

**FOR SALE**



**PROPERTY OVERVIEW:**

The Bankers Life Building located at 6620 South Southpoint Drive in Jacksonville, Florida 32216 (the "Property"). The Property consists of a six story, 59,468 SF rentable square foot, office building situated on 3.92 acres of land located in the prestigious Southpoint area of the Butler Corridor. The Property was built in 1982 with renovations completed in 2010.

TAX REAL ESTATE NUMBER:	152854-0300
DATE BUILT/RENOVATED:	1982/2010
BUILDING SIZE:	59,448 RENTABLE SQUARE FEET
BUILDING HEIGHT:	SIX(6) STORIES
LAND SIZE:	3.92 ACRES
ZONING:	IBP-1 (INDUSTRIAL BUSINESS PARK-1)
ACCESS:	SOUTH SOUTHPOINT DRIVE & NORTH-SOUTHPOINT DRIVE
PARKING:	291 PARKING SPACES

# INVESTMENT HIGHLIGHTS

## STRONG IN-PLACE CASH FLOW

This property is positively cash flowing with further upside potential through future rent increases and leasing up the current vacancies. Much of the office space has been occupied by longterm tenants, and most of the larger spaces have long terms left on their leases. There is also room to further increase the lease rate to meet the submarket average with future lease expirations or renewals.

## GREAT LOCATION

Located in the Southpoint Business Park which is the core of the Butler/ Baymeadows submarket, the dominant office submarket in Jacksonville with roughly 10.5 Million square feet of office space. This property draws in many prospective tenants due to its close proximity to both upscale and affordable housing and to major roadways (I-95, US-1, and J. Turner Butler Blvd), which makes it a very easy commute for employees. The property is also surrounded by top rated public and private schools, outstanding recreational opportunities, tremendous demographics, and access to all major arteries within the metropolitan area. The building is within immediate proximity to the 2 million square foot St. Johns Town Center, St. Vincent's Hospital, Deerwood Country Club, University of North Florida.

## CAPTIVE AND DENSE TRADE AREA

There is a population of 197,104 with an average household income of \$80,963 within a 5-mile radius of 6620 South Southpoint Drive. In addition, there are roughly 144,525 daytime employees within the same radius.

## VALUE-ADD POTENTIAL

There are several value-add plays that include leasing up current vacancies that make up just under 5,000 SF of space. One vacancy is the Cafe on the ground level, suite #110, accounting for 1,384 SF, this could be leased up as-is, or converted to 3-5 executive suites that currently average \$48/SF, with the possibility of adding vending machines as well. The executive suites have historically stayed well occupied through the years of ownership.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL  
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# RETAIL MAP



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#### CONFIDENTIALITY AGREEMENT

SVR COMMERCIAL, LLC HAS AVAILABLE CERTAIN INFORMATION CONCERNING BANKERS LIFE BUILDING – 6620 SOUTH SOUTHPOINT DRIVE, JACKSONVILLE, FL 32256 (THE "PROPERTY") AND IS PREPARED TO FURNISH SUCH INFORMATION TO THE UNDERSIGNED PARTY (THE "PROSPECTIVE PURCHASER") PROVIDED THAT PROSPECTIVE PURCHASER, ITS REPRESENTATIVES (AS DEFINED BELOW) AND THE UNDERSIGNED BROKER (THE "BROKER") AGREE TO THE TERMS AND PROVISIONS OF THIS CONFIDENTIALITY AGREEMENT (THIS "AGREEMENT"). THE PROSPECTIVE PURCHASER AND THE BROKER ARE COLLECTIVELY REFERRED TO AS THE "RECIPIENT." FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, PROSPECTIVE PURCHASER HEREBY AGREES AS FOLLOWS:

#### CONFIDENTIAL INFORMATION

CONFIDENTIAL INFORMATION – DEFINED. THE TERM "CONFIDENTIAL INFORMATION" MEANS (I) ANY AND ALL INFORMATION FURNISHED BY OR ON BEHALF OF THE OWNER OF THE PROPERTY (THE "OWNER") REGARDING THE PROPERTY, THE PROPERTY'S OPERATION AND/OR A POSSIBLE PURCHASE OF THE PROPERTY BY PROSPECTIVE PURCHASER (THE "PROPOSED TRANSACTION"), REGARDLESS OF WHETHER SUCH INFORMATION IS STORED AUDIBLY, VISUALLY OR IN TANGIBLE FORM (INCLUDING, WITHOUT LIMITATION, DOCUMENTS, DEVICES AND COMPUTER READABLE MEDIA), (II) ALL ANALYSES, NOTES, SUMMARIES, RENDERINGS OR COMPUTER FILES GENERATED BY OR FOR RECIPIENT OR ITS REPRESENTATIVES WHICH ARE BASED UPON OR INCORPORATE THE INFORMATION REFERRED TO IN CLAUSE (I), AND ALL COPIES THEREOF, AND (III) ITEMS AND TERMS DISCUSSED OR NEGOTIATED IN CONNECTION WITH THE PROPOSED TRANSACTION. "CONFIDENTIAL INFORMATION" SHALL NOT INCLUDE INFORMATION THAT (A) WAS IN RECIPIENT'S POSSESSION PRIOR TO THE EFFECTIVE DATE HEREOF (PROVIDED THAT, TO RECIPIENT'S KNOWLEDGE, THE SOURCE OF THE INFORMATION WAS NOT PROHIBITED FROM TRANSMITTING IT TO RECIPIENT), (B) IS OR BECOMES PUBLICLY KNOWN, EXCEPT FOR ANY SUCH INFORMATION THAT BECOMES PUBLICLY KNOWN BECAUSE OF DISCLOSURE BY RECIPIENT OR ITS REPRESENTATIVES IN VIOLATION OF THIS AGREEMENT, OR (C) IS REQUIRED TO BE DISCLOSED PURSUANT TO JUDICIAL OR REGULATORY ACTION, LAW OR SIMILAR LEGAL PROCESS. WITHIN FIVE (5) DAYS AFTER WRITTEN DEMAND BY OWNER, RECIPIENT SHALL RETURN TO OWNER OR DESTROY THE CONFIDENTIAL INFORMATION AND DELIVER TO OWNER WRITTEN CERTIFICATION OF SUCH RETURN OR DESTRUCTION.

CONFIDENTIAL BUSINESS INFORMATION – PROHIBITED ACTS. RECIPIENT SHALL NOT DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTY AND HEREBY AGREES TO KEEP THE CONFIDENTIAL INFORMATION IN STRICT CONFIDENCE AND ONLY USE THE CONFIDENTIAL INFORMATION TO EVALUATE THE PROPOSED TRANSACTION. NOTWITHSTANDING THE FOREGOING, RECIPIENT MAY DISCLOSE THE CONFIDENTIAL INFORMATION TO RECIPIENT'S DIRECTORS, OFFICERS, EMPLOYEES, FINANCING SOURCES, AFFILIATES AND ADVISORS (COLLECTIVELY, "REPRESENTATIVES"), BUT ONLY TO THE EXTENT NECESSARY TO EVALUATE THE PROPOSED TRANSACTION, AND, PROVIDED FURTHER, THAT SUCH REPRESENTATIVES HAVE AGREED TO BE BOUND BY THE TERMS OF THIS AGREEMENT, AND ALL SHALL HAVE NO CLAIM FOR FEES OR COMMISSIONS AGAINST SVR COMMERCIAL, LLC OR OWNER. THE TERM "REPRESENTATIVE" DOES NOT INCLUDE ANY THIRD-PARTY CO-INVESTOR. RECIPIENT SHALL BE RESPONSIBLE FOR ANY DISCLOSURE OF THE CONFIDENTIAL INFORMATION BY ITS REPRESENTATIVES THAT IS NOT EXPRESSLY AUTHORIZED HEREBY AND AGREES TO BE RESPONSIBLE FOR ENFORCING THE CONFIDENTIALITY PROVISIONS HEREIN WITH RESPECT TO ITS REPRESENTATIVES. WITHIN FIVE (5) DAYS AFTER OWNER'S REQUEST, RECIPIENT WILL PROVIDE THE NAMES AND ADDRESSES OF ALL REPRESENTATIVES THAT HAVE BEEN PROVIDED WITH ANY CONFIDENTIAL INFORMATION. NEITHER RECIPIENT, NOR ANY OF ITS REPRESENTATIVES, SHALL DIRECTLY OR INDIRECTLY COMMUNICATE WITH ANY TENANTS, PROPERTY MANAGER, LEASING AGENTS, SERVICE CONTRACTORS, LIEN HOLDERS OR OTHER PARTIES WITH ANY INTEREST IN OR CONTRACTUAL RELATIONSHIP AFFECTING THE PROPERTY, EXCEPT IN THE ORDINARY COURSE OF BUSINESS UNRELATED TO THE PROPOSED TRANSACTION. FOR THE AVOIDANCE OF DOUBT, RECIPIENT UNDERSTANDS AND AGREES THAT IT SHALL NOT DISCLOSE TO ANY PERSON, AND SHALL DIRECT ITS REPRESENTATIVES NOT TO DISCLOSE TO ANY PERSON, THE FACT THAT DISCUSSIONS ARE TAKING PLACE CONCERNING THE PROPOSED TRANSACTION, INCLUDING ANY OF THE TERMS, PROVISIONS, OR OTHER INFORMATION WITH RESPECT TO THE PROPOSED TRANSACTION.

#### RECIPIENT/REPRESENTATIVE BREACH

REMEDIES. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, RECIPIENT AND ITS REPRESENTATIVES SHALL NOT, FOR SO LONG AS THIS AGREEMENT IS IN EFFECT (AND REGARDLESS OF WHETHER PROSPECTIVE PURCHASER ACTUALLY PURCHASES THE PROPERTY) AND FOR FIVE (5) YEARS AFTER THE EXPIRATION OR TERMINATION OF THIS AGREEMENT, MAKE ANY DISCLOSURE OF ANY CONFIDENTIAL INFORMATION NOT OTHERWISE AUTHORIZED OR PERMITTED PURSUANT TO THE TERMS OF THIS AGREEMENT. IN THE EVENT OF ANY BREACH OF THIS AGREEMENT BY RECIPIENT OR ITS REPRESENTATIVE, RECIPIENT ACKNOWLEDGES THAT OWNER WOULD BE IRREPARABLY AND

IMMEDIATELY HARMED AND COULD NOT BE MADE WHOLE BY MONETARY DAMAGES, AND ACCORDINGLY, OWNER SHALL BE ENTITLED TO, IN EACH CASE WITHOUT THE NEED FOR PROOF OF ACTUAL DAMAGES, (I) EQUITABLE RELIEF INCLUDING INJUNCTION OR SPECIFIC PERFORMANCE, AND (II) ANY OTHER RIGHTS AND REMEDIES AVAILABLE AT LAW OR IN EQUITY. RECIPIENT AGREES TO INDEMNIFY SVR COMMERCIAL, LLC AND OWNER FOR ANY LOSSES, CLAIMS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, THAT SVR COMMERCIAL, LLC AND OWNER MAY INCUR IN CONNECTION WITH THE BREACH AND ANY ENFORCEMENT OF THIS AGREEMENT.

#### NO REPRESENTATIONS OR WARRANTIES

REPRESENTATIVE DUE DILIGENCE. NEITHER SVR COMMERCIAL, LLC, NOR OWNER, NOR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, AGENTS OR ADVISORS, HAS MADE OR HEREBY MAKES ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE CONFIDENTIAL INFORMATION. NONE OF THE FOREGOING PERSONS SHALL HAVE ANY LIABILITY TO RECIPIENT OR ITS REPRESENTATIVES RELATING TO OR ARISING FROM THE USE OF ANY CONFIDENTIAL INFORMATION OR FOR ANY ERRORS THEREIN OR OMISSIONS THEREOF. RECIPIENT AND ITS REPRESENTATIVES ARE NOT ENTITLED TO RELY ON THE ACCURACY OR COMPLETENESS OF THE CONFIDENTIAL INFORMATION. RECIPIENT AND ITS REPRESENTATIVES AGREE TO RELY SOLELY ON THEIR OWN INDEPENDENT INVESTIGATION, ANALYSIS, APPRAISAL AND EVALUATION OF THE FACTS AND CIRCUMSTANCES IN CONNECTION WITH THE PROPOSED TRANSACTION.

NOT AN OFFER TO SELL. THIS AGREEMENT SHALL NOT BE CONSTRUED AS AN OFFER TO SELL. OWNER IS UNDER NO OBLIGATION TO SELL THE PROPERTY BY VIRTUE OF THIS AGREEMENT. OWNER MAY DISCONTINUE ANY DISCUSSIONS AND NEGOTIATIONS RELATING TO THE PROPOSED TRANSACTION AT ANY TIME FOR ANY REASON OR NO REASON IN OWNER'S SOLE DISCRETION AND WITHOUT NOTICE TO RECIPIENT.

#### BROKER REPRESENTATIVE

REPRESENTATION BY BROKER. THE PROSPECTIVE PURCHASER HAS APPOINTED THE BROKER AS ITS REPRESENTATIVE WITH RESPECT TO THE PROPOSED TRANSACTION. THE BROKER AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT, WHETHER STATED AS OBLIGATIONS OF THE PROSPECTIVE PURCHASER, THE BROKER, OR THE RECIPIENT. BROKER FURTHER ACKNOWLEDGES THAT SVR COMMERCIAL, LLC WILL NOT PAY A COMMISSION TO ANYONE WHO IS, ACTS AS, OR HAS AN INTEREST OF ANY KIND OR NATURE WHATSOEVER, WHETHER CONTINGENT OR VESTED, DIRECT OR INDIRECT, ORAL OR WRITTEN, IN THE PROSPECTIVE PURCHASER, AND FURTHER ACKNOWLEDGES THAT BROKER, IF SO QUALIFIED, WILL BE ENTITLED TO (%) OF THE PURCHASE AND SALE PRICE IN THE EVENT THAT PROSPECTIVE PURCHASER CLOSES ON THE PURCHASE PROPERTY. BROKER AGREES NOT TO SHOW THE PROPERTY TO ANY PERSON OR ENTITY WITHOUT EXPRESS AUTHORIZATION FROM THE LISTING AGENTS OR TO CONTACT THE OWNER OR PROPERTY MANAGER DIRECTLY AND FURTHER AGREES TO BE BOUND BY ALL THE PROVISIONS OF THIS CONFIDENTIALITY AGREEMENT. THE BROKER AND THE PROSPECTIVE PURCHASER, JOINTLY AND SEVERALLY, AGREE TO INDEMNIFY, DEFEND AND HOLD THE OWNER AND SVR COMMERCIAL, LLC (TOGETHER WITH THEIR RESPECTIVE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS, REPRESENTATIVES AND ANY OF THEIR AFFILIATES, BENEFICIARIES, SUCCESSORS AND ASSIGNS) HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, PROCEEDINGS AND LAWSUITS IN CONNECTION WITH, RELATED TO, RESULTING FROM, ARISING, OR ALLEGED TO HAVE ARisen, IN CONNECTION WITH THE BROKER'S ACTIONS. FOR THE PURPOSES OF THIS AGREEMENT, THE BROKER SHALL BE DEEMED TO BE A REPRESENTATIVE. THIS SECTION 7 SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THE AGREEMENT INDEFINITELY.

#### MISCELLANEOUS PROVISIONS

GOVERNING LAW. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

ASSIGNMENT AND AMENDMENT. THIS AGREEMENT SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF RECIPIENT AND SHALL INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF OWNER. THIS AGREEMENT MAY ONLY BE AMENDED BY A WRITTEN INSTRUMENT SIGNED BY BOTH OWNER AND RECIPIENT. TIME IS OF THE ESSENCE IN THIS AGREEMENT.

EXPIRATION. THIS AGREEMENT SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE LISTED ON THE SIGNATURE HEREOF.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE ENTERED INTO THIS CONFIDENTIALITY AGREEMENT AS OF THE DATE FIRST SET FORTH BELOW.

SVR COMMERCIAL, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE PURCHASER:

\_\_\_\_\_

PRINT NAME

DATE: \_\_\_\_\_

BROKER:

\_\_\_\_\_

PRINT NAME

DATE: \_\_\_\_\_