

**841 PRUDENTIAL DR.**

JACKSONVILLE, FL 32207

**LONGTERM SUBLEASE AVAILABLE**



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# Jacksonville, FL

Jacksonville is a premier Southeast market for office and medical investment, supported by sustained population growth, a diversified employment base, and a rapidly expanding healthcare sector. As Florida's largest city by land area, Jacksonville offers the scale, accessibility, and infrastructure necessary for long-term institutional and physician-driven demand.

The city has emerged as a regional healthcare hub, anchored by major hospital systems, specialty practices, and outpatient providers drawn by strong demographics, favorable operating costs, and a growing retiree and working-age population. Medical office demand continues to be fueled by population in-migration, expanded healthcare services, and the ongoing shift toward outpatient and ambulatory care.

Jacksonville's office market benefits from a deep professional workforce across healthcare, finance, logistics, and insurance, combined with a business-friendly tax environment and comparatively affordable occupancy costs. Strategic connectivity via I-95, I-10, and a robust port system enhances regional accessibility for employers, patients, and professional services firms.

These fundamentals position Jacksonville as a resilient, long-term market for both traditional office users and medical office investors seeking stable tenancy and durable demand drivers.

Seasonal  
Festivals &  
Art Walks



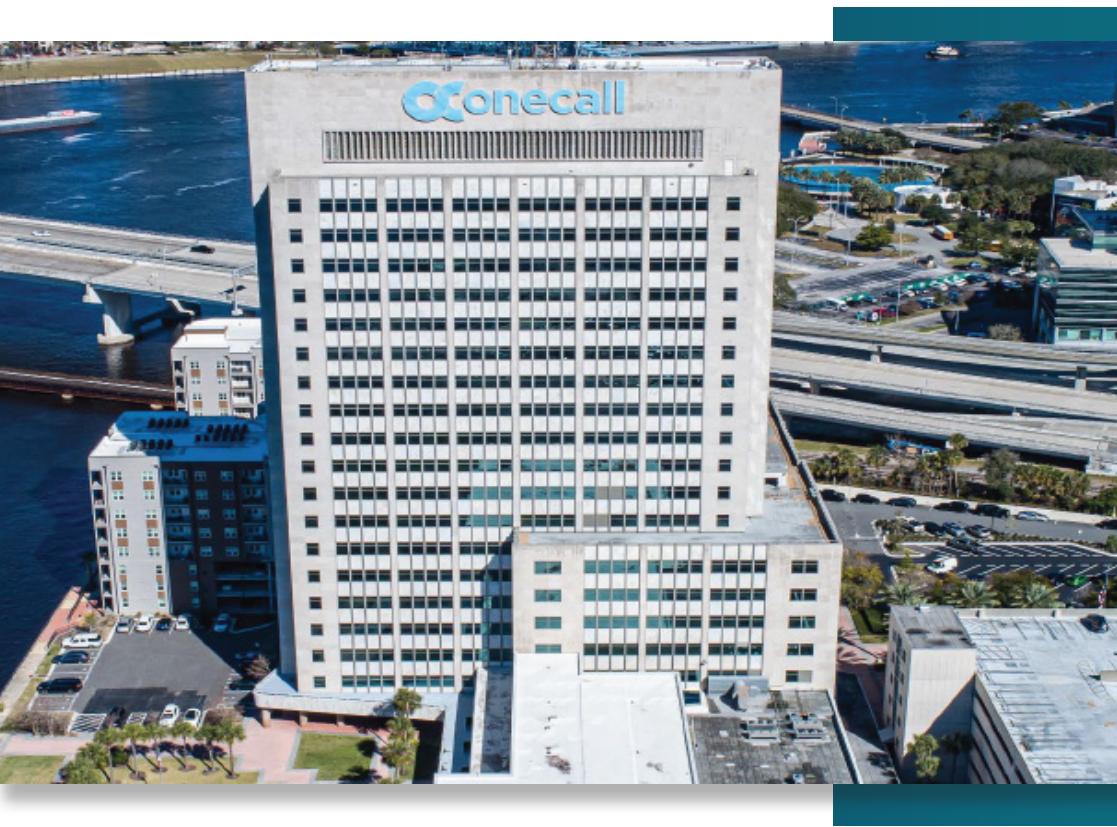
Home of the  
Jacksonville  
Jaguars



220 Days of  
Sunshine



# PROPERTY SUMMARY

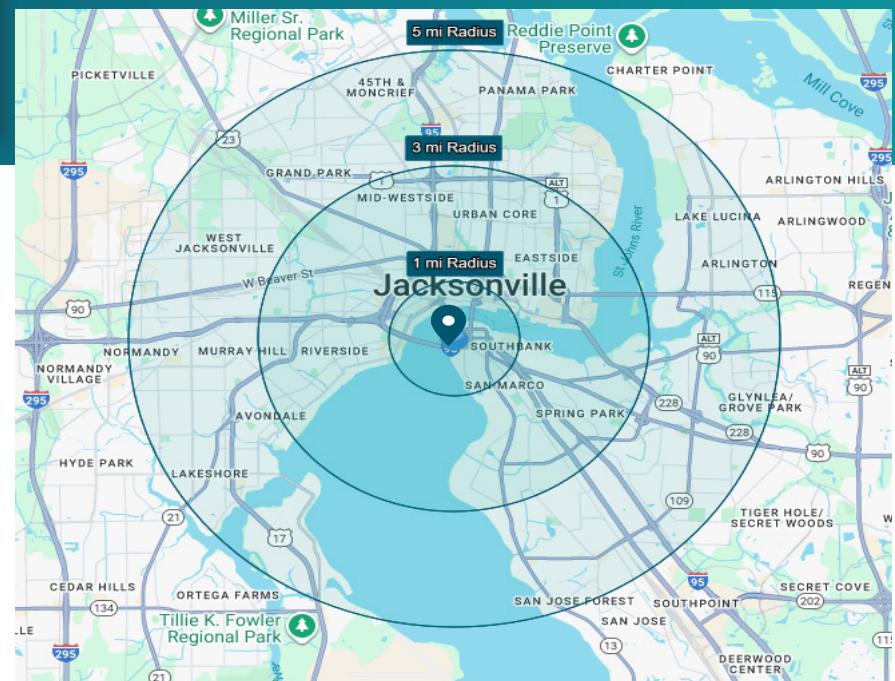


## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,097	85,209	209,842
Total Households	5,860	36,959	87,849
Average Income	109,172	88,410	86,388
Median Age	39.4	36.9	36.7
Daytime Population	2,895	8,924	18,652

## PROPERTY HIGHLIGHTS

- Iconic Class A, 22-story office tower located in Jacksonville's prestigious Southbank submarket
- Recognized landmark offering a strong corporate and professional identity
- Flexible floor plans suitable for office, medical, and professional users
- Minutes from Downtown Jacksonville
- Immediate access to I-95, I-10, and major arterial corridors



# JACKSONVILLE MARKET OVERVIEW

Jacksonville is the most populous city in Florida by land area and serves as a major economic hub in the northeastern region of the state. The city's economy is supported by key industries including Logistics, Healthcare, Financial Services, and a strong Military presence, anchored by multiple Navy bases. In recent years, Jacksonville has experienced steady population growth, fueled by migration from higher-cost regions. Since the 2020 census, the metro area has added roughly 100,000 residents, bringing the population to over 1.7 million.

Jacksonville has become an increasingly attractive destination for businesses and investors due to its relative housing affordability, competitive commercial lease rates, and robust infrastructure, including major highways, rail, and port access.

The market is home to major industrial users including Amazon, GE Oil & Gas, Bacardi, Mercedes-Benz, and Southeastern Grocers. Additionally, JAXPORT's ongoing expansion and investments in intermodal connectivity have further positioned Jacksonville as a key player in Florida's supply chain network.

## POPULATION GROWTH

- 2025 Population: 1,760,000
- 2025 Households: 703,500
- Population Growth: 2025 – 2029: 69,872 ( 3.97%)

## VACANCY PRESSURES

Jacksonville's overall office vacancy is ~17-20%, but Class A riverfront remains stronger, with medical/professional demand outperforming general office

## COST ADVANTAGE

Jacksonville Class A lease rates (\$27-32/SF full service) are cheaper than Orlando/Tampa, drawing regional tenants looking to expand.

## ECONOMY

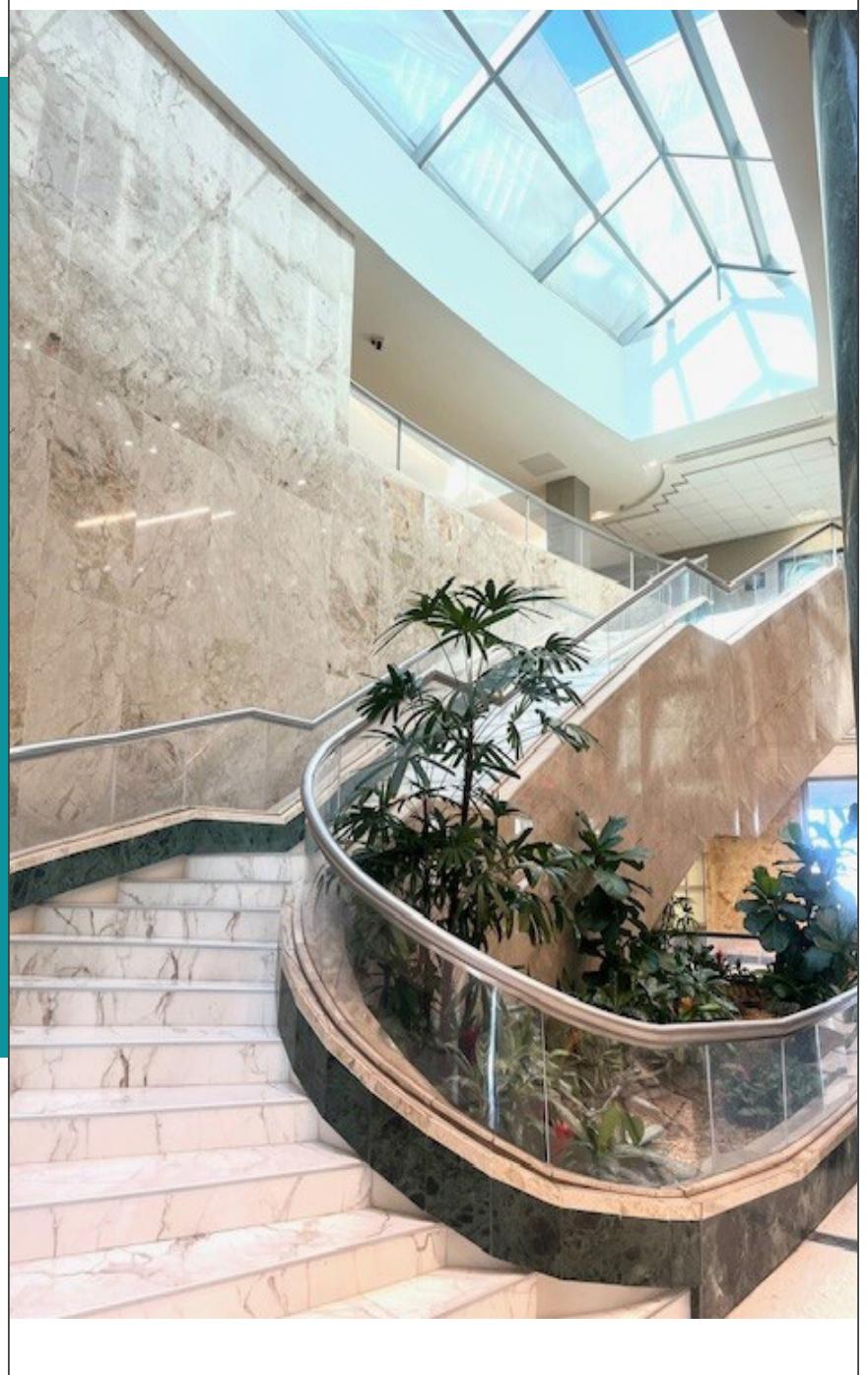
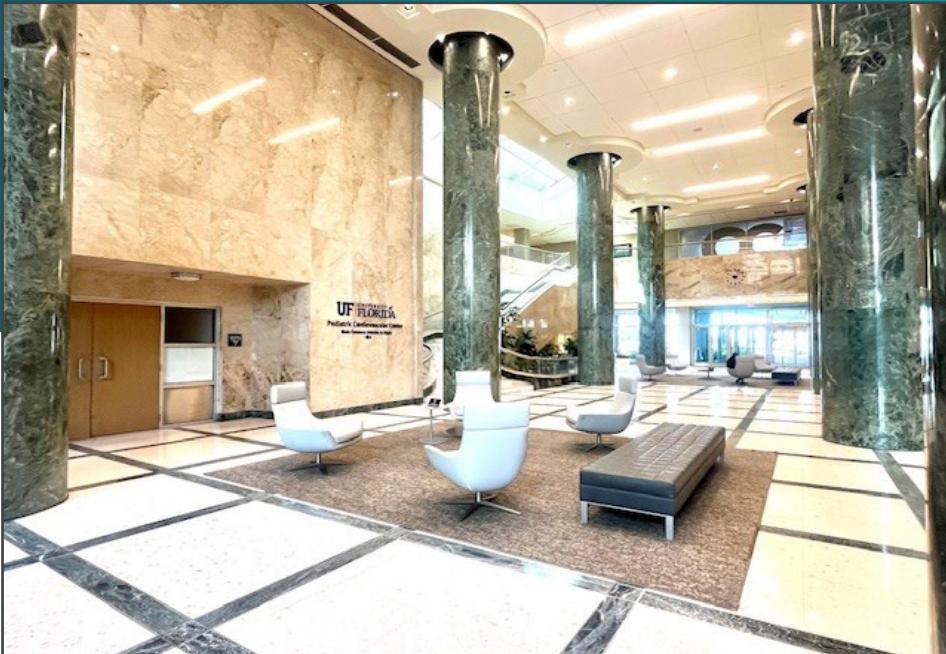
- 2025 Unemployment Rate: 3.6%
- Median Household Income: \$70,000
- Jacksonville GDP: \$129.1B
- No corporate franchise tax, state personal income tax, taxes on inventories

## GROWTH DRIVERS

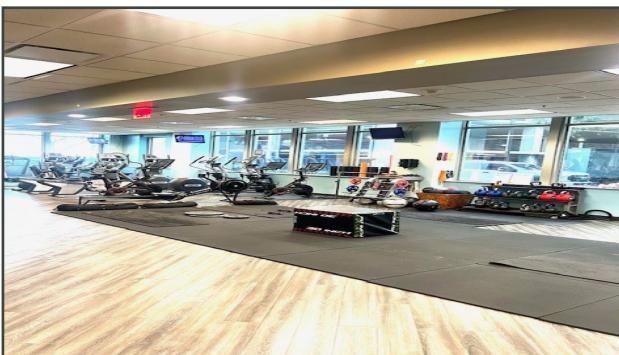
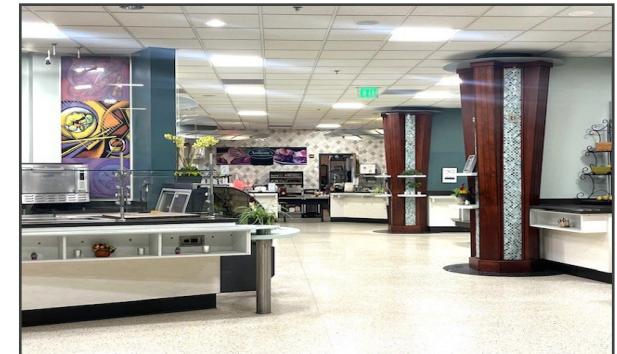
- Expanding healthcare systems:
  - UF Health
  - Baptist
  - Mayo
  - Ascension
- Influx of professional/financial jobs downtown
- Ongoing in-migration
  - Florida population growth = more demand for services

# AMENITIES

- Large floorplan that can be subdivided
- Furniture available
- Recently renovated spaces
- 24/7 security & on-site management
- Bank ATM
- Full-service fitness center
- Cafe, sundry store
- Meeting & banquet spaces
- Garage parking options available



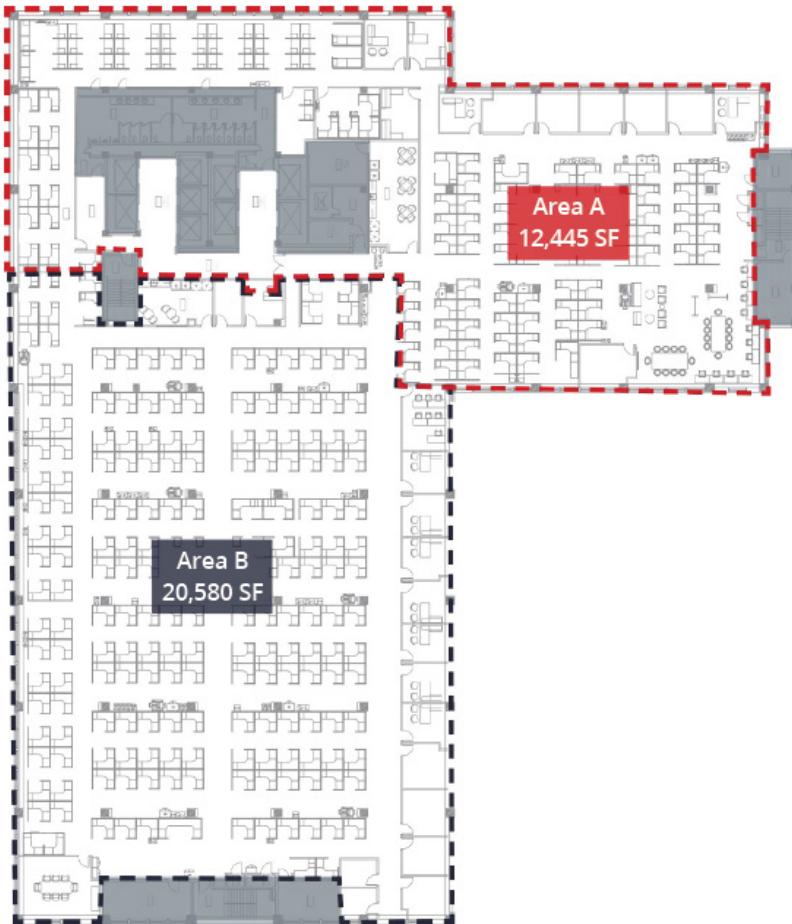
## ADDITIONAL AMENITY PHOTOS



# AVAILABLE FLOORPLANS

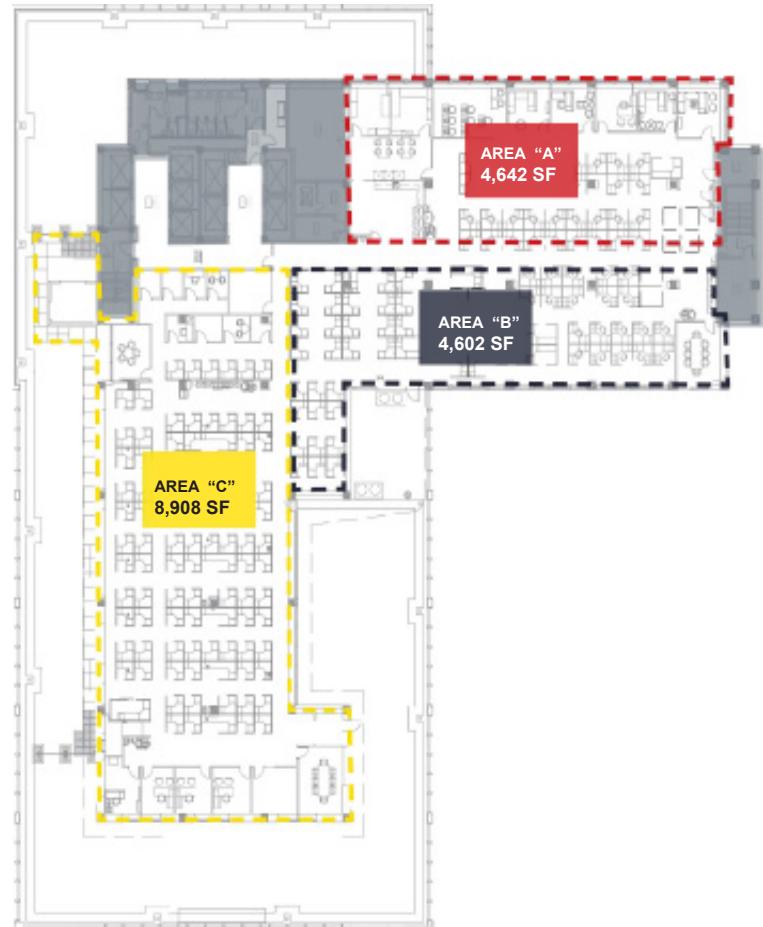
**TOTAL RSF: 66,169**

**7TH FLOOR: 41,754 RSF**



- Area "A" 12,455 SF
- Area "B" 20,580 SF

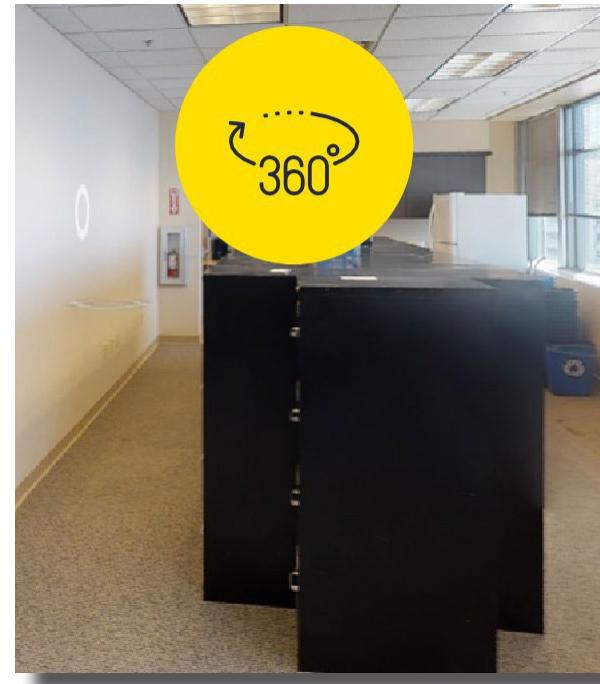
**8TH FLOOR: 24,415 RSF**

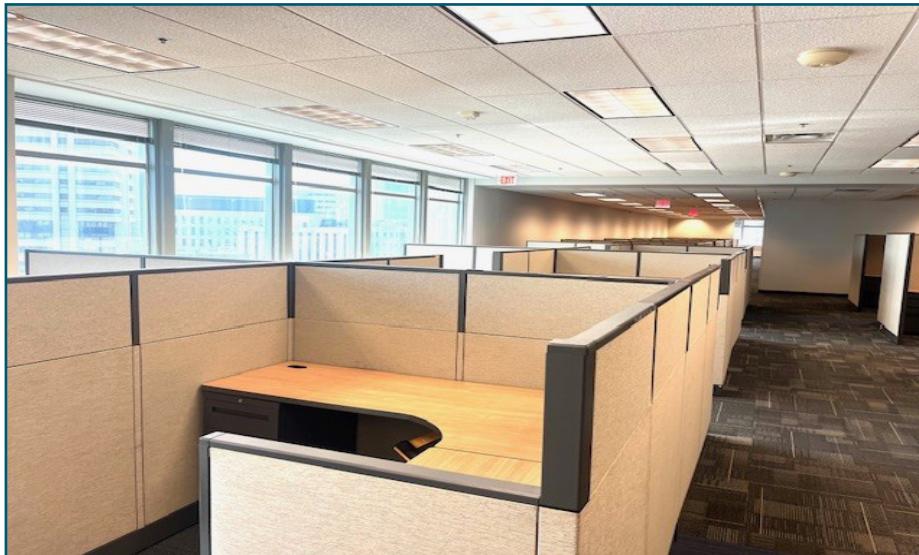


- Area "A" 4,642 SF
- Area "B" 4,602 SF
- Area "C" 8,908 SF

# FLOOR PLAN

7TH FLOOR: 41,754 SF





## 7TH FLOOR INTERIOR PHOTOS



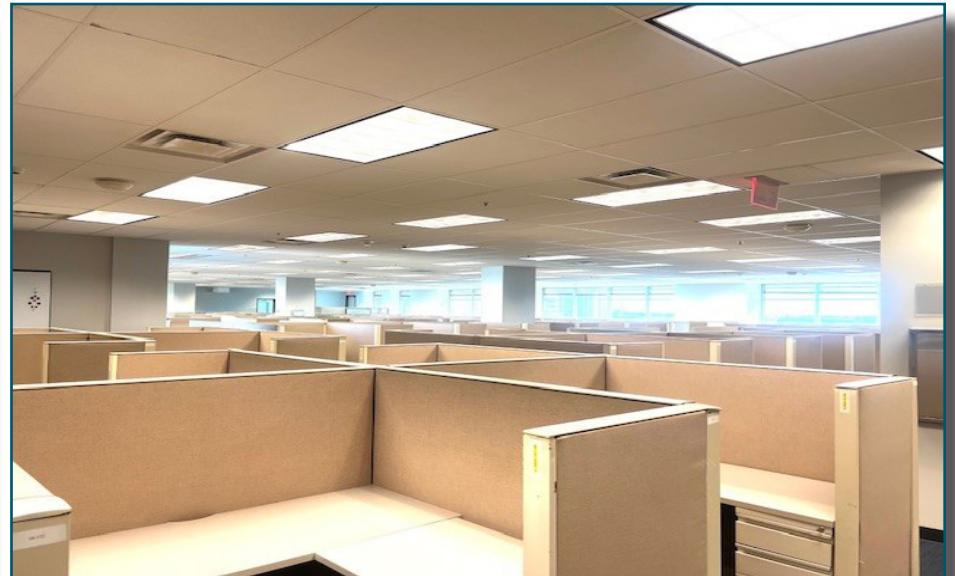
# FLOOR PLAN

8TH FLOOR: 24,415 SF





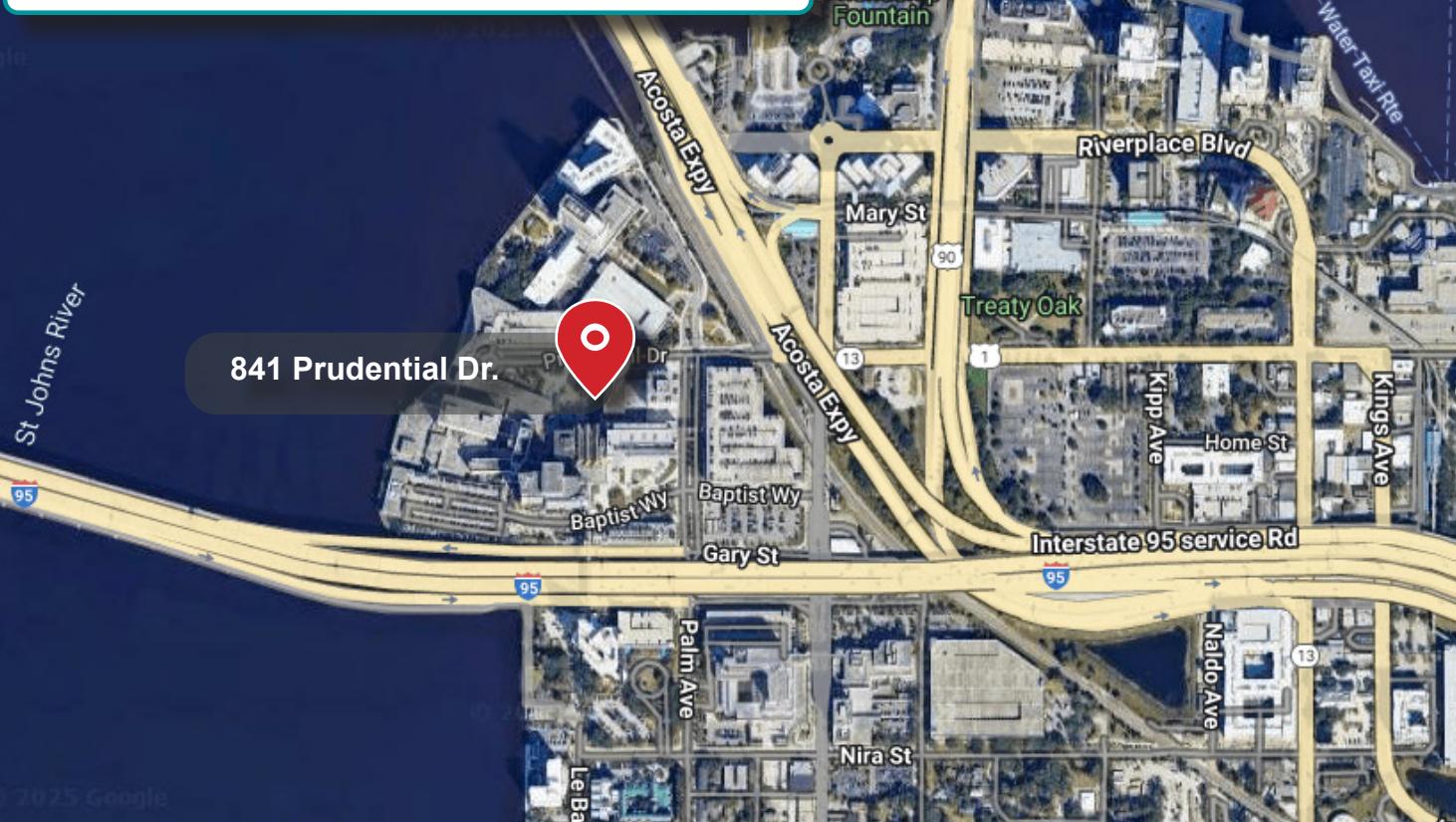
## 8TH FLOOR INTERIOR PHOTOS



# AERIAL MAP



## Nearby Medical Care Facilities



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