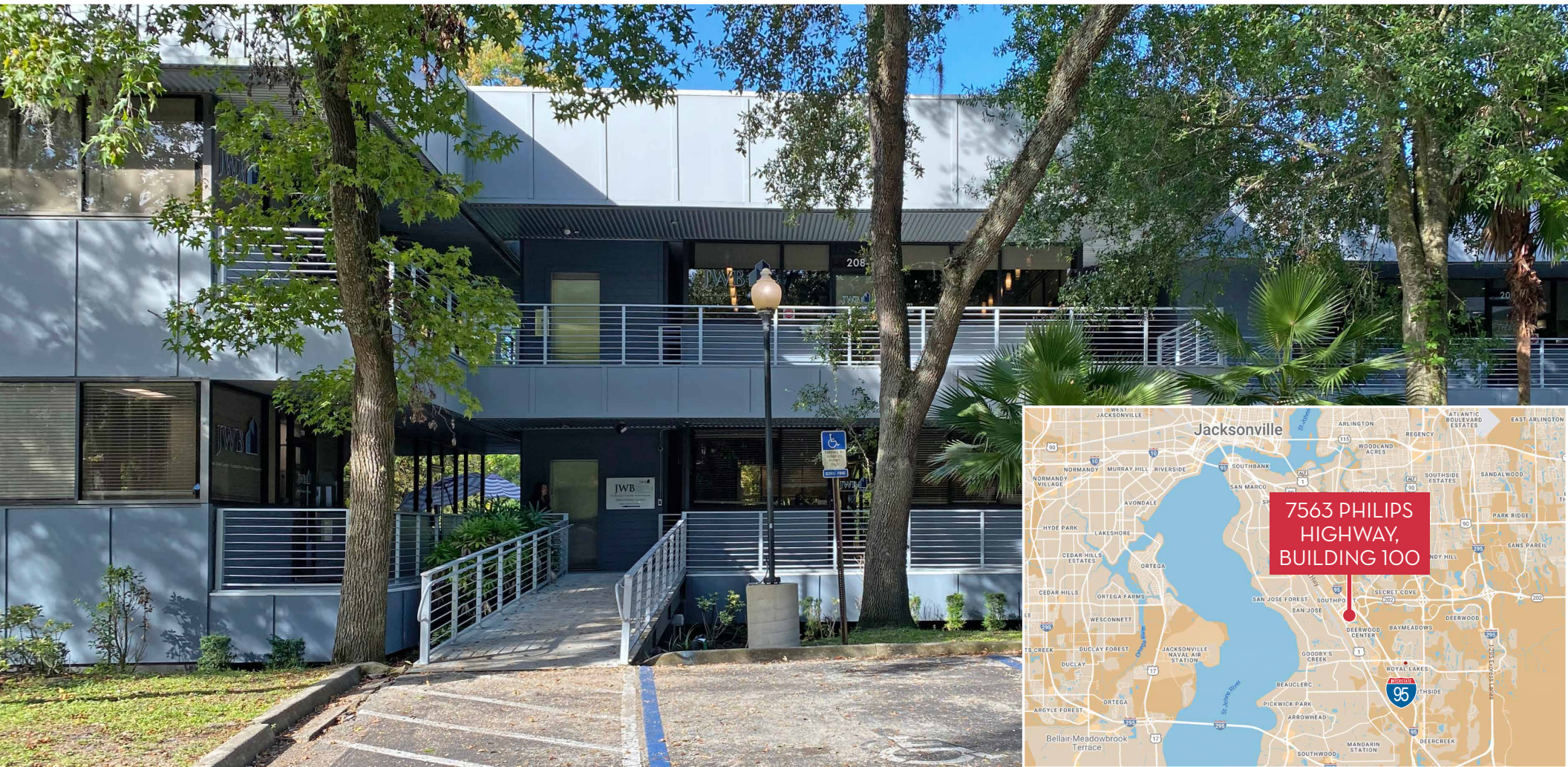


7563 PHILIPS HIGHWAY, BUILDING 100
JACKSONVILLE, FLORIDA 32256

FOR SALE \$2,450,000
12,162 SQUARE FEET
TURN-KEY VACANT OFFICE

PRIME USER BUYER / INVESTOR VALUE ADD OPPORTUNITY



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NAI Hallmark, as exclusive advisor, is pleased to present 7563 Philips Highway, Building 100, a distinctive office property located within TreeTops Park in Jacksonville's highly desirable Butler/Baymeadows submarket. The property offers direct access to US-1 and is ideally positioned near J. Turner Butler Boulevard (SR-202) and I-95, providing exceptional regional connectivity throughout the Jacksonville MSA. The surrounding area offers a diverse mix of dining, retail, and service amenities, enhancing convenience for both employees and visitors. The building features unique architecture with outdoor patios, is fully built out for office use, and offers prominent monument signage opportunities.

PROPERTY DETAILS

Address	7563 Philips Highway, Building 100 Jacksonville, Florida 32256
Duval County RE#	152563-0300
List Price	\$2,450,000
List Price PSF	\$201
Gross Building Area	17,351 SF
Heated Building Area	12,162 SF
Land Size	1.04 acres
Year Built / Renovated	1985 / 2014
Zoning	PUD
HVAC	11 units ranging from 2 - 5 tons. Age varies from 2013 - 2020. Inventory available upon request.
Roof	Reroof in 2013, gaco-coated in 2017
Elevator	Hydraulic, installed 2018
Parking	158 parking spaces (approx. 4.4/1,000 SF), including select reserved spaces.
Association	TreeTops Park Association operates under a zero-based budget totaling \$36,001.18 for 2025. Since the only common elements are the parking lot and site lighting, no reserves are maintained - any repairs or replacements are handled through special assessments among all owners. 2025 dues for subject property were \$9,263.95 for the year paid in January 2025.

DOWNTOWN JACKSONVILLE

202

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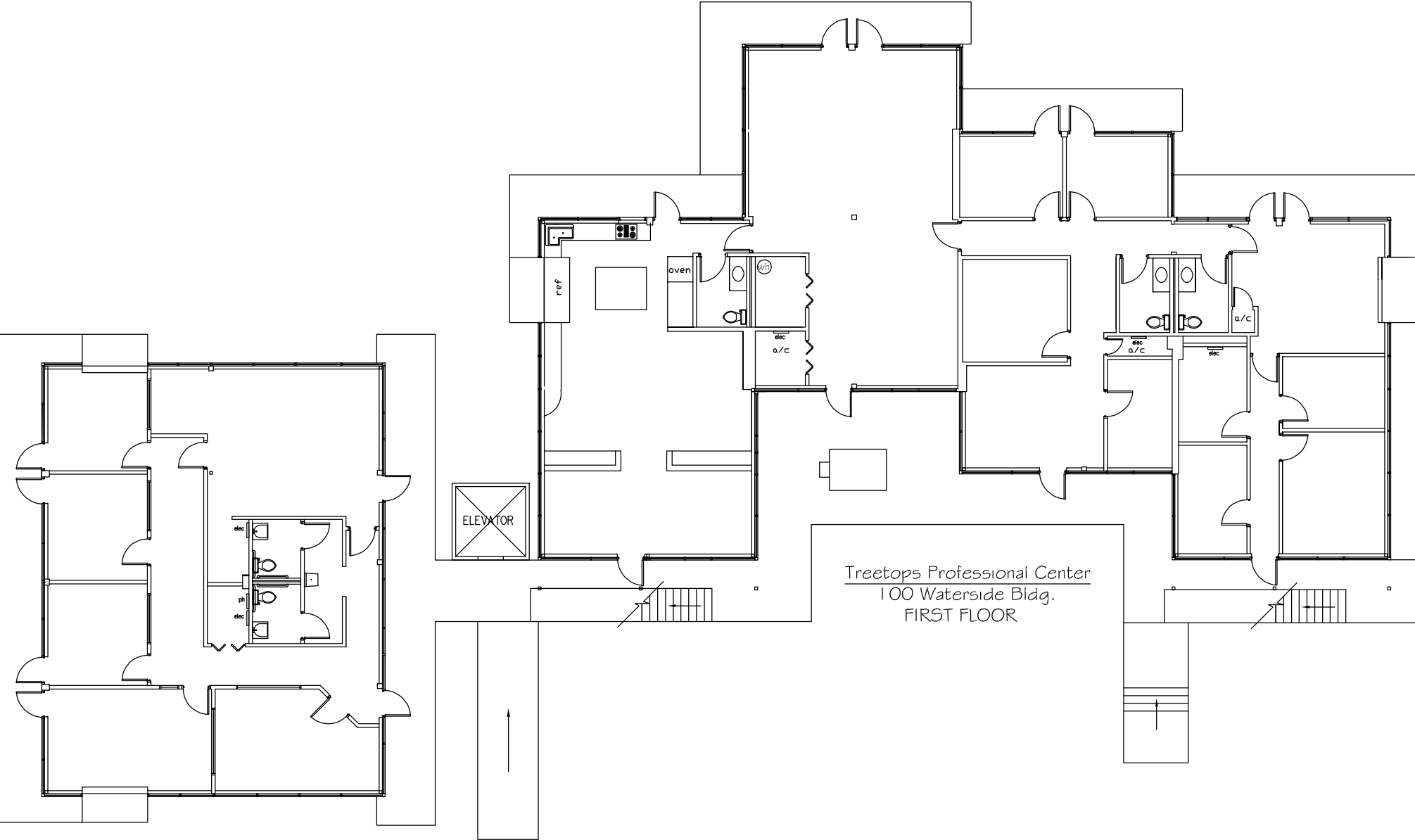


7563 PHILIPS
HIGHWAY,
BUILDING 100

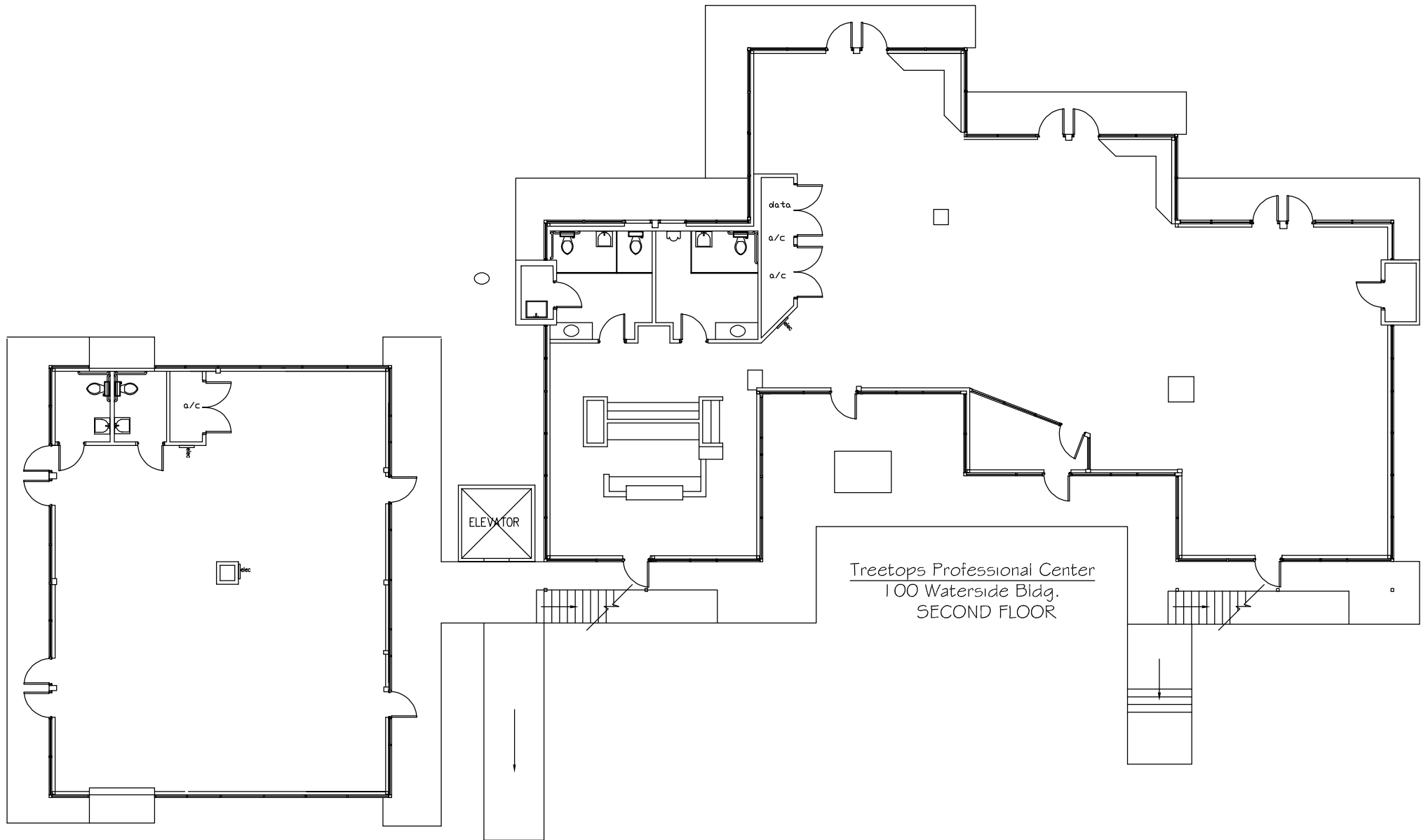
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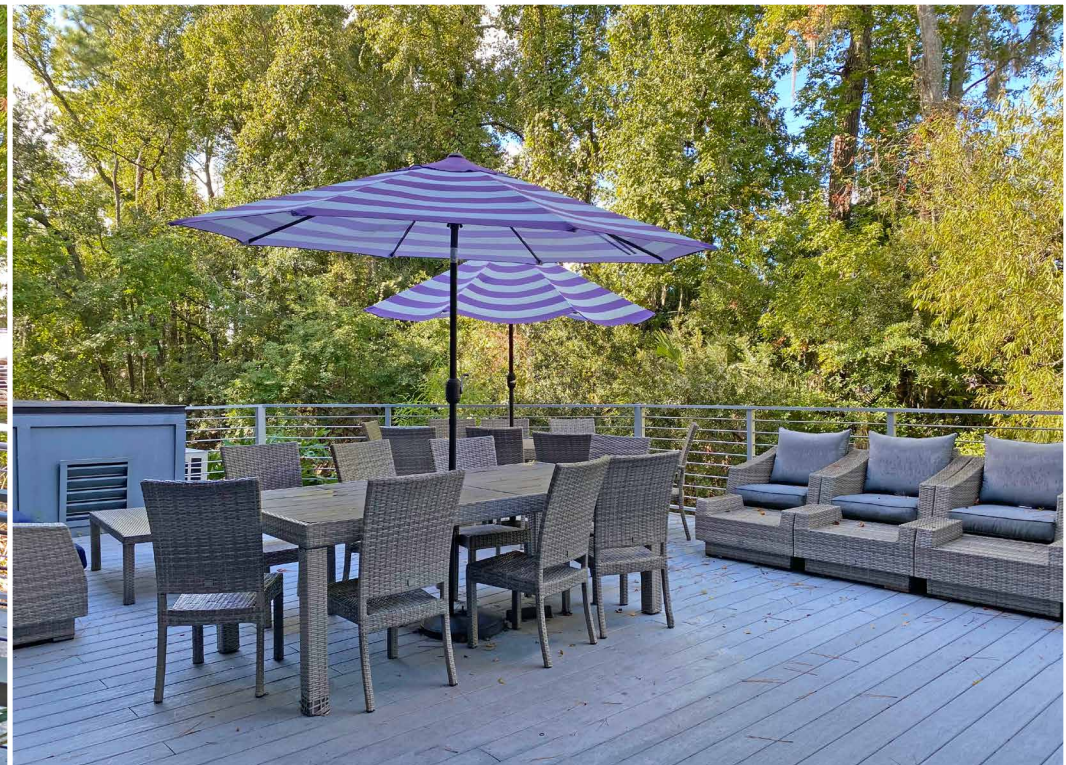
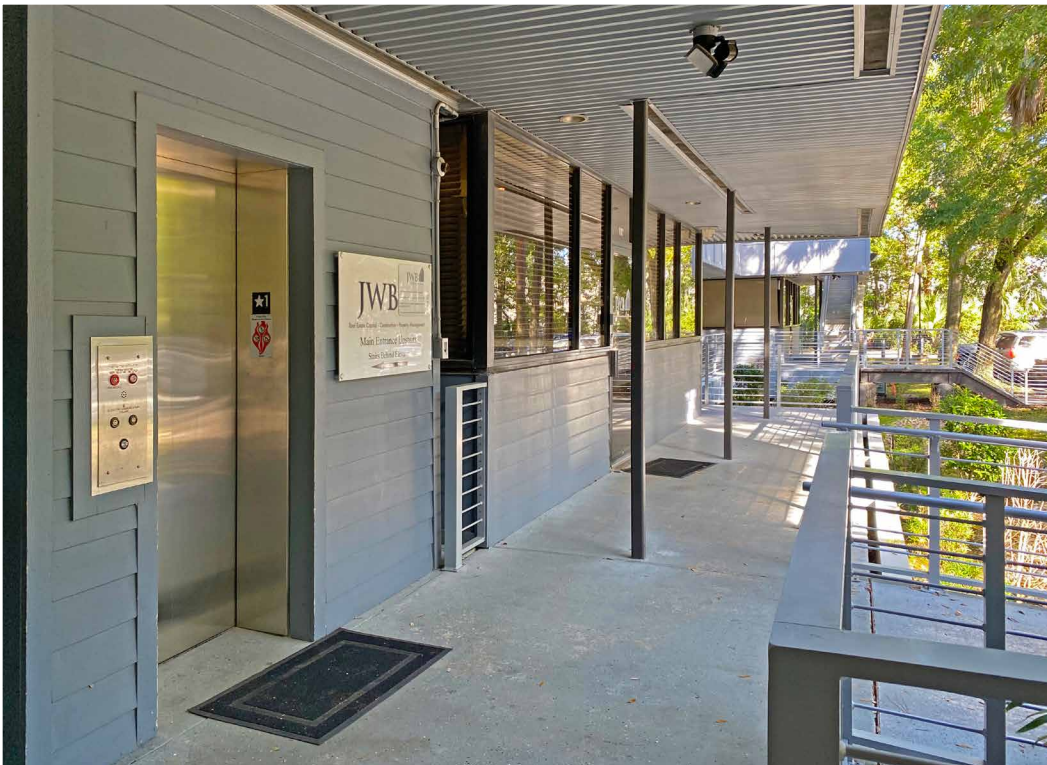
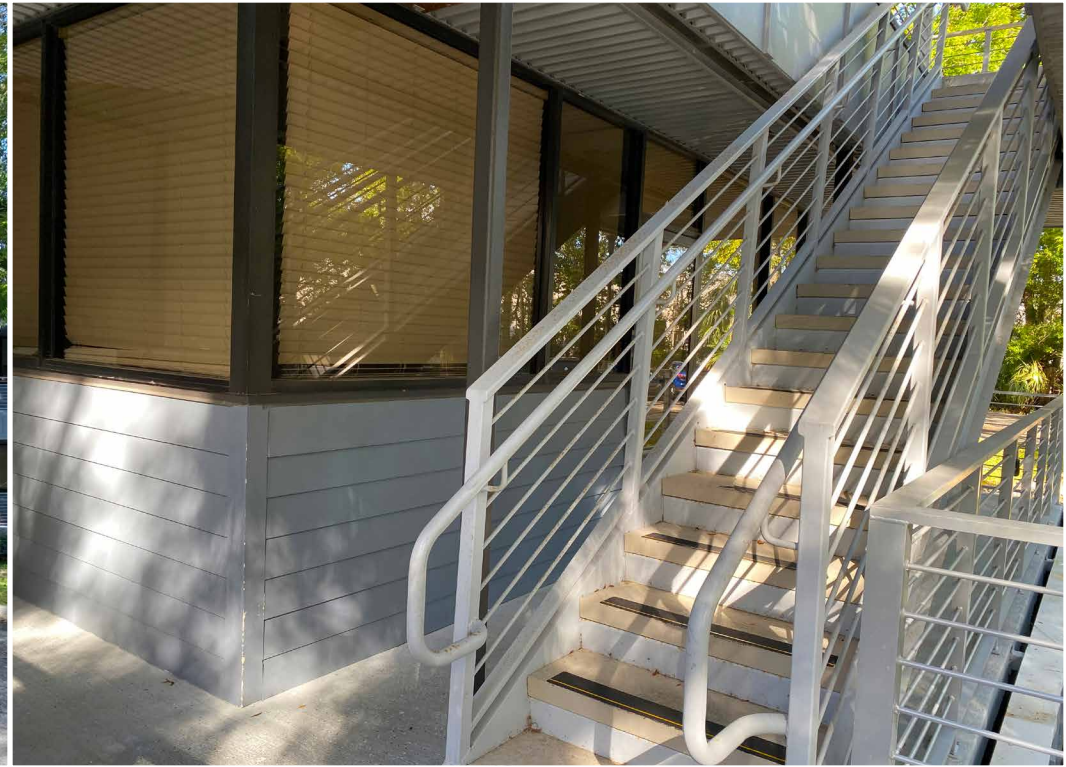
FIRST FLOOR



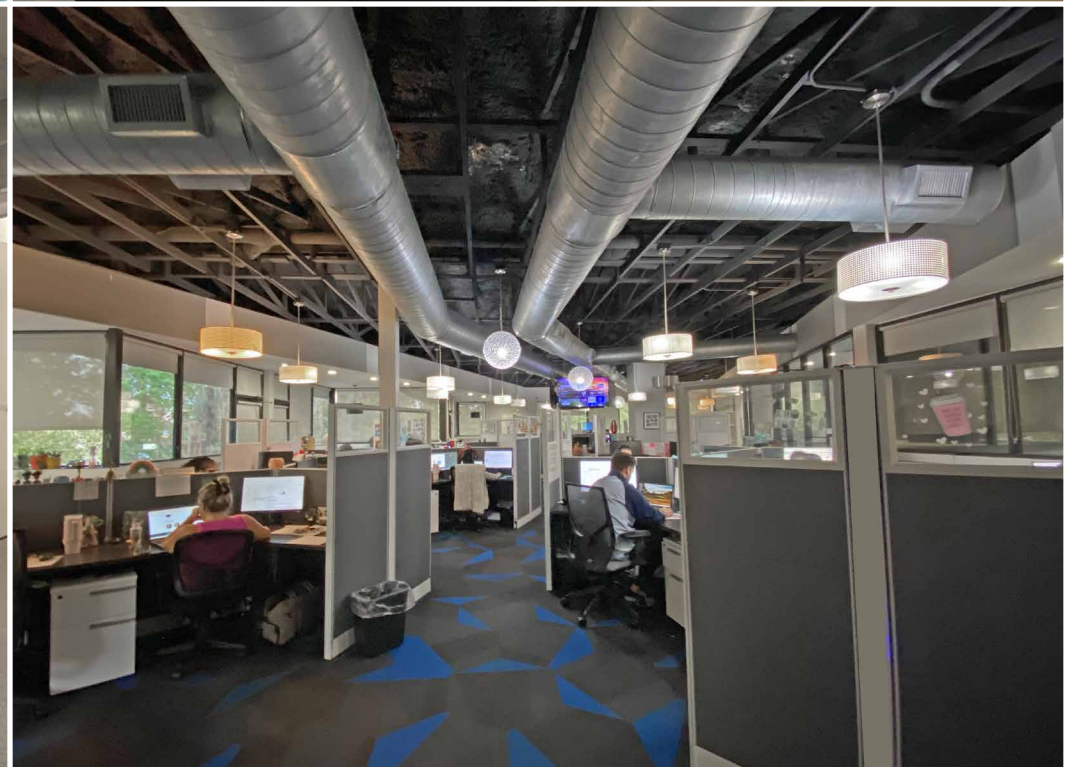
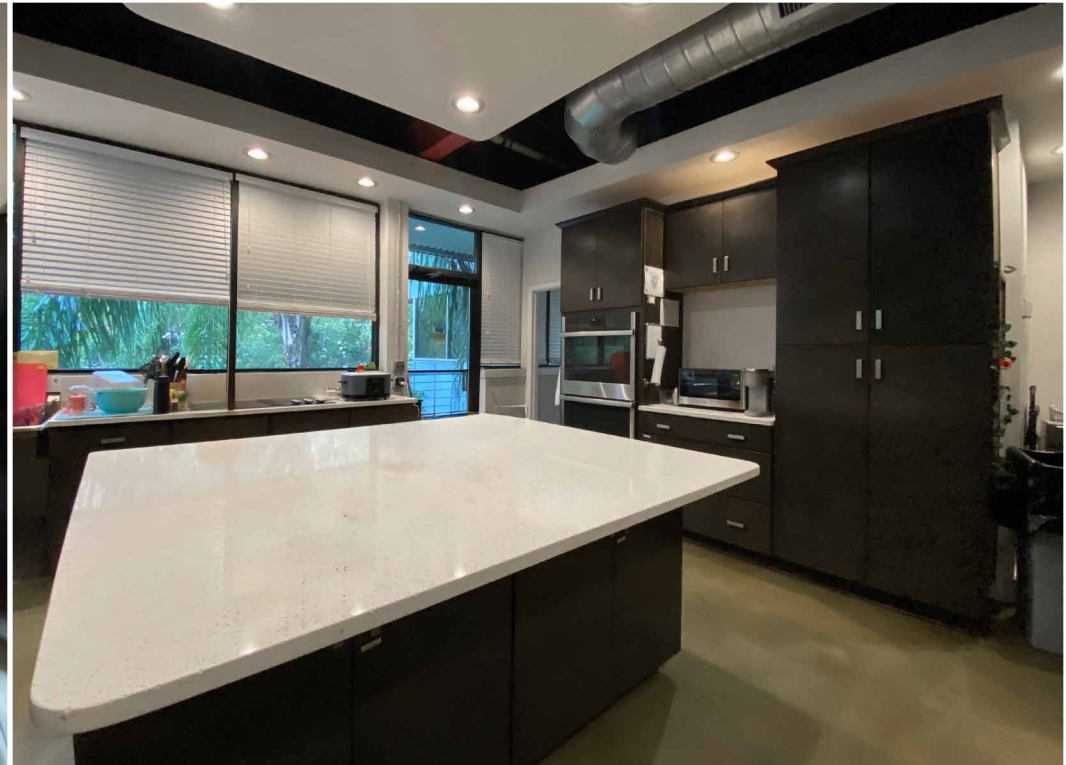
SECOND FLOOR



EXTERIOR PICTURES



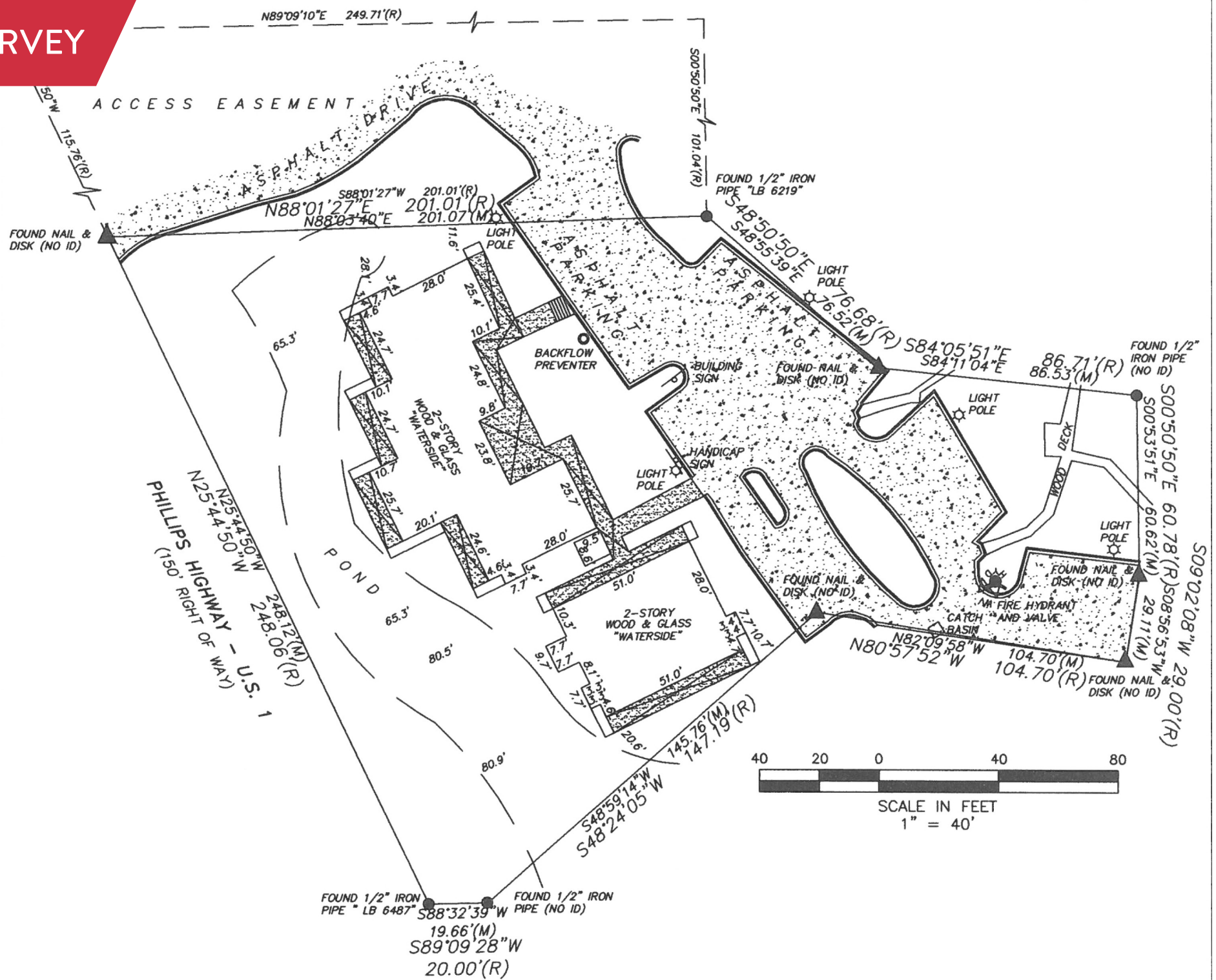
INTERIOR PICTURES



SITE PLAN



SURVEY



NEARBY AMENITIES

