\$27	\$0.03	\$21,600	-	-
2nd FL	Vacant at Closing	15,331 SF	43.88%	\$13.50	\$15	-	\$206,969	-	-
<b>TOTALS</b>		<b>31,600 SF</b>	<b>90.44%</b>	<b>\$512.71</b>	<b>\$540</b>	<b>\$0.77</b>	<b>\$665,657</b>		
<b>AVERAGES</b>		<b>1,663 SF</b>	<b>4.76%</b>	<b>\$26.98</b>	<b>\$28</b>	<b>\$0.04</b>	<b>\$35,035</b>		

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### INCOME SUMMARY

### "THE SPOT" MANDARIN PROFESSIONAL BUILDING

GROSS INCOME

\$0

### EXPENSES SUMMARY

### "THE SPOT" MANDARIN PROFESSIONAL BUILDING

OPERATING EXPENSES

\$0

NET OPERATING INCOME

\$461,330

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