



**8,817 SF Flex Building
Available For Lease**



2406 HARPER ST, JACKSONVILLE, FL 32204

Building Highlights

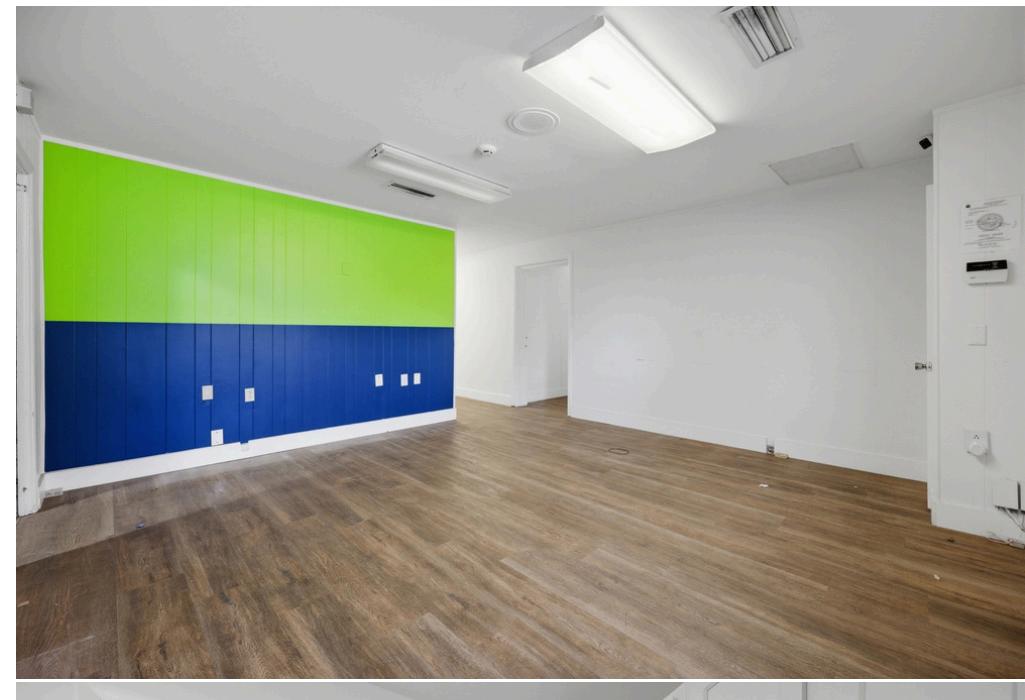
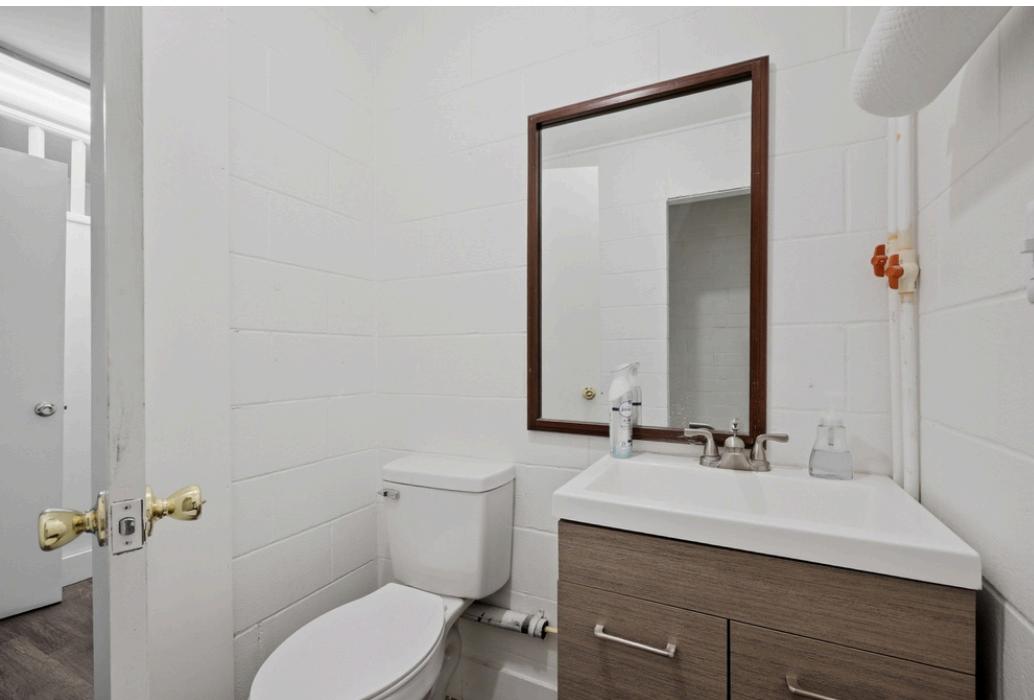
- Office (7,354 SF) + Warehouse (1,463 SF) layout
- Fenced outdoor area for secure storage or parking
- Additional ± 0.32 acres of land included
- 1 dock high door
- 14' clear height
- Excellent storage and expansion potential

2406 Harper St offers a unique office-dominant flex property (zoned Industrial Light) featuring approximately 7,354 SF of office space complemented by $\pm 1,463$ SF of 14' clear warehouse, creating an ideal setup for businesses that need a professional office presence with functional storage or light industrial capability. The property is further enhanced by ± 0.32 acres of included adjacent land, providing rare outdoor storage, parking, or expansion options. Located in an evolving Jacksonville submarket with convenient access to major roadways, this offering is well suited for service companies, contractors, or office users seeking flexibility and a scalable footprint.



Lease Rate: \$6,000/month Full Service Gross

Property Photo's



Aerial



JACKSONVILLE TOP EMPLOYERS

	Jacksonville
Naval Air Station Jacksonville	16,199
Duval County Public Schools	13,110
Baptist Health Naval Station	12,000
Mayport Mayo Clinic Bank of America	10,948
Amazon City of Jacksonville	8,450
UF Health Florida	8,000
Blue Southeastern Grocers	8,000
Fleet Readiness Center	7,260
Ascension St. Vincent's United	6,600
Parcel Service Citi J P Morgan	5,700
Chase Johnson & Johnson	5,700
Jacksonville Sheri 's Office Gate	5,350
Petroleum AT&T CSX U.S.	5,050
Postal Service Deutsche Bank	4,500
Intercontinental Exchange	4,000
Florida State College at Jacksonville	3,900
HCA Florida	3,500
Memorial Hospital University of North Florida	3,500
JEA Brooks Rehabilitation	3,000
Fidelity Investments One Call Parallon	2,600
Aetna VyStar Credit Union	2,530
Fidelity National Financial	2,570
HCA Florida	2,400
Ortange Park Hospital	2,400
FIS Fanatics	2,379
	2,370
	2,244
	2,200
	2,170
	2,000
	1,970
	1,790
	1,700
	1,690
	1,660
	1,520
	1,520
	1,500

Source: United States Department of Labor; coj.net

Key 2024-2025 Accolades for Jacksonville, FL:

Best Big City: Ranked #7 in the U.S. by U.S. News & World Report for 2025.

Population Growth: Ranked 4th fastest-growing city in the U.S. by the U.S. Census Bureau (2024), now exceeding 1 million people.

Economic Growth: #3 Large City for Economic Growth by Coworking Cafe (2025).

Young Professionals: Recognized by Forbes as a top place to live for young professionals due to affordable housing, diverse job industries (Fortune 500, health care), and lifestyle.

Top Coastal City: Ranked 3rd best coastal city to move to in 2025 by ConsumerAffairs.

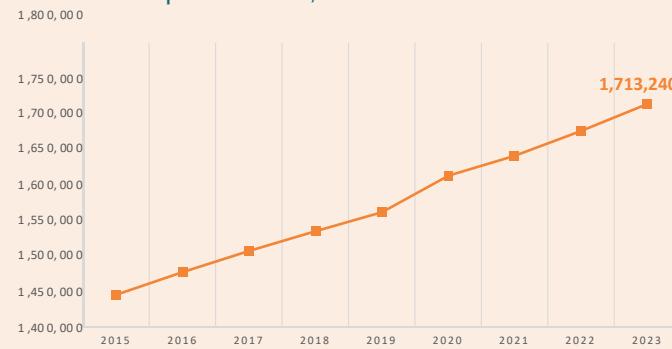
Healthcare: Mayo Clinic in Jacksonville recognized as the best hospital in Florida by U.S. News & World Report.

POPULATION

#3

LARGEST EAST COAST CITY

Jacksonville Region Population
Current Population: 1,713,240



EDUCATION

4 LOCAL UNIVERSITIES



23K+ STUDENTS



17K+ STUDENTS



4K+ STUDENTS



3K+ STUDENTS

#9 FL

STANTONCOLLEGE
PREPARATORY
SCHOOL

#17 FL

DARNELLCOOKMAN
SCHOOL OF THE
MEDICAL ARTS

#20 FL

PAXON SCHOOL
FOR ADVANCED
STUDIES

#32 FL

DOUGLAS
ANDERSON SCHOOL
OF THE ARTS

JACKSONVILLE MARKET RANKINGS



JACKSONVILLE'S
FORTUNE
500
COMPANIES



#2 HOTTEST JOB
MARKET IN
AMERICA

(WallStreetJournal April 2024)

#1 OF 5
SUPERNNOVA CITIES

(Urban Land Institute November 2023)

#1 CITY FOR U.S. JOB
SEEKERS IN 2023

(MoneyGeek October 2023)

TOP 25
BEST PLACES FOR YOUNG
PROFESSIONALS

(Forbes July 2023)

#8 MOVING
DESTINATION
IN 2023

(PODS Moving & Storage June 2023)

#9
HIGHEST PROJECTED
5-YEAR POPULATION
GROWTH IN U.S.
(Site Selection Group June 2023)

#7 BEST CITY FOR
REAL ESTATE
DEVELOPMENT
(Storage Cafe June 2023)

TOP 20
BEST PLACES TO LIVE
(U.S. News & World Report May 2023)

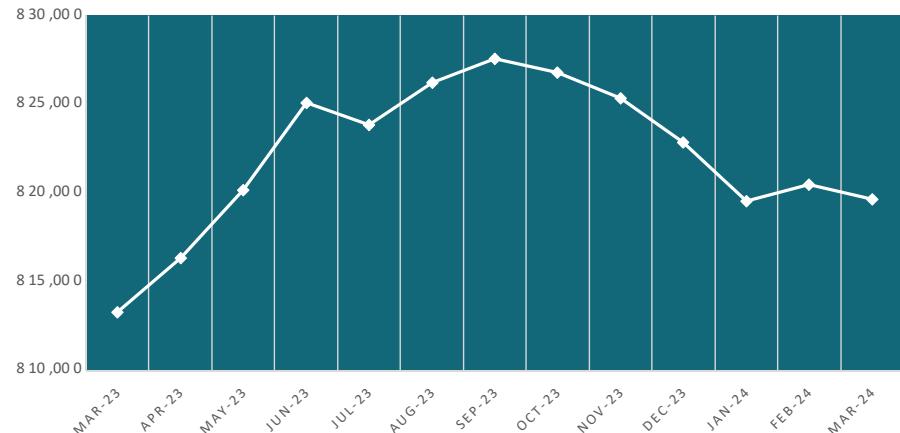
#2 BEST CITY
TO START A
BUSINESS
(WalletHub April 2023)

EMPLOYMENT

JACKSONVILLE ADDED NEARLY 15,000 JOBS DURING 2023 (1.8%), AND AN OVERALL TOTAL 36,731 JOBS IN THE LAST TWO YEARS (4.8%)

Employment

Current Employment: 819,649



1.8%

2023 ANNUAL
GROWTH

(2% average 2015-2022)

EMPLOYMENT BY SECTOR

	Jacksonville	Tampa	Orlando	South Florida	Florida	US
Trade, Transportation, and Utilities	21.2%	18.0%	18.4%	22.1%	20.3%	18.3%
Education and Health Services	16.2%	18.8%	19.2%	17.5%	15.3%	16.5%
Professional and Business Services	15.0%	16.1%	12.9%	15.7%	16.4%	14.5%
Leisure and Hospitality	11.8%	11.1%	19.5%	12.1%	13.4%	10.7%
Government	10.3%	9.2%	6.0%	7.2%	11.6%	14.7%
Financial Activities	9.2%	10.3%	8.9%	10.8%	6.8%	5.8%
Construction	6.4%	6.0%	6.1%	5.3%	6.5%	5.2%
Manufacturing	4.5%	5.0%	3.6%	3.3%	4.3%	8.2%
Other Services	3.5%	3.6%	3.6%	4.0%	3.8%	3.7%
Information	1.8%	1.9%	1.8%	1.9%	1.6%	1.9%
Mining and Logging	0.0%	0.0%	0.0%	0.0%	0.1%	0.4%

CAPITAL PROJECTS

THE PEARL STREET DISTRICT

- \$500M mixed-use development in the North Core area of Downtown (Phase 1)
- Phase 1 consists of 5 blocks
- Full development could include 20 blocks with a \$2B+ total investment
- 1,121 residential units, 106.5K SF of retail, 690-space parking garages
- Construction to begin October 2024
- Slated to be fully complete October 2027



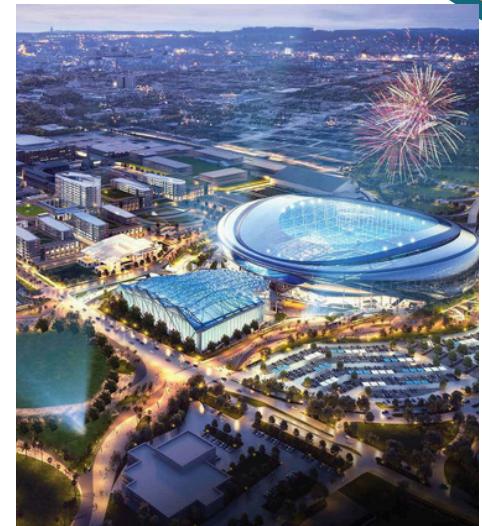
THE FOUR SEASONS AT THE SHIPYARDS

- Jacksonville Jaguar owner Shad Khan's Iguana Investments announced in May 2021 the revised plans to redevelop the area south of EverBank Stadium & Daily's Place (the Jacksonville Shipyards and Metropolitan Park)
- \$484M Phase I includes a Four Seasons Hotel (176 rooms and 25 residential condos) and 6-story 157K SF Class A office building opening late 2025
- Phase II includes a 42K SF orthopedic sports medicine campus by Baptist Health, 15K SF of street-level retail, parking structure, and possibly a residential component



JACKSONVILLE JAGUARS STADIUM

- Construction to begin in 2025
- The seating bowl expansion capabilities can accommodate up to 71,500
- The new stadium design includes a 185-percent increase in main concourse surface area, a 260-percent increase in upper concourse surface area
- Construction will generate thousands of jobs



UF GRADUATE CAMPUS

- The City of Jacksonville has negotiated to provide 23 buildable acres to the University of Florida
- 60,000 square foot building and \$80 million capital investment
- 20,000 square foot building and \$20 million capital investment
- First Degree Program Expected to Begin in August 2025, Main Launch in 2026

