

JACKSONVILLE BEACH, FL 32250



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	3,250 SF
Available SF:	1,500 SF
Lot Size:	8,474 SF
Year Built:	1998
Zoning:	JC-1
Market:	Jacksonville Beach

PROPERTY OVERVIEW

Discover the epitome of modern workspace at this prestigious Jacksonville Beach property. With its sleek, contemporary design and state-of-the-art amenities, this space sets the standard for professional excellence. The open layout and expansive windows flood the interior with natural light, creating an inviting atmosphere for productivity. Ample parking, high-speed internet connectivity, and proximity to major transportation routes ensure convenience. From the spacious conference rooms to the stylish break areas, every detail has been carefully curated to elevate the work experience. Make a statement and elevate your business in this exceptional property.

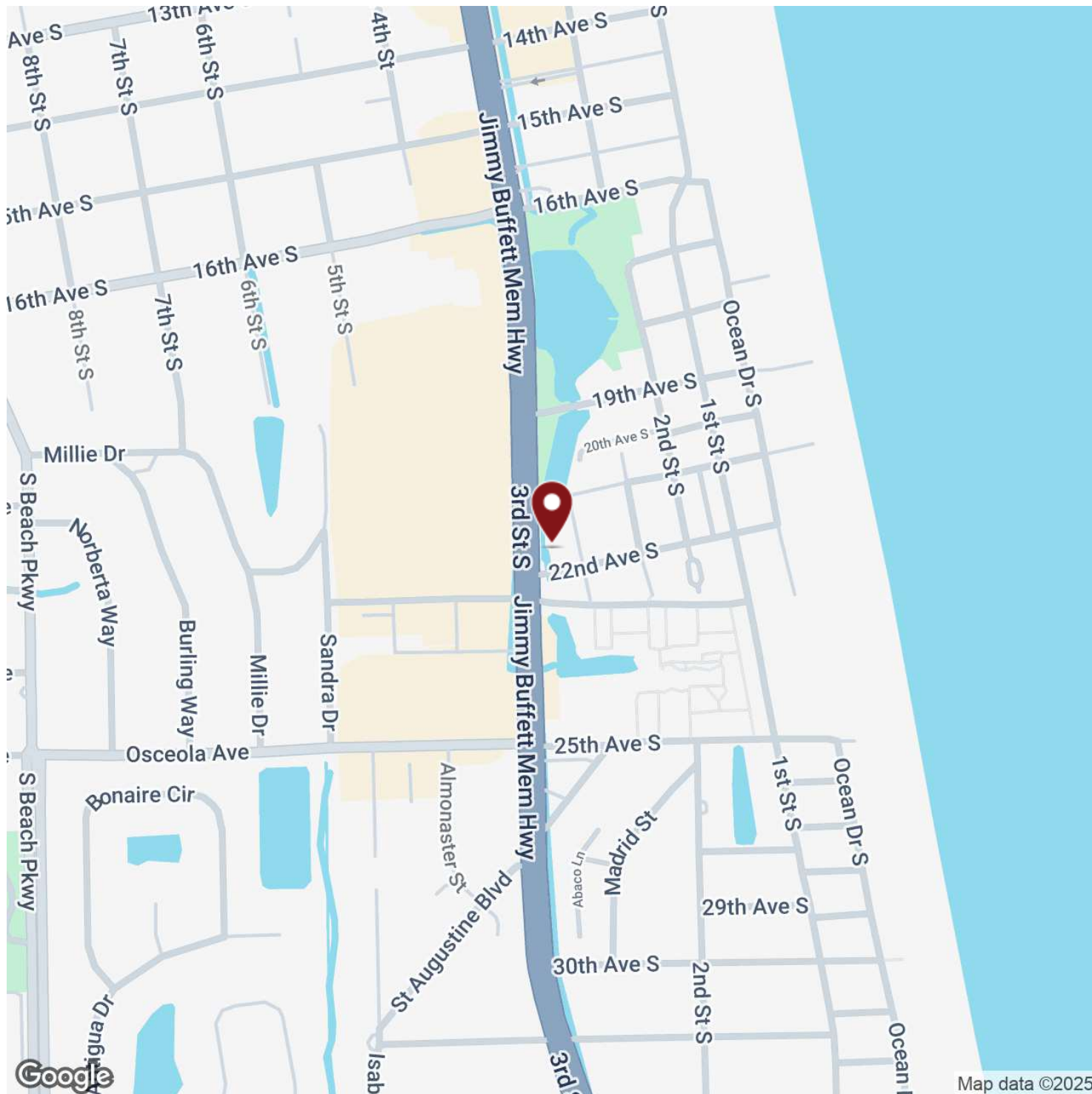
PROPERTY HIGHLIGHTS

- Turn-Key Space
- Abundant natural light
- Spacious conference rooms
- Stylish break areas
- High-speed internet connectivity
- Ample Visibility
- Proximity to major transportation routes

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$35.00 SF/yr

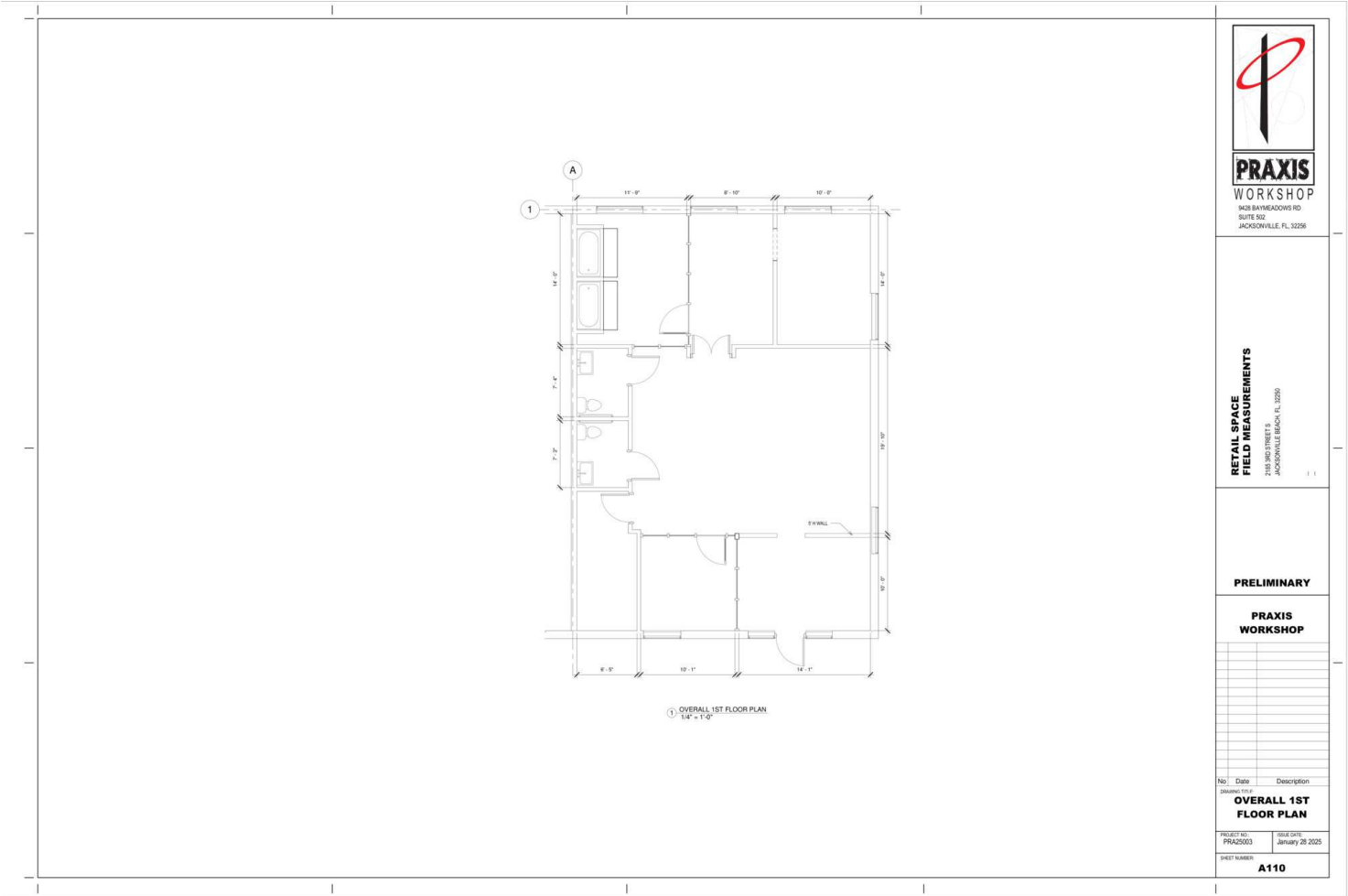
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1500	Available	1,500 SF	NNN	\$35.00 SF/yr	-

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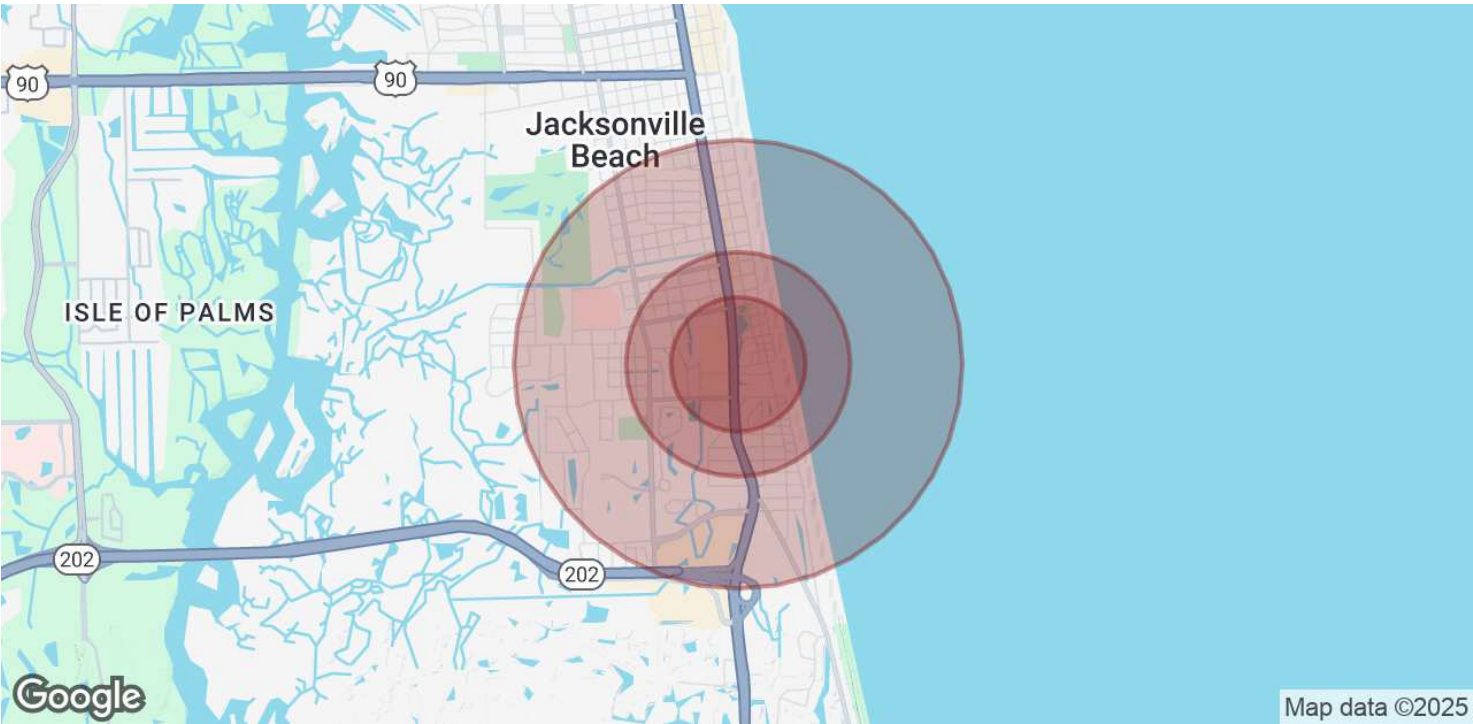


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,496	3,214	9,625
Average Age	49	48	45
Average Age (Male)	49	48	44
Average Age (Female)	49	49	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	734	1,567	4,574
# of Persons per HH	2	2.1	2.1
Average HH Income	\$166,010	\$165,675	\$160,521
Average House Value	\$600,453	\$649,761	\$654,464

Demographics data derived from AlphaMap

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