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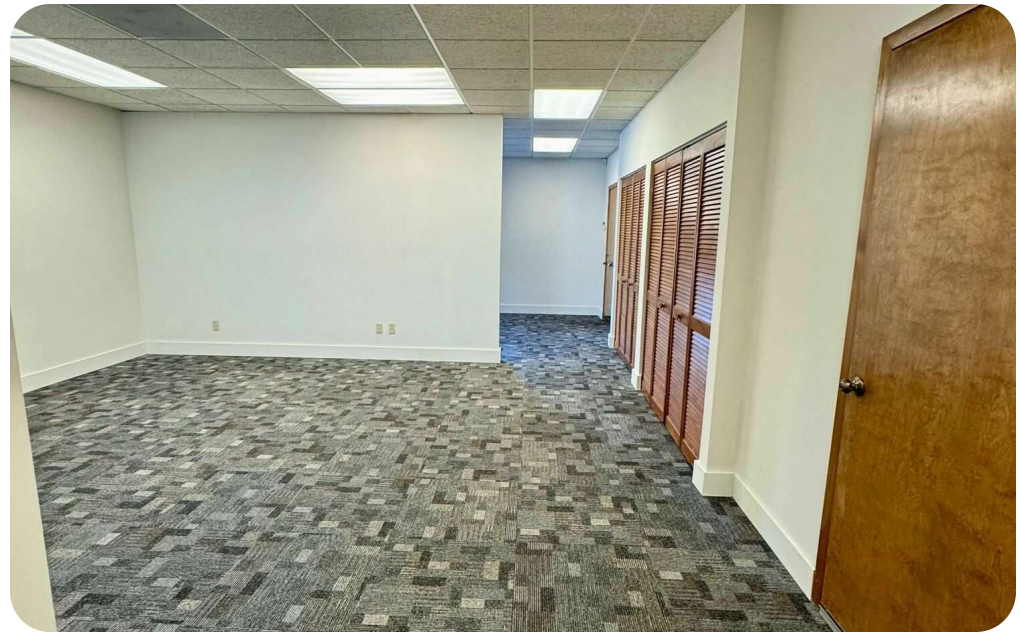
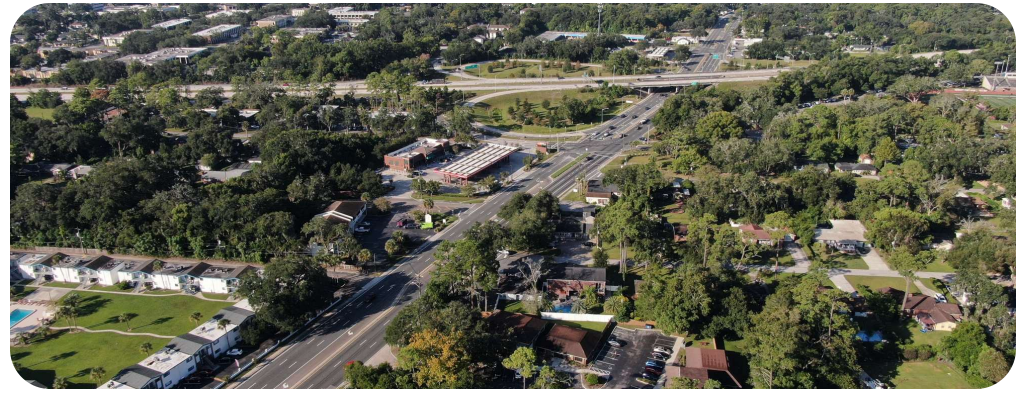
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4741 Atlantic Blvd Suite B-1

Updated Office Space for Sublease

Available immediately! 1050SF sublease opportunity in Jacksonville's centrally-located Southside, with close proximity to the Duval County Courthouse via the nearby Hart Bridge. First floor suite just off the lobby. New paint and carpet. Floor plan offers a combination of open workspace and private offices, an ADA restroom, and sink/wet bar. Sublease runs through May 31, 2027, but lease can be extended with a direct lease with the landlord. Current rent of \$2,300/month includes water, sewer and electricity.



The Location

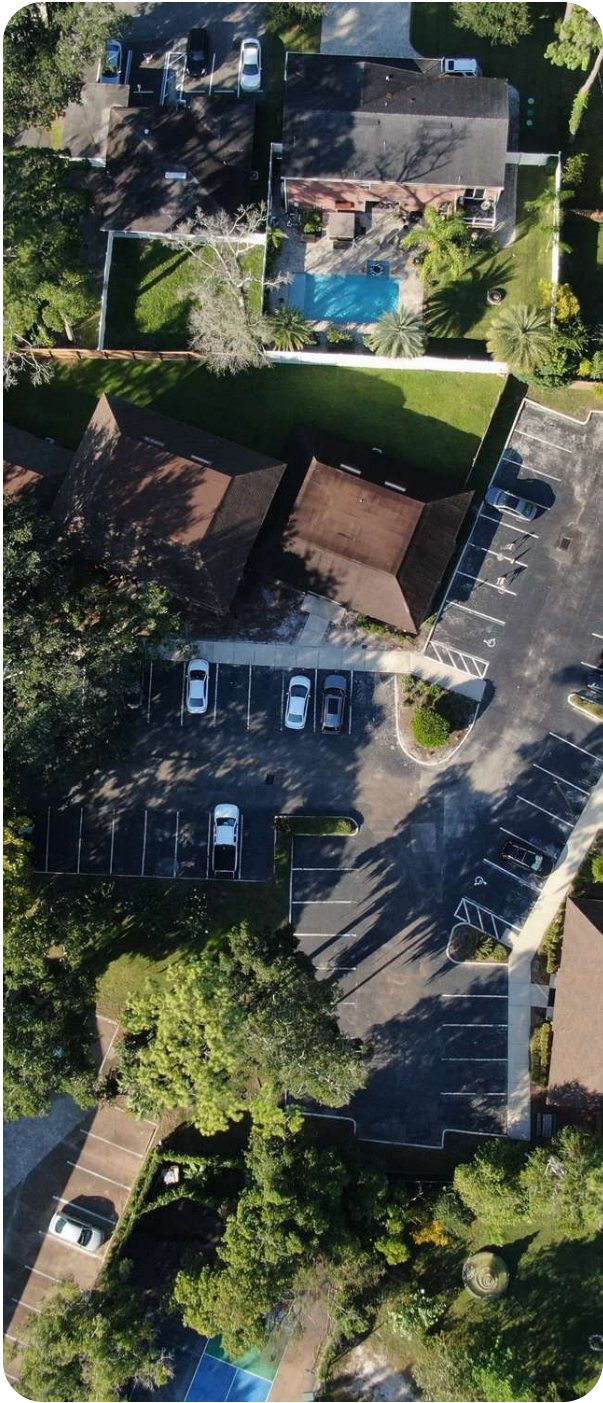


- Jacksonville's Southside Submarket is Centrally Located and Provides Quick Access to all Areas of the City.
- Close to the Hart Bridge which Provides Quick Access to Downtown and the Courthouse
- San Marco and St Nicholas are Nearby Providing Numerous Dining Options
- Atlantic Boulevard Averages 29,000 Vehicles Per Day
- Close to Jaguars Stadium, Bragan Field, & Daily's Place
- Close to Several Area Hospitals



Retailer Map





Demographic Snapshot

	0.3 Miles	0.5 Miles	1 Mile
Total Households	473	966	3,232
Total Population	1,017	2,075	7,103
Average HH Income	\$89,079	\$87,987	\$81,713



4741 Atlantic Blvd Suite B-1 | Jacksonville, FL 32207



Spaces	Space Size	Lease Rate
Suite B-1	1,050 SF	\$2,300 per month

Highlights

- Prime Location on Atlantic Blvd
- Close to Courthouse
- Spacious Suite with Ample Natural Light
- Modern Finishes and Professional Atmosphere
- Convenient Access to Parking
- High Visibility for Business Exposure
- Versatile Layout



Leasing Plan

4741 Atlantic Blvd Suite B-1 | Jacksonville, FL 32207



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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