

BUTLER POINTE
4500 SALISBURY ROAD
JACKSONVILLE, FL 32216

CALL FOR PRICING
174,606 SF MULTI TENANTED
OFFICE BUILDING FOR SALE

PRIME I-95 & SR-202 VISIBILITY | MISSION-CRITICAL TELECOM INFRASTRUCTURE TENANT



NAI Hallmark

EXECUTIVE SUMMARY



NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Butler Pointe, located at 4500 Salisbury Road, Jacksonville, Florida 32216 (the "Property"). The Property consists of a five-story, 174,606 square foot office building situated on 8.06 acres. Located in the prestigious Southpoint office submarket, the Property benefits from unmatched visibility from Interstate 95 and SR-202 (J Turner Butler Blvd), and a central location in Jacksonville convenient to St. Johns Town Center, Downtown Jacksonville and the Beaches.

OFFERING SUMMARY

Address	4500 Salisbury Road Jacksonville, FL 32216
List Price	Call For Pricing
Number of Buildings	One (1)
Number of Floors	Five (5)
Tax Real Estate Number	152854-0200
Year Built	1986
Gross Building Area	174,606 SF
Rentable Building Area	151,815 SF
Land Size	8.06 acres
Zoning	CCG-1
Parking	640 spaces (4.24/1,000 SF)
Current Occupancy	73%

INVESTMENT HIGHLIGHTS

MISSION-CRITICAL TELECOMMUNICATIONS TENANT

A portion of the building is occupied by a telecommunications provider utilizing the space as a network operations facility supporting critical voice and data infrastructure within the Jacksonville MSA. This use involves specialized, infrastructure-intensive equipment and systems that are costly and operationally disruptive to relocate, supporting long-term tenancy and strong retention characteristics.

SMALL AVERAGE SUITE SIZE

The building benefits from 38 demised suites with an average size of 3,995 square feet. These suite sizes are ideal for the types of businesses that are flourishing in the post COVID area in Jacksonville MSA, since they aren't as disrupted by remote work.

RECENT PROPERTY COMMON AREA RENOVATIONS

The Property is currently undergoing a full restroom renovation on each floor which includes updated piping, new flooring, full repaint, and new backsplashes. Restrooms on the East wing of the building are complete; the West wing has completed renovations on the 5th floor with the remaining floors slated for completion in 2026. In addition, the Property has undergone multiple HVAC repairs, a parking lot re-stripe, and a complete mailbox replacement over the last five years.

PROXIMITY TO MAJOR ROADS AND PRIME VISIBILITY

The Property has visibility along I-95 and SR-202 (J Turner Butler Blvd), two of the highest trafficked roads in all of Northeast Florida with over 140,000 average daily trips.

GREAT LOCATION WITH NEARBY RESTAURANTS AND AMENITIES

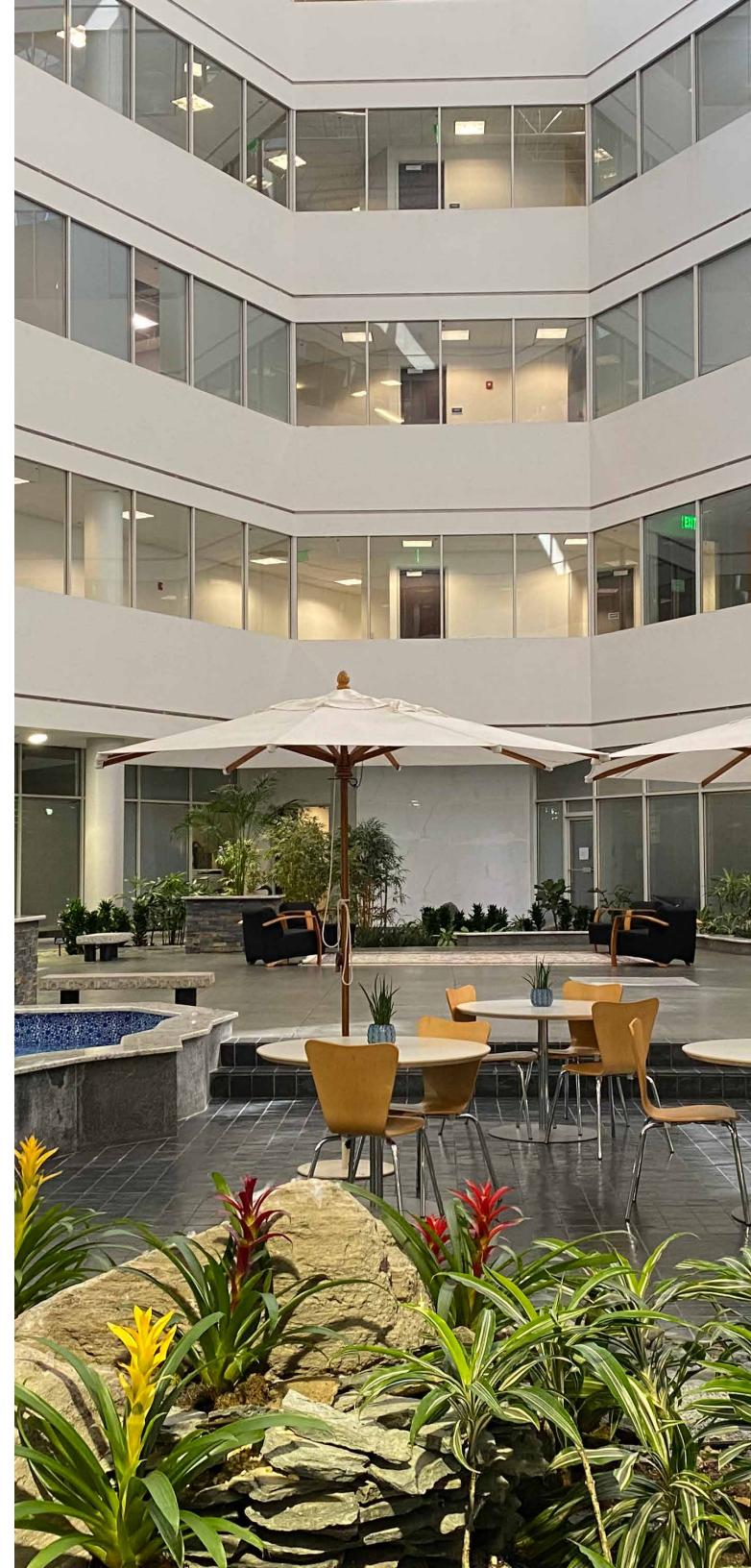
Located within the Southpoint Business Park, one of the top performing office submarkets in the city. The submarket draws tenants from all over the city due to its central location, close proximity to upscale residential neighborhoods, major medical uses and services. The property is less than 4 miles away from the St. John's Town Center, which is the dominant outdoor lifestyle center in Jacksonville with over two million square feet of retail, restaurants, apartments and amenities.

STRONG DEMOGRAPHICS

Within a 5-mile radius of the property there is a dense population of 199,485 residents with an average household income of \$88,496. There are also 151,035 daytime employees in that same radius.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently seen some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



AERIAL - VIEW TO THE EAST



ST. JOHNS TOWN CENTER
SIMON
Dillard's
The Cheesecake Factory
LOUIS VUITTON
DICK'S
CAPITAL
COSTCO
NORDSTROM
Spartan

JACKSONVILLE BEACHES

- MILUX ELECTRIC COMPANY
- SOUTHEAST ORTHOPEDIC SPECIALISTS
- wekiva springs CENTER
- Medtronic
- NSU NOVA SOUTHEASTERN UNIVERSITY
- COVENTRY PARK
- SLEIMAN SYSTEMISTS
- MCKESSON
- ST. VINCENT'S
- Morgan Stanley
- BANKERS LIFE
- First Citizens Bank
- LIFESTYLE FLOORING
- 110,500 AADT
- JTB Blvd - 202
- BORLAND-GROOVER CLINIC
- FOUNDED WARRIOR PROJECT
- Deutsche Bank
- Regus
- Best Western
- 202
- 144,000 AADT
- 95
- Hampton Inn
- Radisson
- Marriott
- COURTYARD Marriott
- extended STAY AMERICA
- Red Roof Inn
- CARVANA
- WINGATE BY WYNDHAM
- Johnson Controls

BUTLER POINT



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