

SOUTHSIDE OFFICE

4540 SOUTHSIDE BLVD 901A, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	6,869 SF
Available SF:	1,205 SF
Lot Size:	0.084 Acres
Number of Units:	1
Year Built:	1987
Renovated:	2025
Zoning:	PUD
Market:	Jacksonville
Submarket:	Southside

PROPERTY OVERVIEW

Experience the epitome of contemporary office space at 4540 Southside Blvd. Blending sleek design with functionality, this property offers premium amenities nearby and prime location. The property provides a flexible and dynamic work environment. Embrace the convenience of ample parking and easy access to major transportation arteries. Elevate your workday with nearby dining options and shopping for added convenience. This property sets the stage for a professional and inviting workspace tailored to your success.

PROPERTY HIGHLIGHTS

- Premium Location
- Ample parking and easy access to major transportation arteries.
- Newly Updated
- Prime Signage on Southside BLVD

VASHA CARTER AMANDA HARDY PATRICK KENNEY

202.905.8578

904.258.4524

904.424.4943

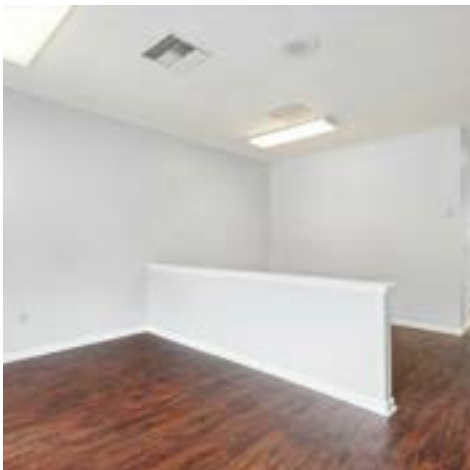
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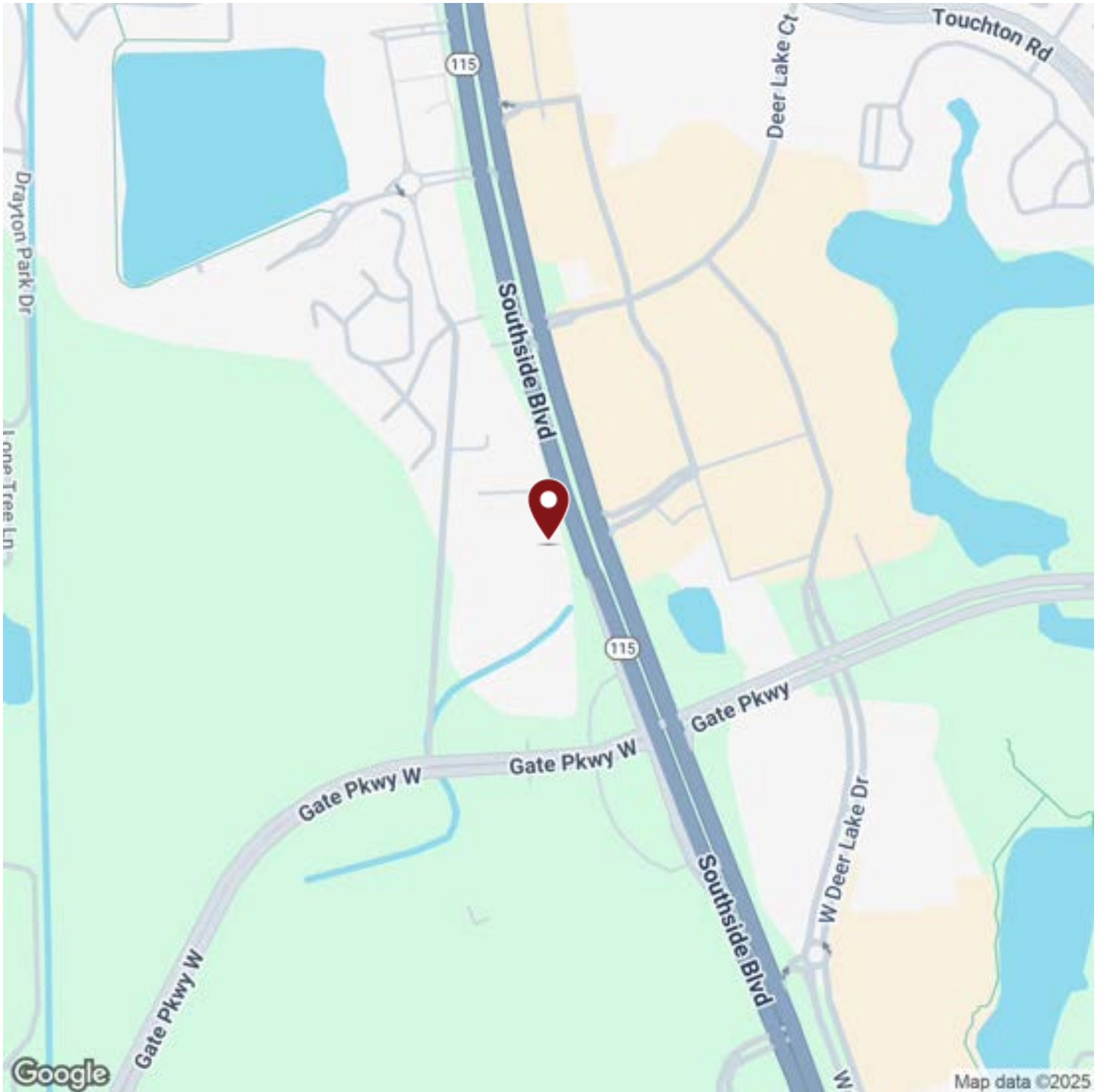
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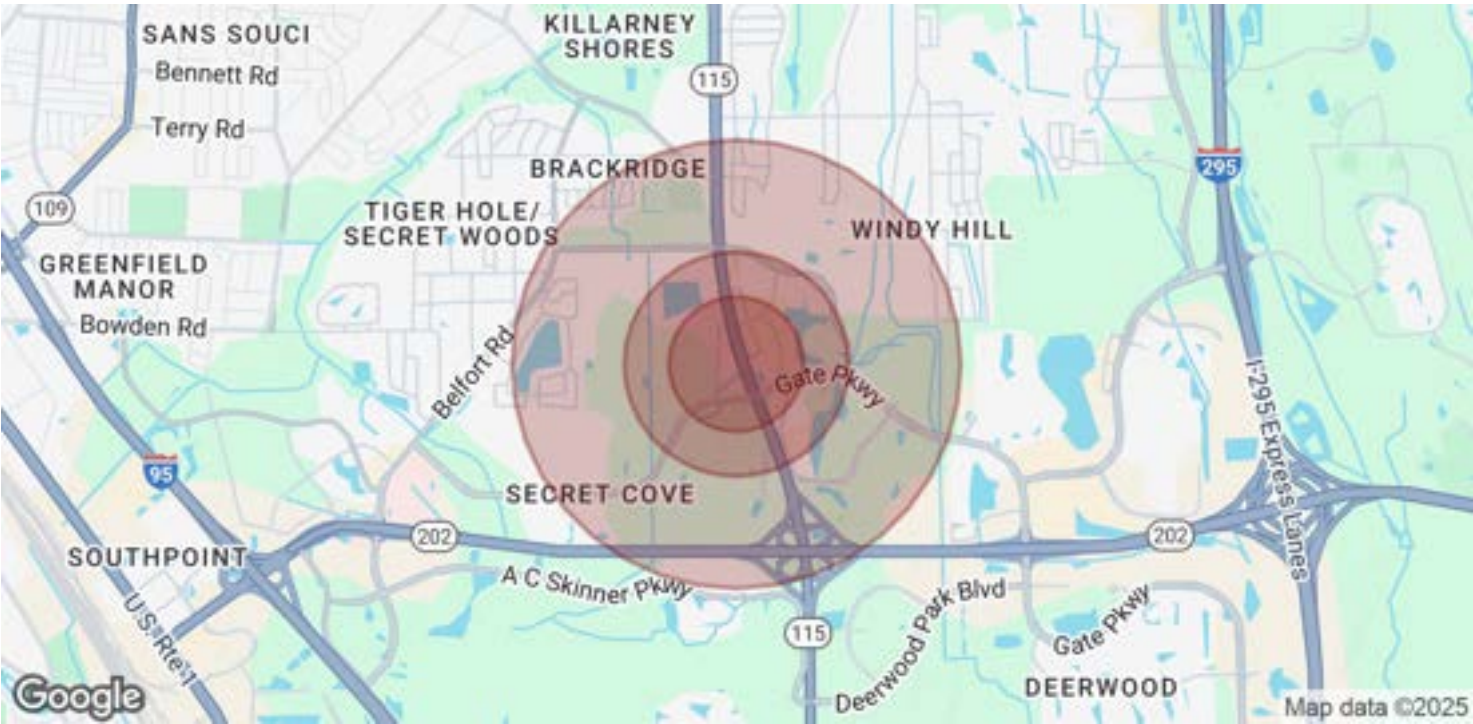
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	772	3,001	12,382
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	388	1,540	6,096
# of Persons per HH	2	1.9	2
Average HH Income	\$89,536	\$90,322	\$91,564
Average House Value	\$301,759	\$310,373	\$302,320

Demographics data derived from AlphaMap

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