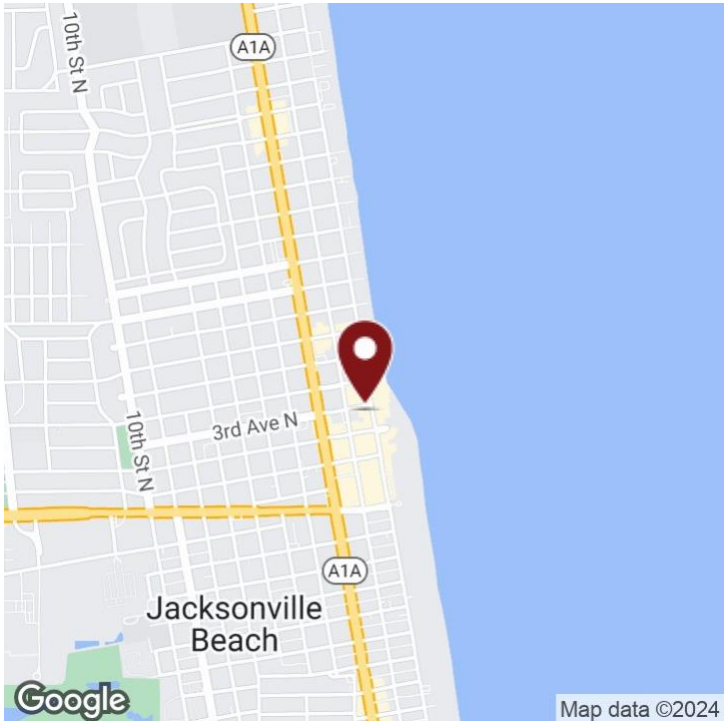


320 1ST ST N, SUITE 709, JACKSONVILLE BEACH

JACKSONVILLE BEACH, FL 32250



OFFERING SUMMARY

Lease Rate:	\$38.00 SF/yr (MG)
Building Size:	120,000 SF
Available SF:	1,554 SF
Number of Units:	1
Year Built:	2006

PROPERTY OVERVIEW

Welcome to the Metropolitan Building, your ideal office space in Jacksonville Beach. Located steps away from the beach, the Metropolitan Building offers a convenient and prestigious address surrounded by dining, shopping, and leisure options. Enjoy amenities such as high-speed internet, access to meeting rooms, and a fitness center on-site. These facilities support productivity and provide convenience for your team. Leasing in the Metropolitan Building offers a central location, modern amenities, and a professional environment that enhances your business’s image and operations in Jacksonville Beach.

PROPERTY HIGHLIGHTS

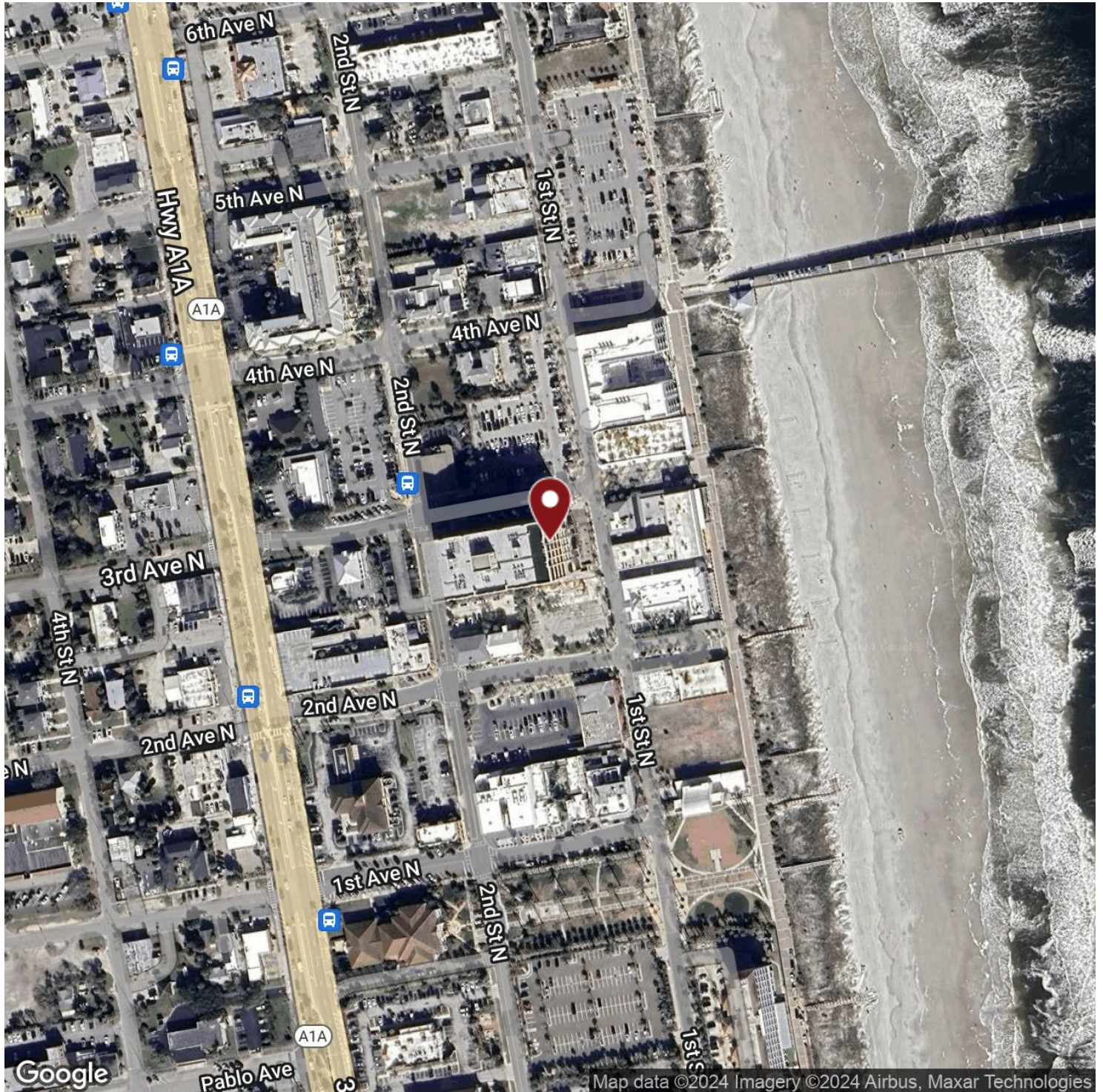
- PRIME LOCATION
- STUNNING OCEAN VIEWS
- MODERN STYLISH DESIGN
- PROFESSIONAL MANAGEMENT AND SUPPORT

DEAN MCCARTHY
904.735.3326
dmccarthy@svrcom.com



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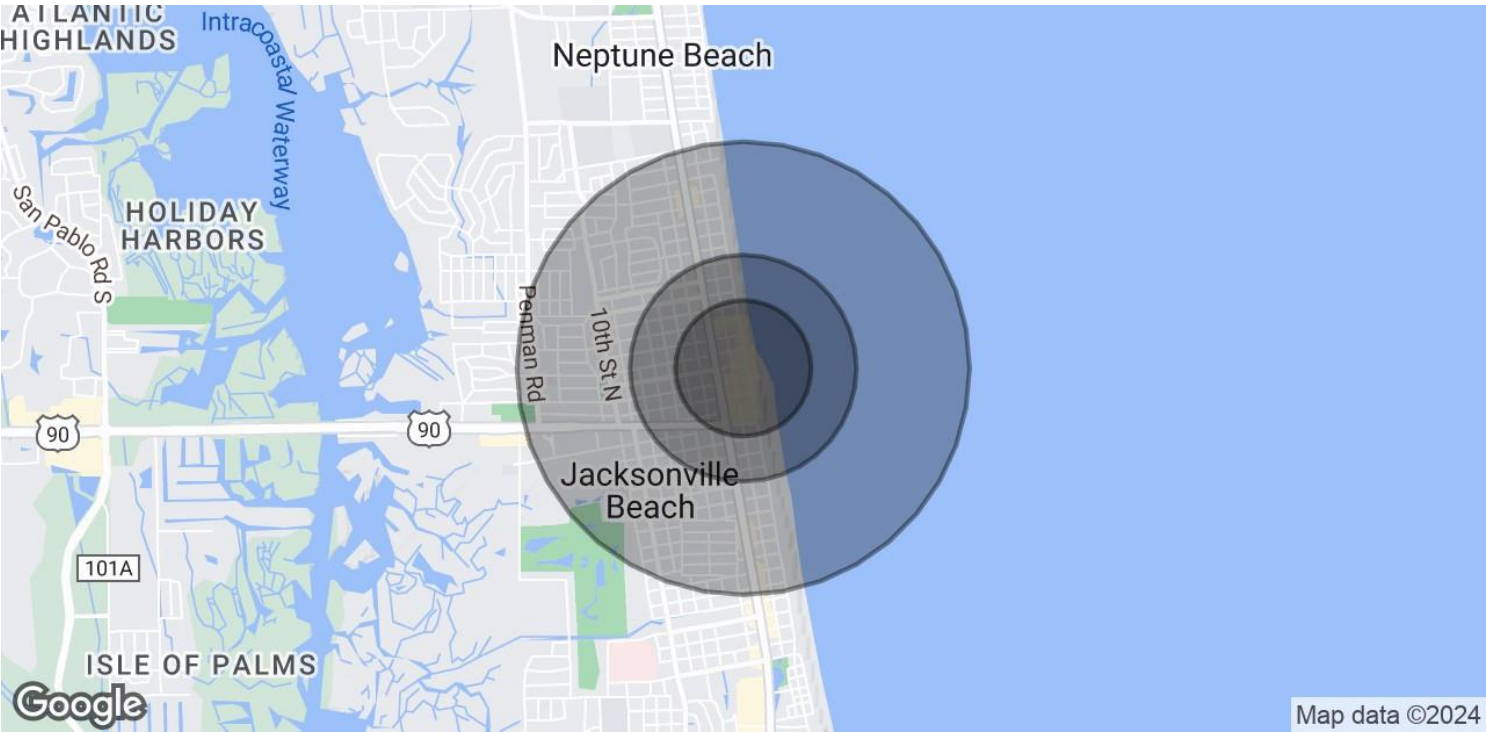
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	2,203	9,042
Average Age	45	46	44
Average Age (Male)	45	44	43
Average Age (Female)	45	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	1,248	4,664
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$148,837	\$121,621	\$131,200
Average House Value	\$757,085	\$732,603	\$654,465

Demographics data derived from AlphaMap

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