



900 BUILDING

900 University Blvd N Jacksonville, FL 32211



Offering Summary

Lease Rate:	\$12.00 - 48.00 SF/yr (Full Service)
Exec Suites:	\$550 to \$1,200/month
Building Size:	76,258 SF
Available SF:	180 - 70,258 SF
Lot Size:	3.4 Acres
Year Built:	1975
Renovated:	2025
Zoning:	CRO & CCG-1

Property Overview

Addison Commercial Real Estate is proud to present office spaces available for lease at the 900 Building in Jacksonville, FL. Located in the growing University Blvd corridor. A short drive to the Regency area or downtown.

Property Highlights

- Both private and open office layouts to choose from.
- Ground Floor Office/Retail Available
- Great views of Downtown Jacksonville skyline
- Convenient on site electric car charging stations
- Strategic location only minutes from Downtown Jacksonville and Jacksonville University
- Year 1 Intro Rate of \$12.00 PSF Full Service for Qualifying New Leases

CONTACT

Advisors
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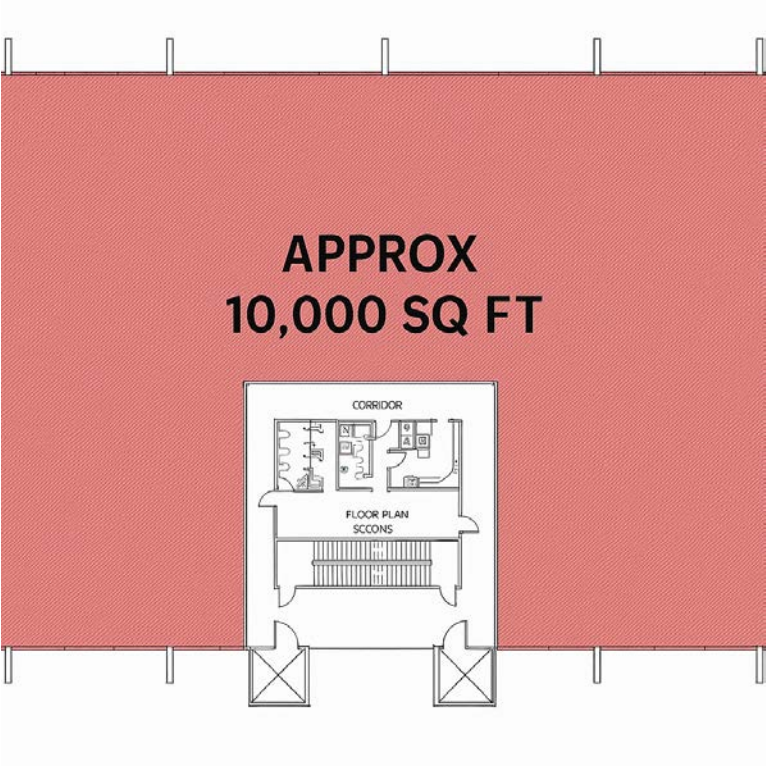
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Legend

Available

Lease Information

Lease Type:	Full Service; Exec Lease Rate	Lease Term:	Negotiable
Total Space:	1,080 - 76,258 SF	Lease Rate:	\$12.00 - \$48.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Floor 3-6	Available	1,080 - 10,655 SF	Full Service	\$10.00 - 48.00 SF/yr	-

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Lease Information

Lease Type:	Full Service; Exec Lease Rate	Lease Term:	Negotiable
Total Space:	130 - 76,258 SF	Lease Rate:	\$12.00 - \$48.00 SF/yr

Available Spaces

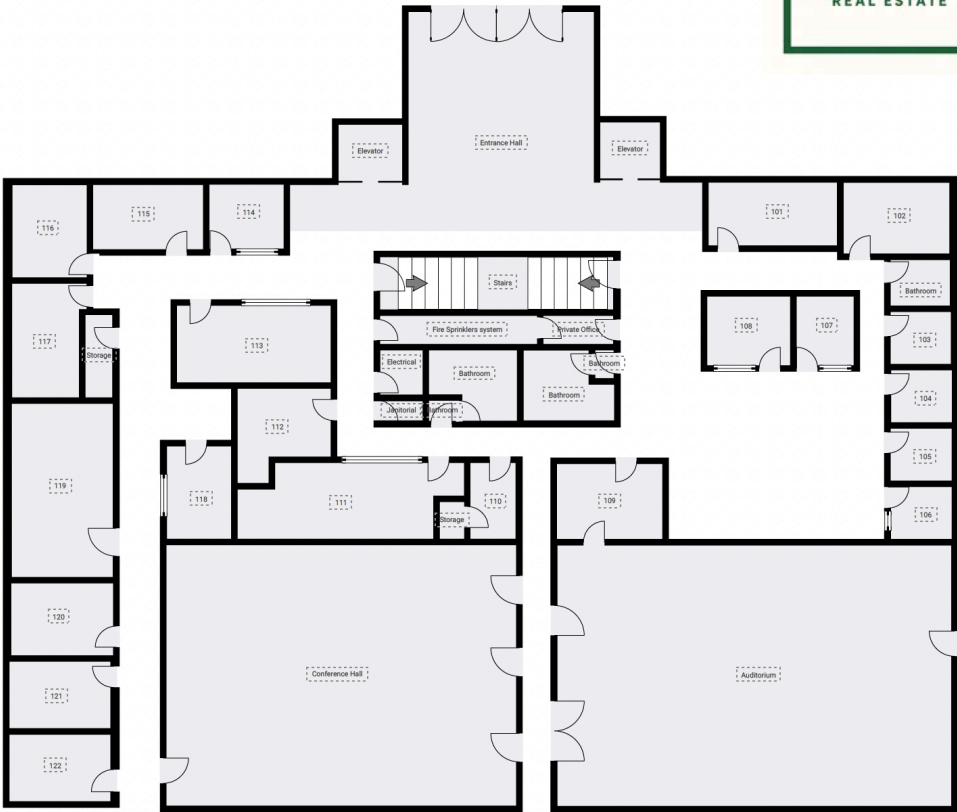
Suite	Tenant	Size	Type	Rate	Description
Floor 2	Available	130 - 10,575 SF	Full Service	\$12.00 - 48.00 SF/yr	-

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Lease Information

Lease Type:	Full Service; Exec Lease Rate	Lease Term:	Negotiable
Total Space:	130 - 76,258 SF	Lease Rate:	\$12.00 - \$48.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Floor 1	Available	130 - 10,575 SF	Full Service	\$12.00 - 48.00 SF/yr	-

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Available

Available

Lease Type:

Full Service; Exec Lease
Rate

Total Space:

1,080 - 76,258 SF

Lease Term:

Negotiable

Lease Rate:

\$10.00 - \$48.00 SF/yr

Suite

Tenant

Size

Type

Rate

Description

Executive Suite Area

Available

350 SF

Exec Lease Rate

Negotiable

Suite 730

6,000 SF

Full Service

Negotiable

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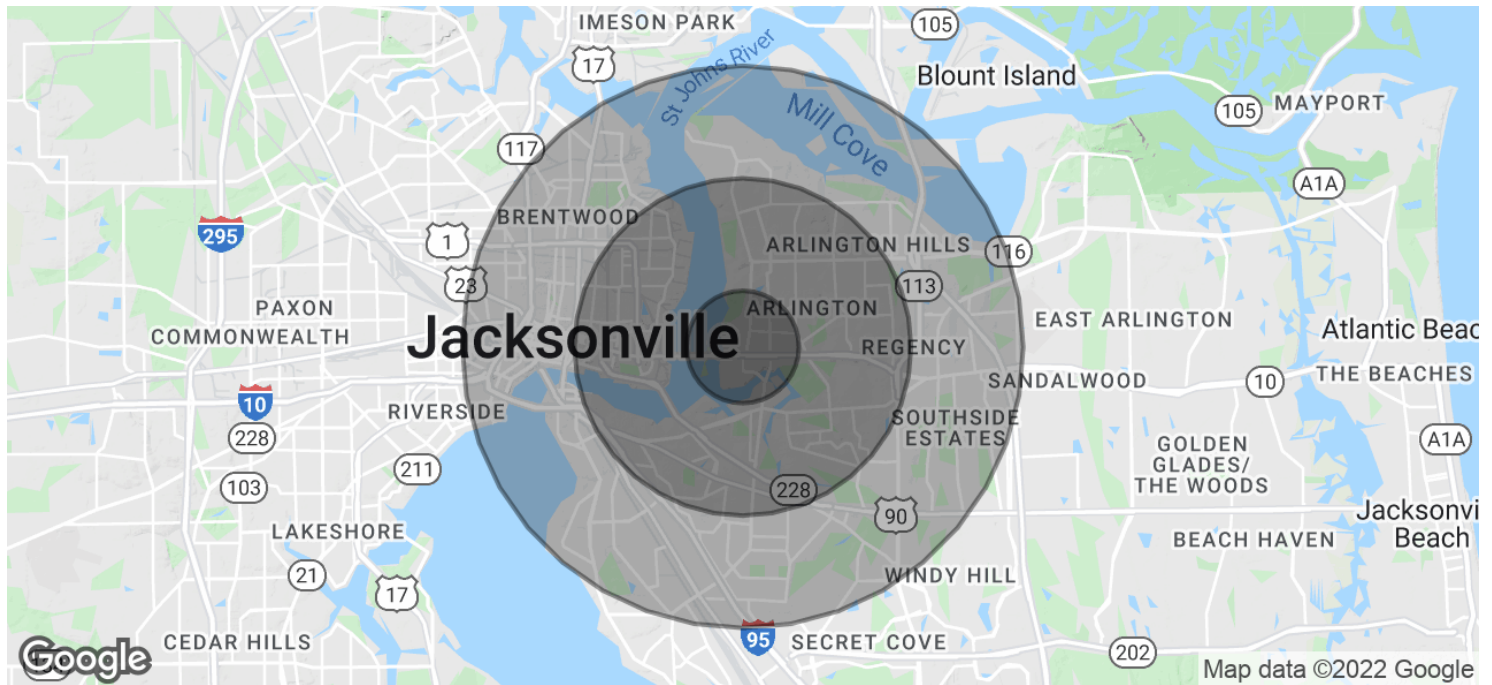
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,730	79,944	192,963
Average age	37.8	34.8	35.1
Average age (Male)	37.3	33.4	33.4
Average age (Female)	39.6	36.3	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,317	31,025	76,777
# of persons per HH	2.3	2.6	2.5
Average HH income	\$57,304	\$50,746	\$52,346
Average house value	\$179,036	\$159,326	\$202,916

* Demographic data derived from 2010 US Census

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