

CENTURION PLAZA
10245 N CENTURION PARKWAY
JACKSONVILLE, FLORIDA 32256

FOR SALE \$6,500,000
60,587 SQ FT CLASS A OFFICE
PRIME USER BUYER OPPORTUNITY

INCOME PRODUCING, MULTI-TENANTED OFFICE BUILDING IN GREAT LOCATION



LEAD BROKER



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EXECUTIVE SUMMARY



NAI Hallmark

as exclusive advisor, is privileged to present the opportunity to acquire Centurion Plaza, located at 10245 North Centurion Parkway in Jacksonville, Florida 32256 (the "Property"). The Property consists of a three-story, multi-tenanted office building totaling 60,587 gross square feet. The Property is situated on 4.33 acres of land in the Deerwood submarket, located in the heart of the Jacksonville MSA with quick access to J. Turner Butler Boulevard and I-95. The Deerwood submarket is home to some of the top-performing office assets in the Jacksonville MSA and is a highly sought after location for tenants.

OFFERING SUMMARY

Address	10245 North Centurion Parkway, Jacksonville, FL 32256
List Price	\$6,500,000
Number of Buildings	One (1)
Number of Floors	Three (3)
Tax Real Estate Number	147982-1220
Year Built	1996
Gross Building Area	60,587 SF
Rentable Building Area	51,809 SF
Land Size	4.33 acres
Zoning	PUD
Parking	230 spaces (4.44 per 1,000 RBA)
Current Occupancy	62%

INVESTMENT HIGHLIGHTS

GREAT LOCATION WITH NEARBY RESTAURANTS AND AMENITIES

The Property is positioned in one of the top performing office submarkets in the city. The Deerwood Office submarket draws tenants from all over the city due to its central location, proximity to upscale residential neighborhoods, and access to major roads including Butler Boulevard, I-95, and I-295. The property is just down the road 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.

SMALL AVERAGE SUITE SIZE

The building benefits from 10 demised suites with an average size of 5,180 square feet. These suite sizes benefit from a post COVID office market that seeks out smaller, suburban office spaces not as disrupted by remote work.

VALUE-ADD OR USER BUYER OPPORTUNITY

There is an opportunity to increase occupancy and rates to the submarket average. In addition to the value add opportunity, there is also the possibility for a buyer to occupy a portion of the building. The Property is also currently positively cash flowing.

PROXIMITY TO MAJOR ROADS

The Property has easy and quick access to I-95, US-1, San Jose Blvd and J Turner Butler Blvd providing a convenient commute throughout the entire Jacksonville MSA..

CAPTIVE AND DENSE TRADE AREA

There is a population of 200,344 with an average household income of \$98,574 within a 5-mile radius of the Property. In addition, there are 138,654 daytime employees.

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.

CENTURION PLAZA, JACKSONVILLE, FL



PROPERTY DESCRIPTION



CENTURION PLAZA, JACKSONVILLE, FL

BUILDING DETAILS

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Land Size	4.33 acres
Zoning	PUD
Parking	230 spaces (4.44 per 1,000 RBA)
Roof	MOD-BIT Roof (Original to Building)
HVAC	Six 25-Ton Straight Cool RTU's - RTU-1 (2023) - RTU-2 (2022) - RTU-3 (2019) - RTU-4 (2021) - RTU-5 (2013) - RTU-6 (2013)
Elevator	Two Hydraulic Elevators (Original to Building)
Current Occupancy	62%
Current NOI	\$224,004*

**Assumes in-place leases on an annualized basis and projected operating expenses based on 2025 budget*

Downtown
Jacksonville

CINEMARK
TWC
GIANT SUBS
Jersey Mike's SUBS
McDonald's
REGIONS
Chick-fil-A
FirstWatch
The Daytime Cafe
TD Bank
Ciel
Library Library

THE FOUR
AT BLOSSWOOD

Ice

SOUTHSIDE BLVD - 50,500 A.A.D.T.
200 J TURNER BUTLER BLVD - 117,000 A.A.D.T.

CENTURION
PLAZA



AERIAL



CENTURION PLAZA, JACKSONVILLE, FL



Florida Blue

LUV

ST JOHNS TOWN CENTER
A SIMON MALL
PF GILINGS
The Cheesecake Factory
TIFFANY & CO LOUIS VUITTON
DICK'S
Dillard's DSW

ZAXBY'S
BJ'S RESTAURANT BLENCHHOUSE
SPROUTS FARMER MARKET
COSTCO WHOLESALE

extended STAY AMERICA

the Y

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Residence Inn Marriott

CENTURION CENTRE I & II

CENTURION PLAZA

TURNER BUTLER BLVD - 117,000 A.A.D.T.



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