

# LEASE

9512 SUNBEAM CENTER DRIVE

Jacksonville, FL 32257



## PROPERTY DESCRIPTION

Well-positioned in Jacksonville's Southside, this two-story 29,455 SF office building is situated on 1.6 acres with 72 parking spaces, plus an additional 2-acre parcel providing approximately 136 more spaces. Fully built out for call center or government use, the layout features a high-capacity open floor plan with multiple private offices, large training and conference rooms, dedicated IT spaces, and break areas designed for workforce efficiency.

The property offers dual entry points off Sunbeam Center Drive and Hood Road with excellent visibility and signage opportunities from Sunbeam Road. Convenient access to US-1 and I-95 ensures strong regional connectivity for employees and visitors. Existing infrastructure includes extensive data cabling, power distribution, fiber connectivity, two 250 KW generators, and a 50 KW UPS system, providing robust support for technology-driven operations.

Modern and well-maintained, this building offers flexible options for single or multi-tenant occupancy and is ideally suited for call centers, government service agencies, or other large office users seeking a ready-to-occupy solution.

## PROPERTY HIGHLIGHTS

- Zoning: Industrial Business Park (IBP)
- Conveniently Access to US-1 and I-95 Highways!
- Open Floor Plan with Conference Rooms, Break Areas, IT spaces!
- Additional 2-Acre Parcel with Approximately 136 Parking Spaces!
- Single or Multi-Tenant Options, Furniture Available!
- Annual Average Daily Traffic (AADT) is 21,000!

## OFFERING SUMMARY

Lease Rate: \$15.00 SF/yr (NNN)

Available SF: 29,023 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	504	2,132
Total Population	233	1,321	5,484
Average HH Income	\$92,622	\$103,800	\$108,153

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



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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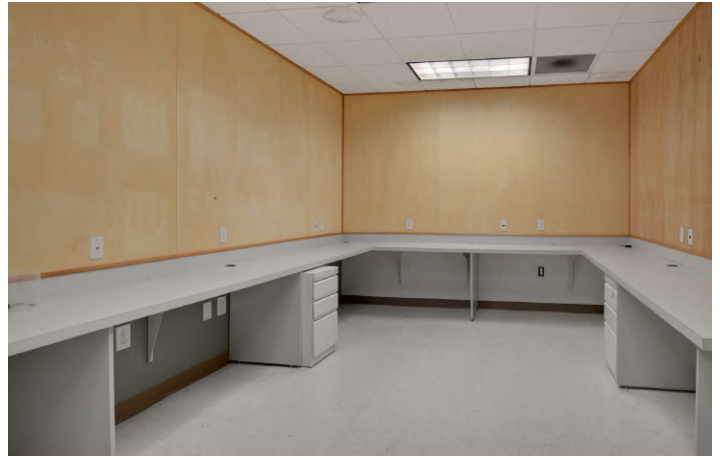
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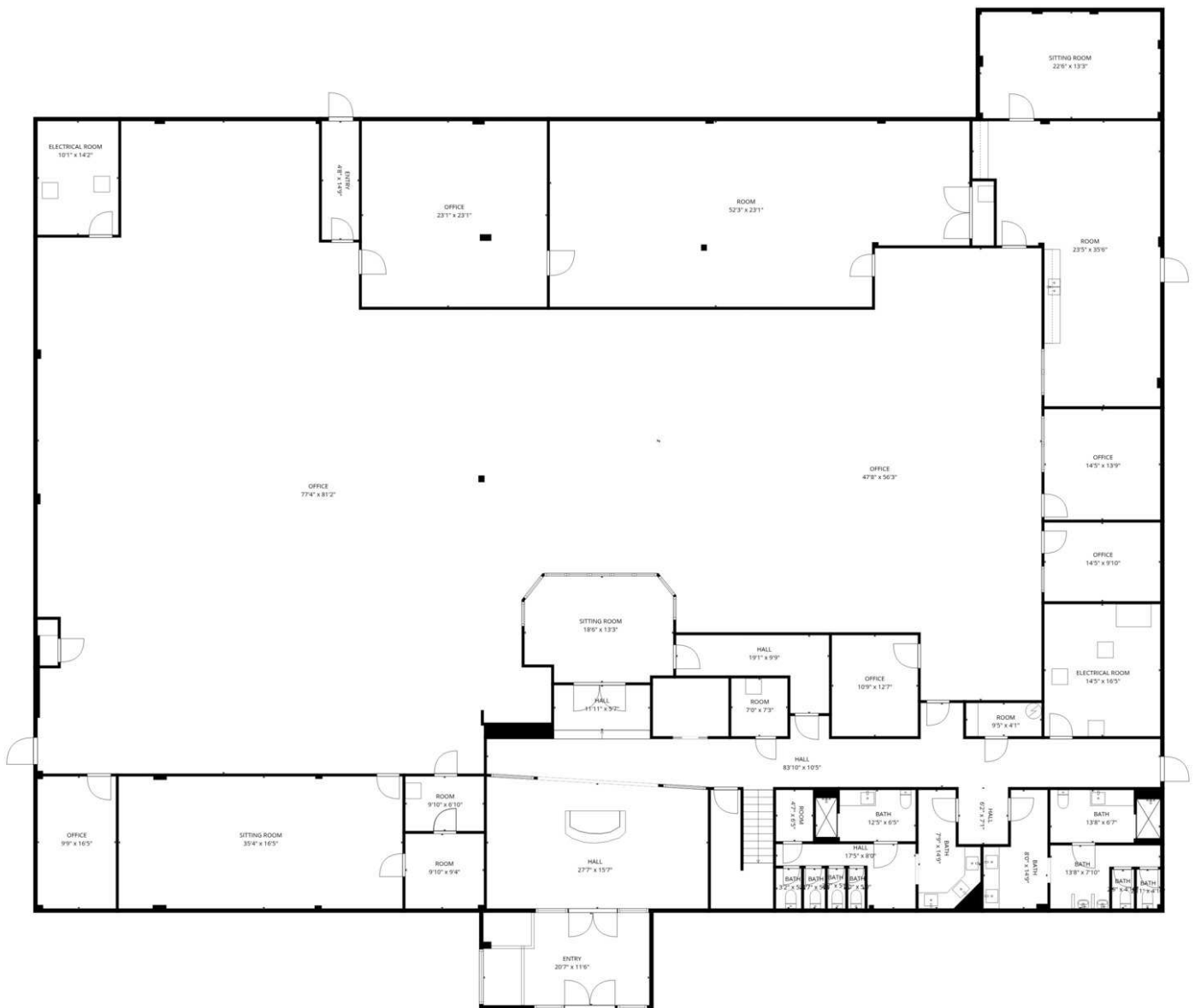


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PREMIER PROPERTIES

# LEASE

## 1ST FLOOR

9512 Sunbeam Center Drive, Jacksonville, FL 32257



**TOTAL: 25614 sq. ft**

FLOOR 1: 11926 sq. ft, FLOOR 2: 13688 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 382 sq. ft, ROOM: 1378 sq. ft, UNDEFINED: 22 sq. ft,  
OFFICE: 533 sq. ft, WALLS: 506 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# LEASE

2ND FLOOR

9512 Sunbeam Center Drive, Jacksonville, FL 32257



**TOTAL: 25614 sq. ft**

FLOOR 1: 11926 sq. ft, FLOOR 2: 13688 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 382 sq. ft, ROOM: 1378 sq. ft, UNDEFINED: 22 sq. ft,

OFFICE: 533 sq. ft, WALLS: 506 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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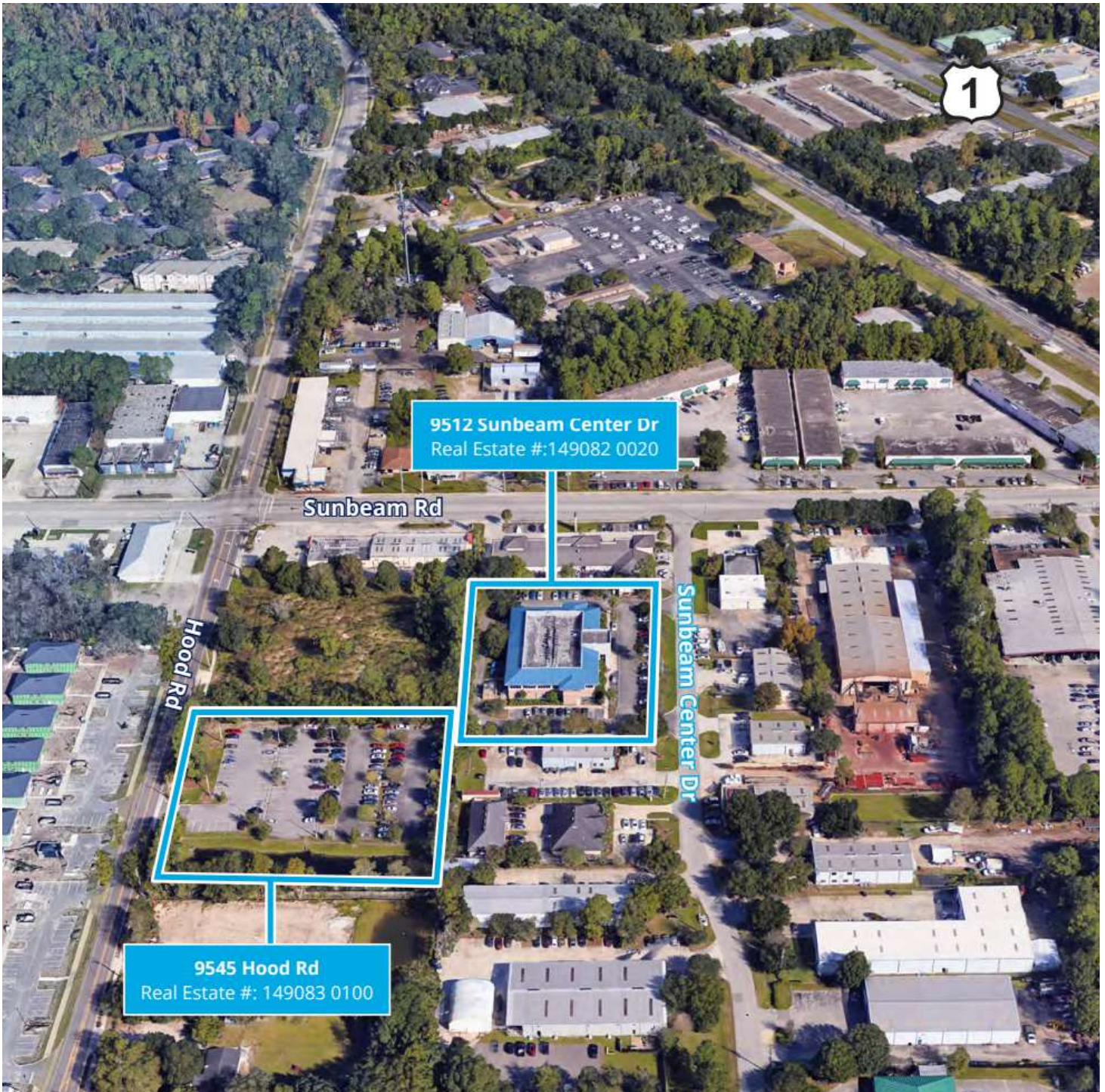
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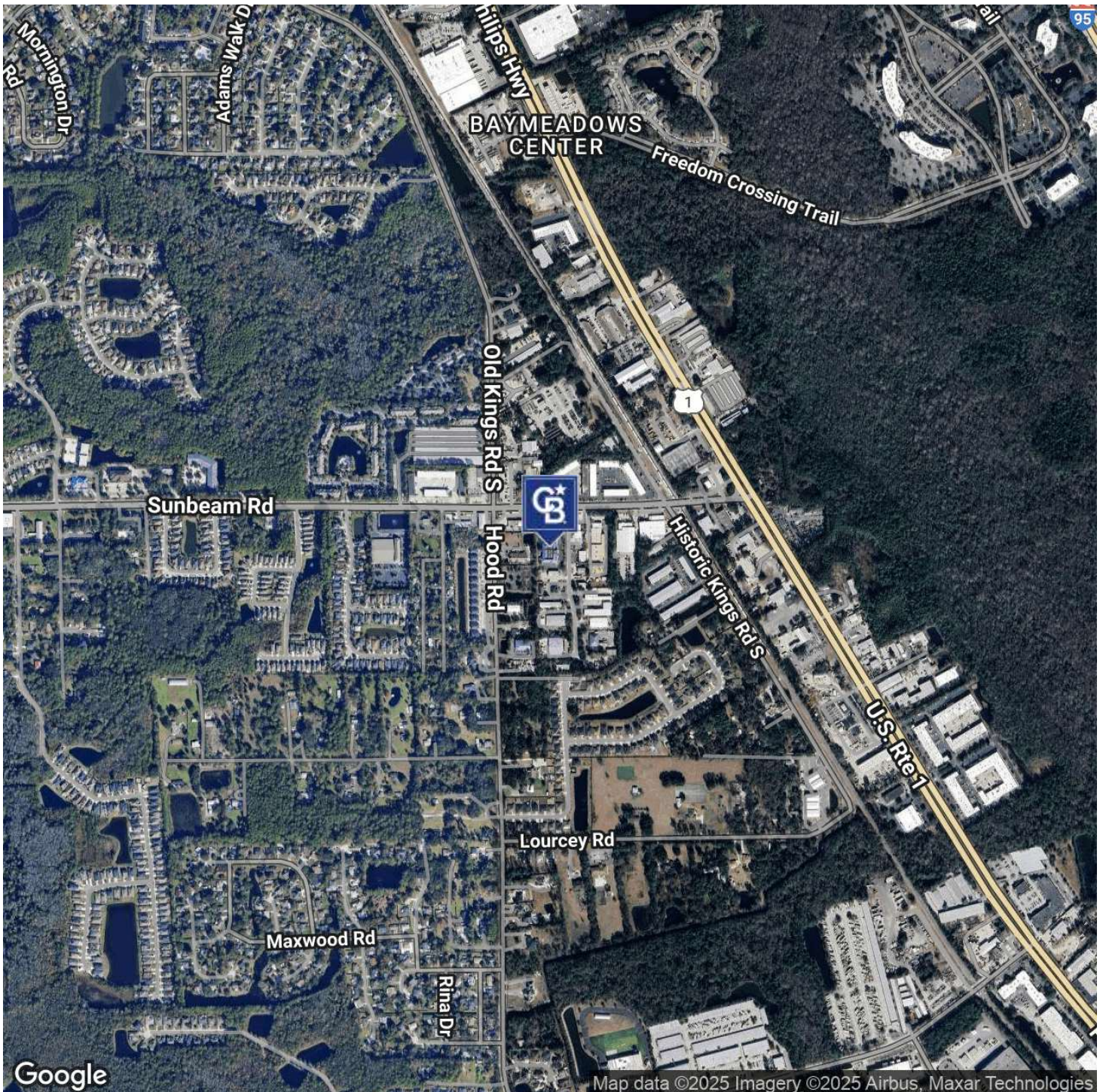
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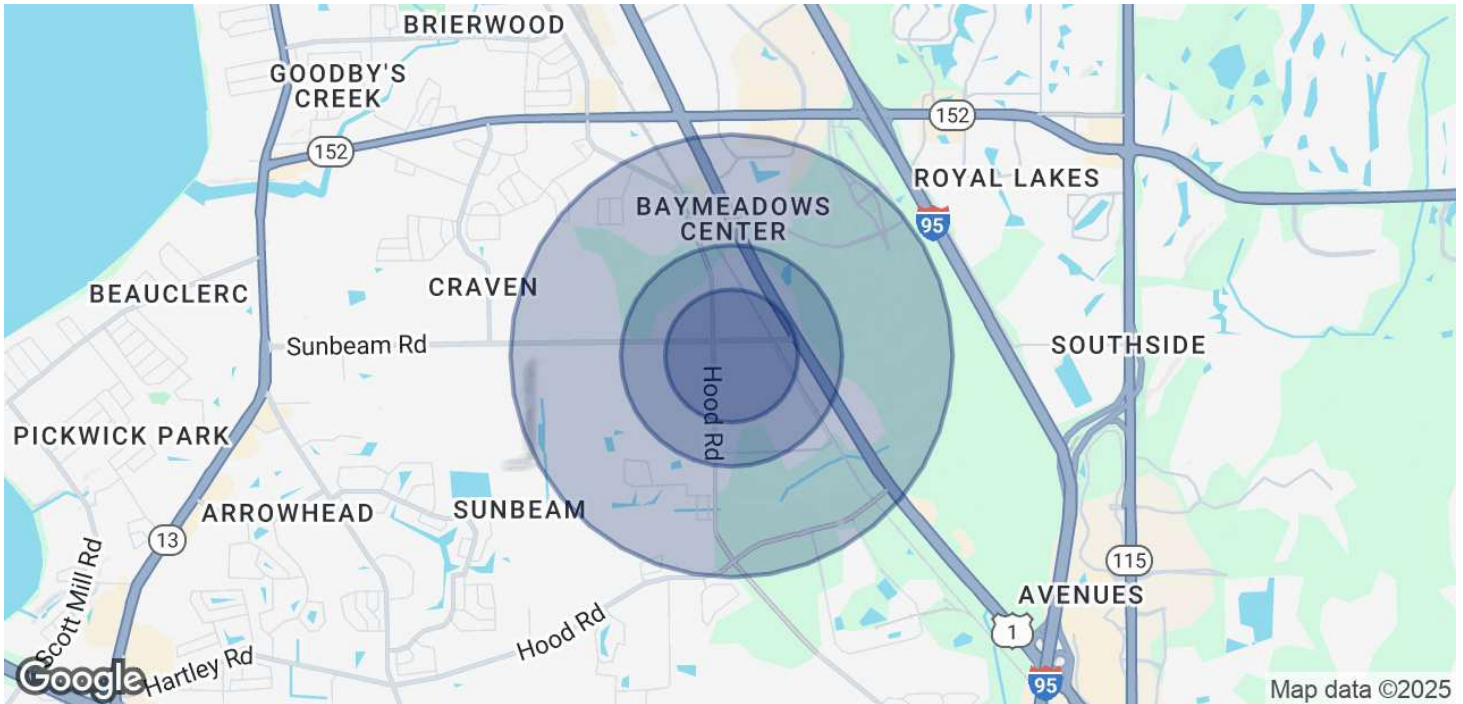
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# LEASE

9512 SUNBEAM CENTER DRIVE

Jacksonville, FL 32257



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	233	1,321	5,484
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	504	2,132
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$92,622	\$103,800	\$108,153
Average House Value	\$314,425	\$336,440	\$321,565

Demographics data derived from AlphaMap

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ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 Terms Conditions of the Utility Agreement between Mandarin Utilities Inc., a Florida corporation and EMC of Jax Inc. dated August 19, 1985, in Official Records Book 6005, Page 455, Duval County, Florida  
(ON PROPERTY, BLANKET IN NATURE)
- 10 Easement granted from James D Hinson and Shirley M. Hinson to Bellsouth Telecommunications Inc., d/b/a Southern Bell Telephone and Telegraph Company, recorded in Book 7411, Page 443.  
(OFF PROPERTY, AS SHOWN HEREON)

The lands surveyed, shown and described hereon are the same lands as described in First American Title Insurance Company's Commitment No. 3020-771909FL4 bearing an effective date of January 14, 2016.

- 9 Terms Conditions of the Utility Agreement between Mandarin Utilities Inc., a Florida corporation and EMC of Jax Inc. dated August 19, 1985, in Official Records Book 6005, Page 455, Duval County, Florida.  
(OFF PROPERTY, BLANKET IN NATURE)
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The lands surveyed, shown and described hereon are the same lands as described in First American Title Insurance Company's Commitment No. 3020-771909FL16 bearing an effective date of January 14, 2016.

ZONING INFORMATION

Source: Bock & Clark Zoning Report, dated August 31, 2016  
BCZ Job No. 7201601073:001

Jurisdiction: City of Jacksonville, Florida

Zoning:  
9512 Sunbeam Center Drive is zoned IBP, Industrial Business  
9545 Hood Road is zoned CO, Commercial Office

Setbacks:  
Front: IBP: 20 feet minimum  
CO: 20 feet minimum

Side: IBP: 10 feet minimum  
CO: 10 feet minimum

Rear: IBP: 10 feet minimum  
CO: 10 feet minimum

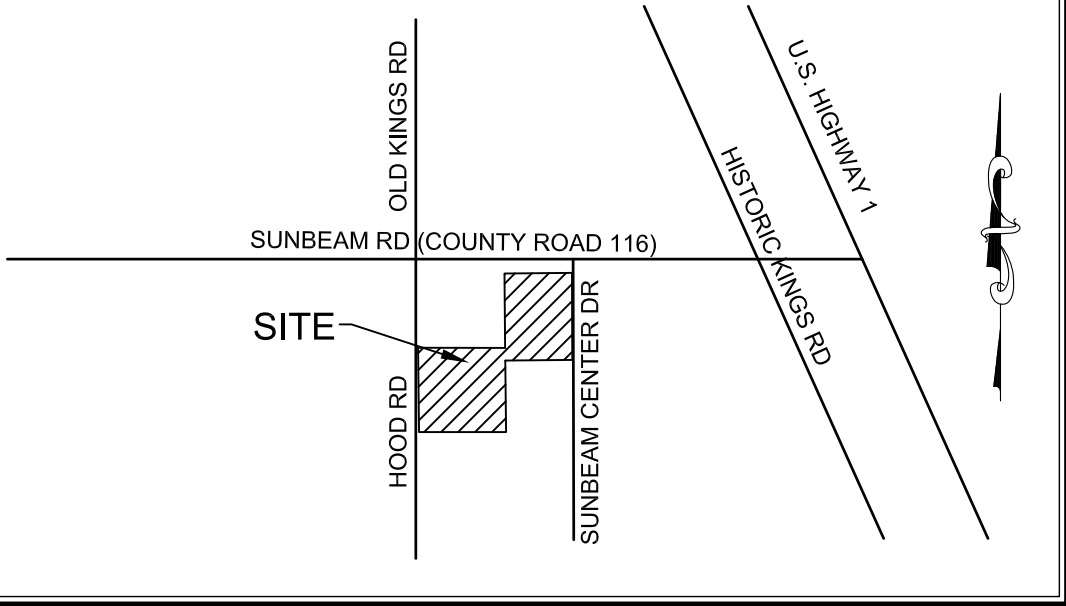
Height:  
IBP: 35 feet; however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

CO: 35 feet; however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet. No building shall be higher than 35 feet when located adjacent to a single family use or zoning district

Floor Area Ratio:  
IBP: No requirement noted  
CO: No requirement noted

Parking:  
3 spaces for each 1000 square feet of gross floor area. There shall be a maximum of 6 spaces for each 1000 square feet of gross floor area.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- MN3 Bearings are based on the South Right of Way line of Sunbeam Road being: S89°26'40"W per Official Record Book 16219, Page 2309, public records of Duval County, Florida.
- MN4 There are 201 regular parking spaces and 7 handicapped parking spaces for a total of 208 parking spaces on the surveyed property.
- MN5 At the time of the ALTA Survey, there was no observable evidence of earth moving work, building construction or building additions within recent months.
- MN6 At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- MN7 At the time of the ALTA Survey there was no observable evidence of site use for refuse, grave site, cemetery or burial grounds.
- MN8 The surveyed property has direct access to Sunbeam Center Drive and Hood Road as indicated by the arrows (→) on the drawing.
- MN9 The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the surveyed property.
- MN10 This ALTA Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature and ability to validate. (See: [www.altamaxsurveying.com](http://www.altamaxsurveying.com) for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.
- MN11 Address was observed while conducting the survey.
- MN12 Subject property shown hereon contains 156,660 square feet or 3.5964 acres, more or less.
- MN13 Utilities shown hereon are shown based on observable aboveground evidence only.
- MN14 The land described in First American Title Insurance Company Commitment Number 5011612-3020-771909FL4 and 5011612-3020-771909FL16 are contiguous along its common boundary lines without any gaps or gores.

RECORD DESCRIPTION

PROPOSED LOTS 2, 3 AND 4: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNBEAM ROAD (A 60 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOURCEY ROAD (FORMERLY OLD KINGS ROAD, A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°40'20" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SUNBEAM ROAD, 289.81 FEET; THEN SOUTH 89°26'40" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SUNBEAM ROAD, 515.7 FEET; THENCE SOUTH 0°11' EAST, 155 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 89°26'40" WEST, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 232.79 FEET; THENCE SOUTH 0°33'20"EAST, 300 FEET; THENCE NORTH 89°26'40" EAST, 230.84; THENCE NORTH 0°11' WEST 300 FEET TO THE POINT OF BEGINNING.

The lands surveyed, shown and described above hereon are the same lands as described in First American Title Insurance Company's Commitment No. 3020-771909FL4 bearing an effective date of January 14, 2016.

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNBEAM ROAD (A 60 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF HOOD ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 0°1'10" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 408.80 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 1662, PAGE 47 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°10' EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.40 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. VOLUME 2449, PAGE 825; THENCE SOUTH 89°33'10" EAST ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN O.R. VOLUME 2449, PAGE 825, A DISTANCE OF 300 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 0°1'10" WEST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 1662, PAGE 47, A DISTANCE OF 290.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°33'10" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

The lands surveyed, shown and described above hereon are the same lands as described in First American Title Insurance Company's Commitment No. 3020-771909FL16 bearing an effective date of January 14, 2016.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN (AS NOTED)		GAS METER
	ELECTRIC VAULT		BOLLARD		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		(R) RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		(M) MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		(C) CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE		(D) DESCRIPTION
	STORM DRAIN INLET		BACKFLOW PREVENTER		ORB OFFICIAL RECORD BOOK
	STORM PIPE		WATER METER		
	GREASE TRAP		WELL HEAD		
			POINT OF ACCESS		

OH OVERHEAD WIRES

CLF CHAIN LINK FENCE	HR HANDICAP RAMP
CONC CONCRETE	GEN GENERATOR
CP CONCRETE PAD	PS PARKING SPACES
CW CONCRETE WALK	TYP TYPICAL
DP DUMPSTER PAD	WF WOOD FENCE

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120077, MAP NUMBER 12031C0554H WHICH BEARS AN EFFECTIVE DATE OF JUNE 03, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE ([HTTP://MSC.FEMA.GOV](http://msc.fema.gov)) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- A CONCRETE PAD ENCLOSED OUTSIDE OF EASEMENT NEAR THE NORTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON
- B WOOD STAIRS ENCLOSED ONTO SUBJECT PROPERTY ALONG BOUNDARY SOUTH OF BUILDING, AS SHOWN HEREON
- C CONCRETE WALK ENCLOSED ONTO SUBJECT PROPERTY ALONG HOOD ROAD, AS SHOWN HEREON

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ALTA/NSPS LAND TITLE SURVEY

for  
Audi Project

B & C Project No. 201601122, 001  
9512 Sunbeam Center Drive and  
9545 Hood Road South, Jacksonville, FL 32257

BASED UPON TITLE COMMITMENT NOs. 3020-771909FL4 and  
3020-771909FL16  
OF FIRST AMERICAN TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF JANUARY 14, 2016 @ 8:00 A.M.

Surveyor's Certification

To: Credit Suisse AG, Cayman Islands Branch, its successors and/or assigns in such capacity, as their interest may appear; Wells Fargo Bank, National Association, its successors and/or assigns in such capacity, as their interest may appear; Barclays Bank PLC, as Collateral Agent, its successors and/or assigns; ADT LLC, a Delaware limited liability company; First American Title Insurance Company and Bock & Clark

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on 05-03-2016

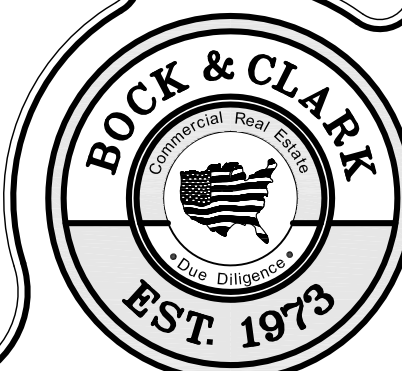
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by Robert C  
Johnson  
Date: 2016.09.06  
14:26:18 -04'00'

ROBERT C. JOHNSON  
Registered Land Surveyor No. PSM5551  
In the State of Florida  
Date of Plat or Map: 05-03-2016  
Date of Last Revision: 09-06-2016  
Network Project No. 201601122-001



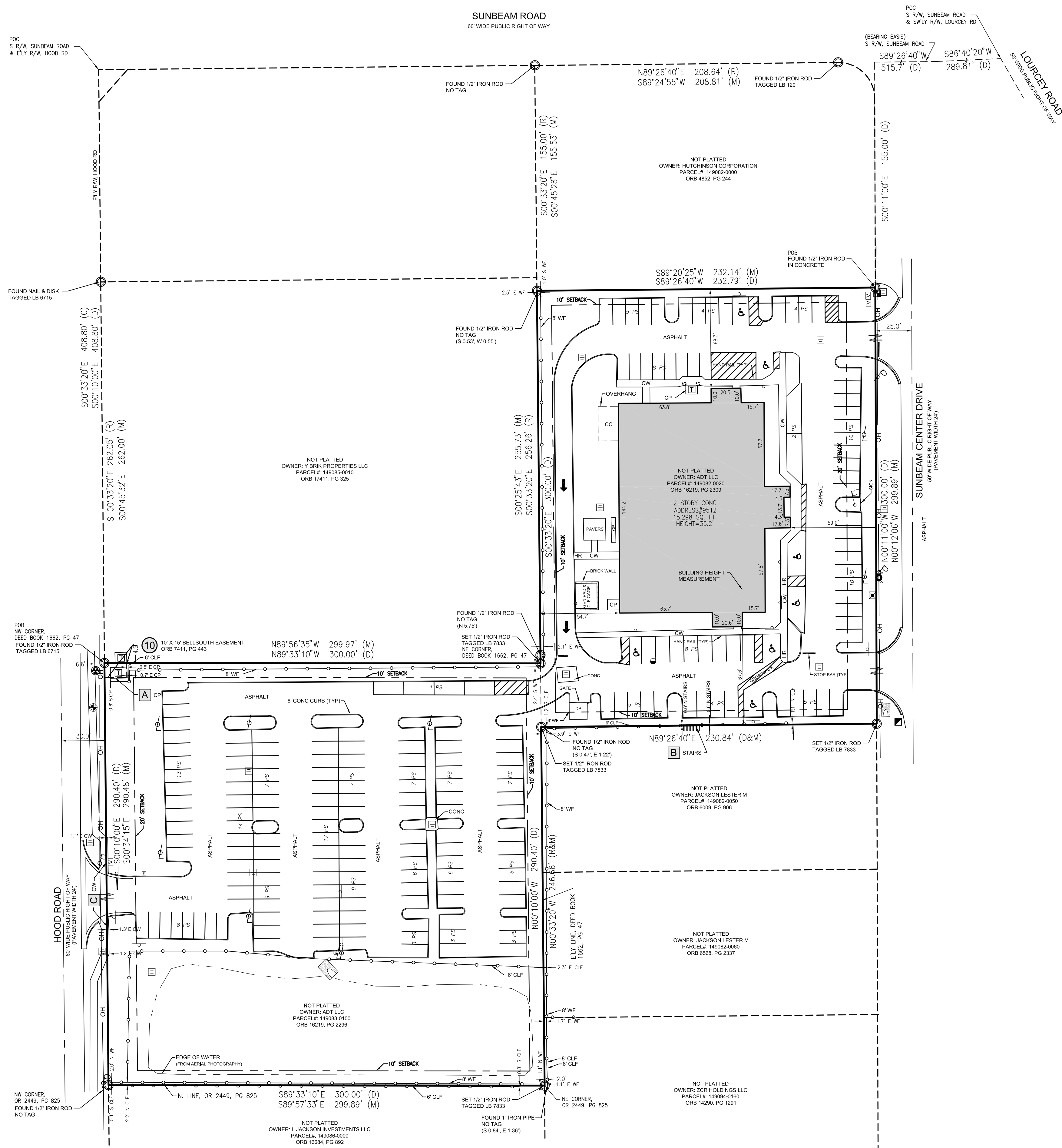
Survey Performed By:  
Altamax Surveying  
910 Belle Avenue, Suite 1140  
Casselberry, FL 32708  
Phone: 407-677-0200  
Fax: 407-374-2143  
Email: [rjohnson@altamaxsurveying.com](mailto:rjohnson@altamaxsurveying.com)  
Job: 901479

Bock & Clark's National Surveyors Network  
National Coordinators of ALTA/NSPS Land Title Surveys  
3650 W. Market Street, Suite 200, Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 [www.rockandclark.com](http://www.rockandclark.com)





GRAPHIC SCALE: 1" = 40'



### LEGEND OF SYMBOLS & ABBREVIATIONS

- |                      |                      |                          |
|----------------------|----------------------|--------------------------|
| POWER POLE           | TRAFFIC SIGNAL BOX   | SANITARY MANHOLE         |
| LIGHT POLE           | SIGNAL LIGHT POLE    | CLEAN OUT                |
| GUY WIRE             | SIGNAL LIGHT         | GAS MANHOLE              |
| ELECTRIC MANHOLE     | VAULT                | GAS VALVE                |
| ELECTRIC METER       | SIGN (AS NOTED)      | GAS METER                |
| ELECTRIC VAULT       | BOLLARD              | HANDICAPPED PARKING      |
| TRANSFORMER          | MONITORING WELL      | MITERED END SECTION      |
| AIR CONDITIONER UNIT | FLAG POLE            | BENCHMARK                |
| TELEPHONE MANHOLE    | WATER VALVE          | (R) RECORD               |
| TELEPHONE PEDESTAL   | FIRE HYDRANT         | (M) MEASURED             |
| CABLE BOX            | SIAMESE FIRE HYDRANT | (C) CALCULATED           |
| STORM DRAIN MANHOLE  | WATER MANHOLE        | (D) DESCRIPTION          |
| STORM DRAIN INLET    | BACKFLOW PREVENTER   | ORB OFFICIAL RECORD BOOK |
| STORM PIPE           | WATER METER          |                          |
| GREASE TRAP          | WELL HEAD            |                          |
|                      | POINT OF ACCESS      |                          |
- OH OVERHEAD WIRES

- |                      |                   |
|----------------------|-------------------|
| CLF CHAIN LINK FENCE | HR HANDICAP RAMP  |
| CONC CONCRETE        | GEN GENERATOR     |
| CP CONCRETE PAD      | PS PARKING SPACES |
| CW CONCRETE WALK     | TYP TYPICAL       |
| DP DUMPSTER PAD      | WF WOOD FENCE     |

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### ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:  
**Audi Project**  
DATE OF FIELD SURVEY: 05-03-2016  
NETWORK PROJECT NO. 201601122-001

SHEET 2 OF 2

