



Exchange South

9143 Philips Highway
Jacksonville, Florida 32256

Property Highlights

- Class A Flex office park with 14' to 18' clear height ceilings with spaces available for laboratory, healthcare or research & development uses.
- Single story buildings with private entrances allow for controlled access to each business without exposure to additional foot traffic that comes with interior common areas.
- With Jacksonville's continued growth in the healthcare industry, Exchange South has become a destination facility for businesses in the Life Sciences sector, including Research & Development, Laboratory & Environmental Testing, and Surgery Centers.
- Highly functional medical flex property with dock high or grade level doors.
- Great visibility from Philips Highway with convenient access to I-95 & I-295.
- Space planning and interior buildout allowance available with professional property management.
- Centrally located with close proximity to Downtown, the St John's Town Center and many residential communities.

OFFERING SUMMARY

Available SF	3,213 - 31,452 SF
Lot Size	17.66 Acres
Building Size	194,400 SF
Zoning:	IL (Light Industrial)
Parking:	4.00/1,000 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
170	Negotiable	3,213
200	Negotiable	17,664
400	Negotiable	6,705
560	Negotiable	5,000 - 31,452

For more information



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Executive Summary



AVAILABLE SF:	3,213 - 31,452 SF
LEASE RATE:	Negotiable
LOT SIZE:	17.66 Acres
BUILDING SIZE:	194,400 SF
GRADE LEVEL DOORS:	35
DOCK HIGH DOORS:	16
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1990
RENOVATED:	1996
ZONING:	IL - Industrial Light
MARKET:	FL-Jacksonville
SUB MARKET:	Butler/Baymeadows

Property Overview

Exchange South is a Highly Functional Medical Flex Campus that includes five-buildings, 194,400 square-feet of Class A medical office with small-bay, rear-load, dock-high/grade-level amenities built between 1990 and 1996. The buildings are constructed of tilt-up concrete panels with 14' to 18' clear heights, 30' x 40' column spacing, and wet pipe fire protection systems. With abundant parking and close proximity to I-95, this state-of-the-art facility includes attractive landscaping creating a park-like setting, floor-to-ceiling glass, aluminum storefronts, and small bay sizes with various levels of office build-out.

Location Overview

Exchange South is located within the Southside industrial submarket of the Jacksonville MSA directly on the eastern side of Philips Highway (U.S. #1) just north of Shad Road and "The Avenues," a 1.3-million-square-foot regional mall. Philips Highway (U.S. #1) is one of Jacksonville's main north/south commercial arteries running through the city. This direct highly exposed access on Philips Highway (U.S. #1) links to both I-95 and the I-295 beltway access just to the south of the buildings and to J. Turner Butler Boulevard to the north, giving its tenancy outstanding access to the overall Jacksonville MSA. This growing suburban area within Duval County has a projected population growth of over 6.5% from 2020-2025 within a five-mile radius. Exchange South's strategic central access location and it's proximity to retail and commercial support facilities within the area will continue to positively enhance the Property well into the future.

Property Photos



Tenant Vibe



For Lease

Medical Office / Flex

3,213 - 31,452 SF



UNAVAILABLE

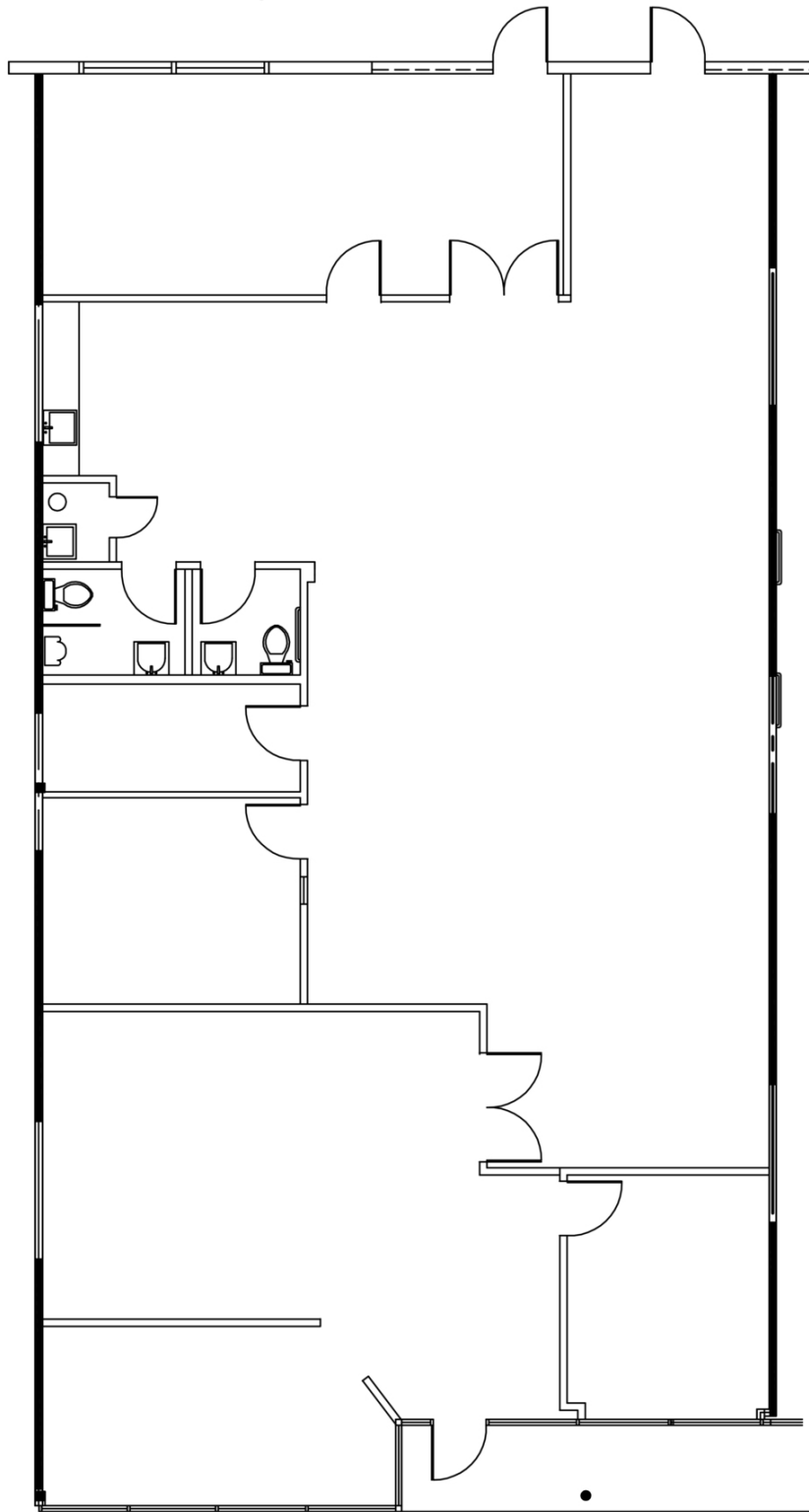


AVAILABLE

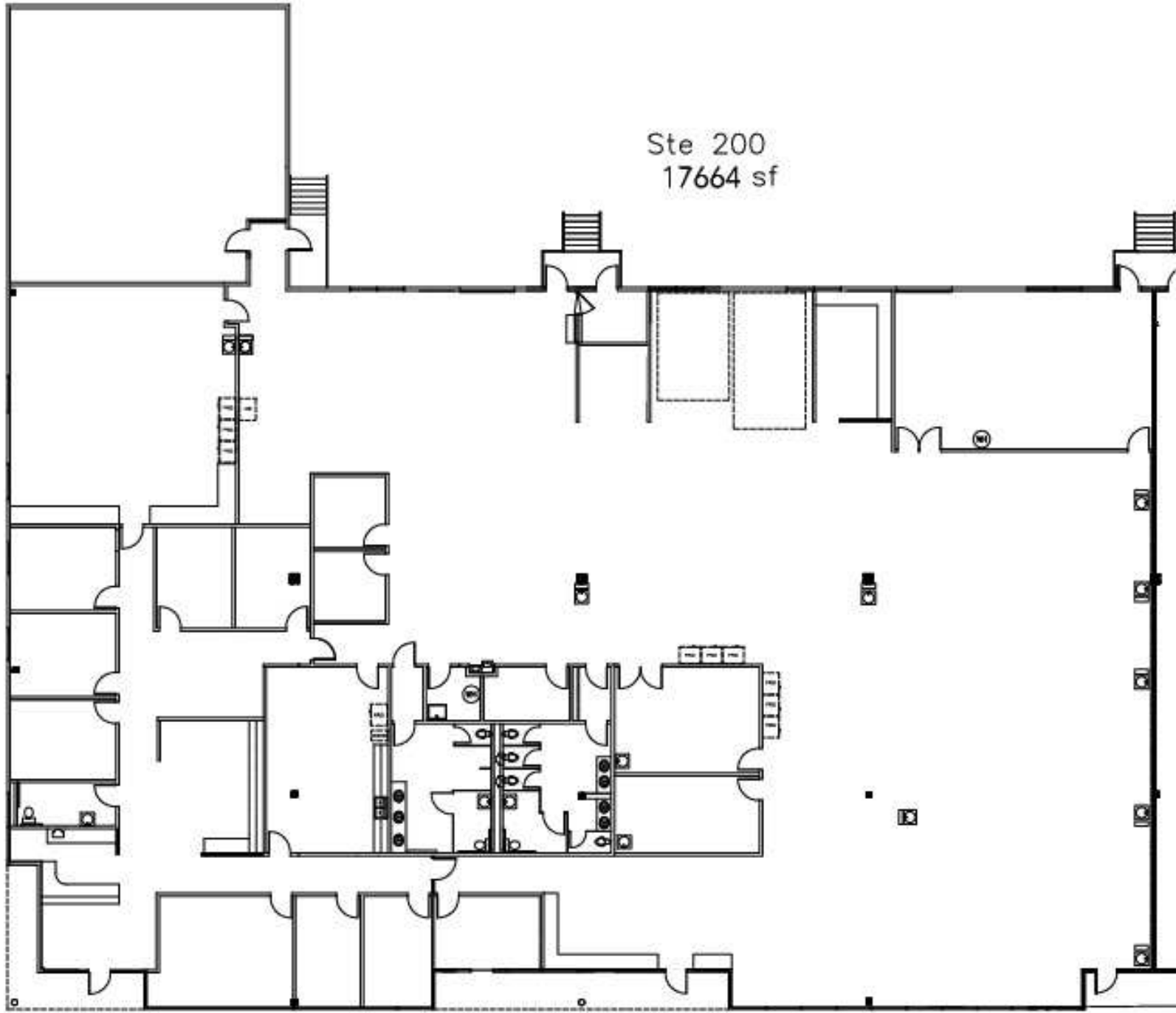


SUITE	TENANT	SIZE	TYPE	RATE
170	Available	3,213 SF	NNN	Negotiable
200	Available	17,664 SF	NNN	Negotiable
400	Available	6,705 SF	NNN	Negotiable
560	Available	5,000 - 31,452 SF	NNN	Negotiable

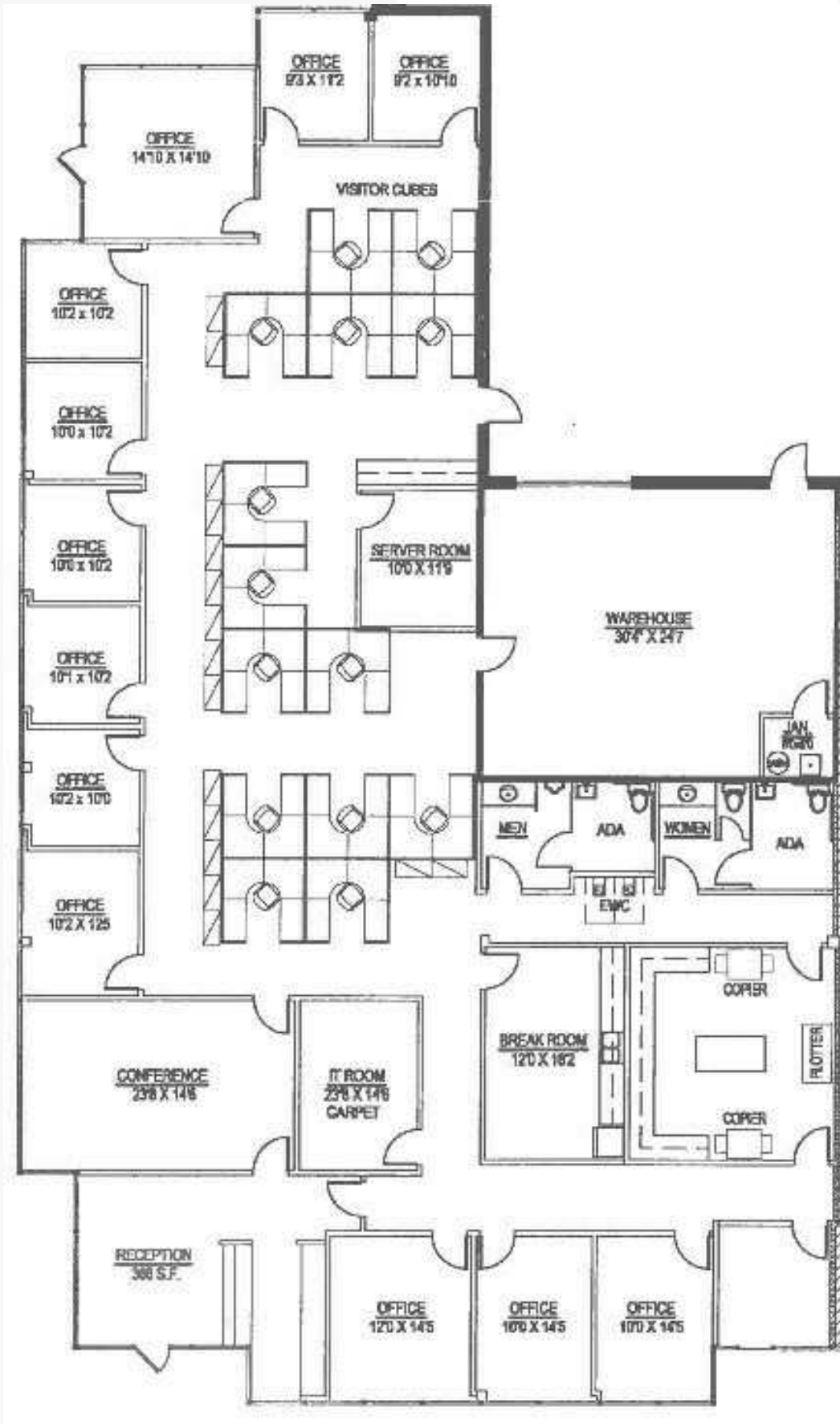
Suite 170 3,213 SF



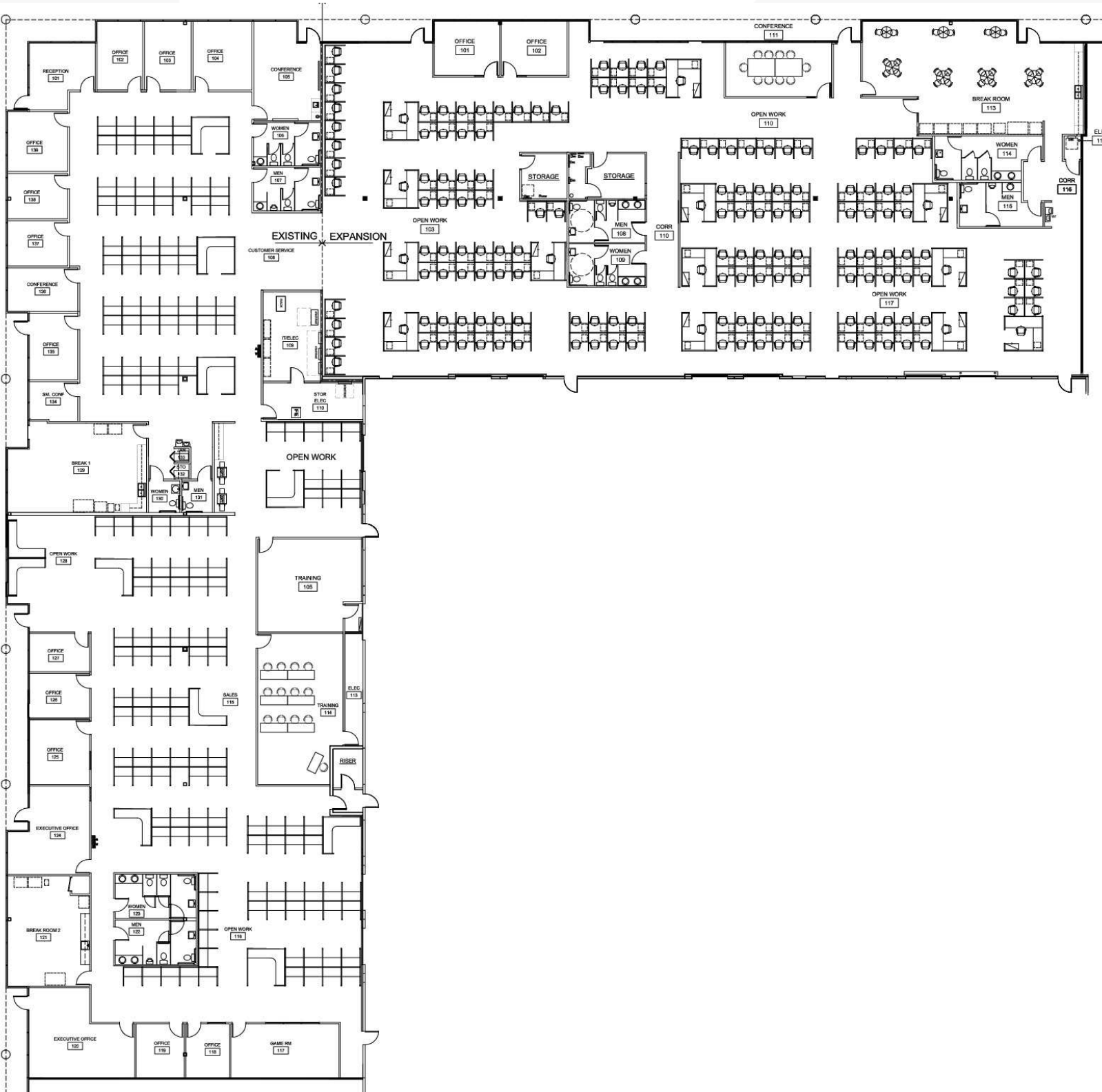
Suite 200 - 17,664 SF



Suite 400 - 6,705 SF



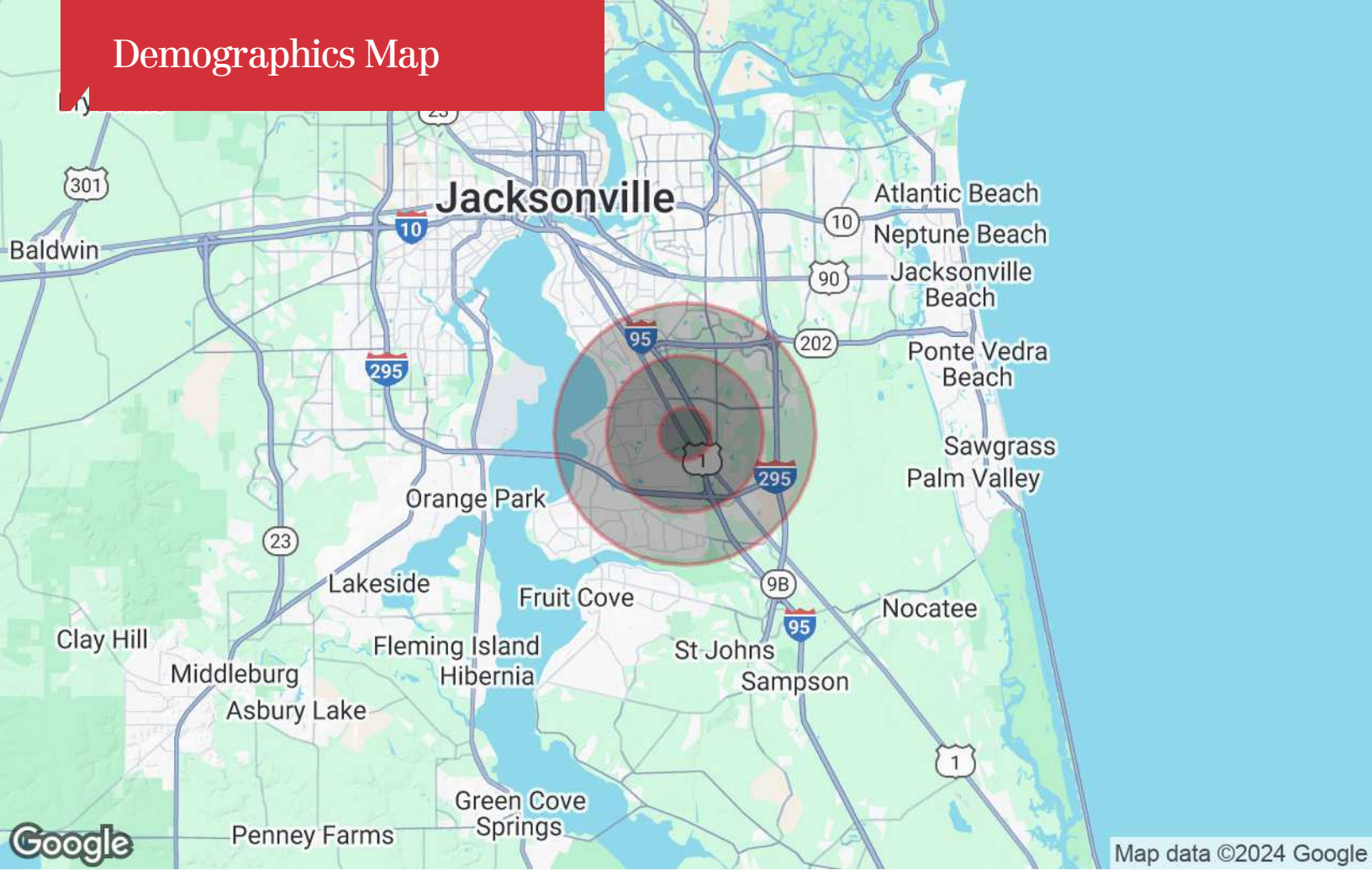
Suite 560 - 31,452 SF



Area Amenities



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,466	79,582	170,626
MEDIAN AGE	40	41	41
MEDIAN AGE (MALE)	39	39	40
MEDIAN AGE (FEMALE)	41	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	978	34,691	74,572
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$111,508	\$98,264	\$105,252
AVERAGE HOUSE VALUE	\$340,422	\$338,925	\$352,713

* Demographic data derived from 2020 ACS - US Census