



Accelerating success.



## For Sublease

Asking Price:

**\$17.00/SF**  
Full Service

### Contact:

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76 S. Laura Street Suite 1500  
Jacksonville, FL 32202  
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# Office Space for Sublease

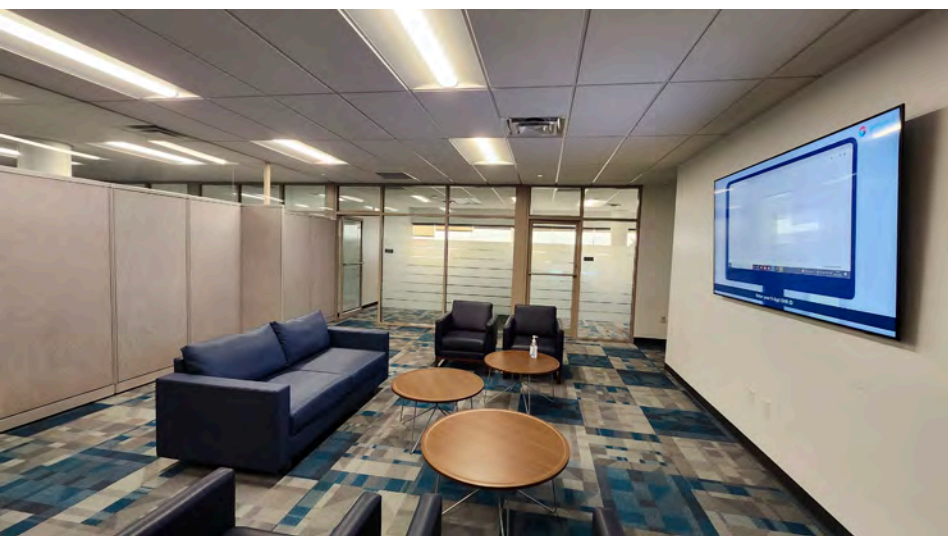
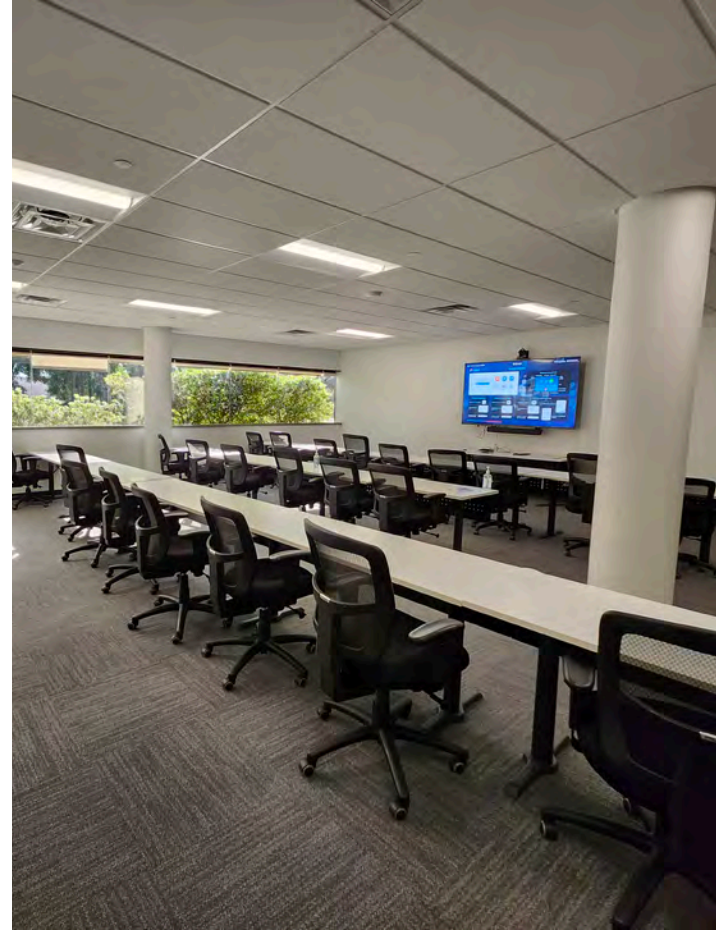
6737 Southpoint Dr S. | Jacksonville, FL  
32216

### Property Features

- 39,086± RSF on the 1st floor
- Lease expiration date January 31, 2029
- Space is divisible
- Plug and play with furniture in place
- Employee lounge with massage chairs and games
- Close to I-95 & Butler Blvd.
- Numerous restaurants, retail and hotels nearby
- 5.2 miles from the St. Johns Town Center
- 10 minutes to downtown Jacksonville
- **\$1/RSF bonus to outside broker**

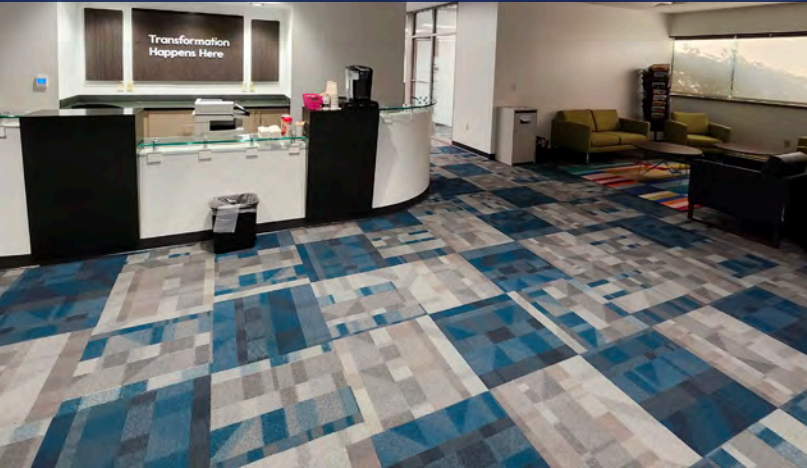


# Photo Gallery





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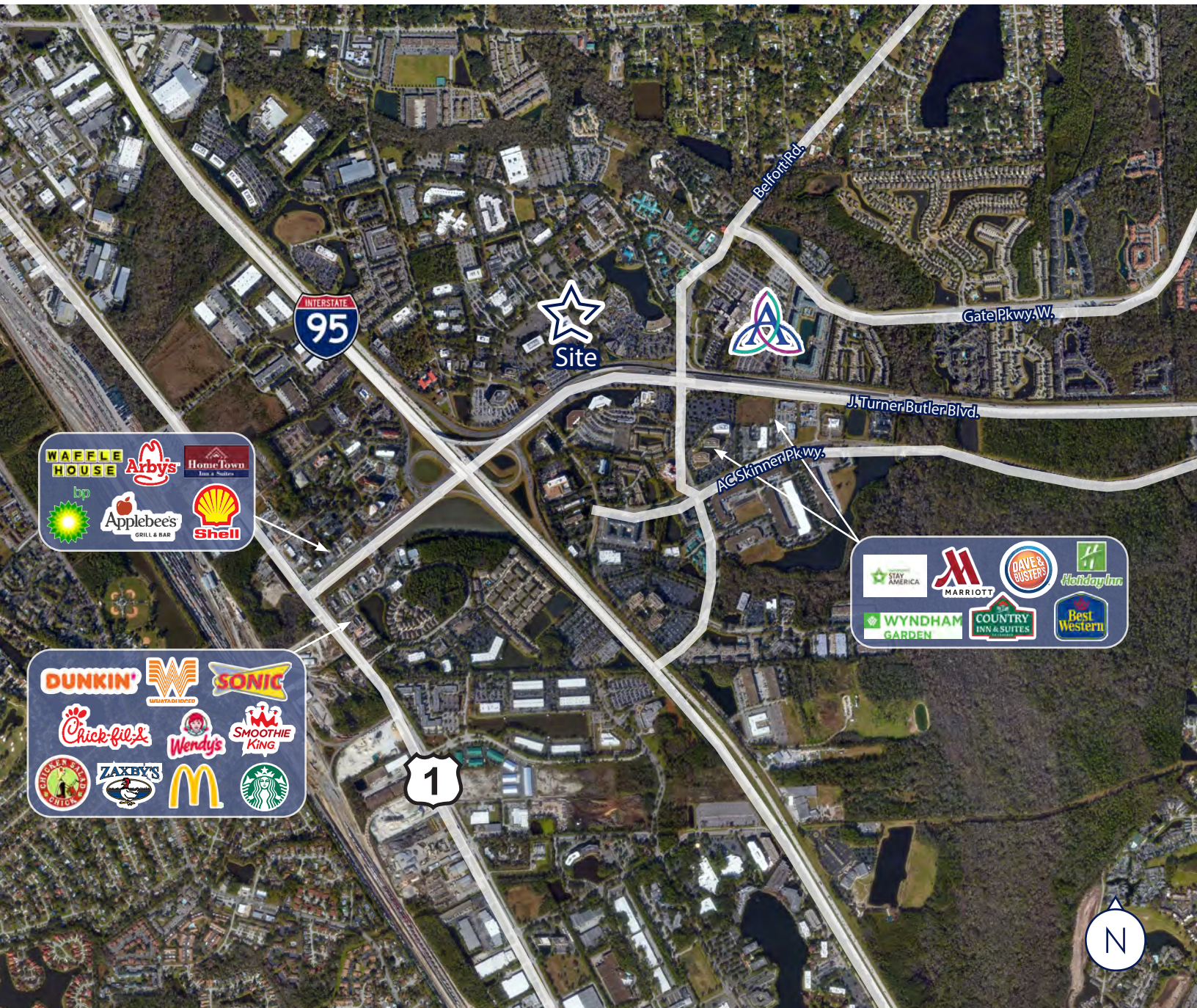








# Location & Access



## Area Demographics | 3 mile radius

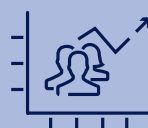
Source: ESRI Business Analyst



2023 Estimated  
Population  
**85,549**



2023 Est. Avg.  
Household Income  
**\$81,641**



2028 Projected  
Population  
**87,096**



2028 Proj. Avg.  
Household Income  
**\$93,764**





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