

# 841

PRUDENTIAL DR.

Jacksonville, FL 32207

CLINICAL/MEDICAL

OFFICE OR LIFE SCIENCE

SPACE FOR LEASE

PROMINENT RIVERFRONT  
HEALTHCARE HUB



CLINICAL SUITES COMING SOON



Chuck Diebel  
+1 904 861 1112  
chuck.diebel@colliers.com

Matt Enriken  
+1 904 861 1148  
matt.enriken@colliers.com

WELCOME TO

841

PRUDENTIAL DR.

A true Class A medical office or dry lab life science space opportunity in Jacksonville, Florida. This property is in close proximity to downtown and also offers convenient access to I-95. The building has 20 usable floors and features St. Johns River views, gardens and a walking path along the river.

The building is equipped with 24-hour security access and covered parking, a fitness center, restaurant (breakfast/lunch) and café (deli/coffee), ATM and cleaning services.



## Highlights

- Direct pedestrian access to Baptist Medical Center Jacksonville, Wolfson Children's Hospital, MD Anderson Cancer Center and Nemours Children's Hospital.
- Synergistic clinical mix in the building including pediatrics, cardiology, neurology, primary care and behavioral health.
- Property unencumbered by use restrictions.
- Generator back-up power available.

# PROPERTY FEATURES

**Building Size:** 494,437± SF

**Building Class:** A

**Year Built:** 1955, Renovated 2018

- Current medical tenants include Baptist Health, Baptist Neurology Group, Baptist AgeWell, UF Health, Serenity Mental Health, Florida Institute for Reproductive Medicine and Wolfson Children's Hospital. Other tenants include Regus and One Call.
- The building has 20 usable floors and features St. Johns River views, gardens and a walking path along the river.
- Equipped with:
  - 24hr security access and covered parking
  - Fitness center, restaurant (breakfast/lunch) and café (deli/coffee) ATM and cleaning services
  - Baptist Hospital (adjacent) campus totals 1,187,620 SF, with 903 staffed beds
  - Baptist has 2,811 practicing physicians affiliated with their hospital network
  - Parking Ratio: 4.5/1000



[Click here to  
view property  
video.](#)

AVAILABLE

SPACE

CLINICAL/MEDICAL OFFICE  
OR LIFE SCIENCE SPACE

3rd Floor | 53,816 RSF

NEW CLINICAL SUITES COMING SOON

- Landlord will subdivide
- Potential building signage available  
[depending on tenant use and improvement needs]

CALL FOR PRICING



# WHY

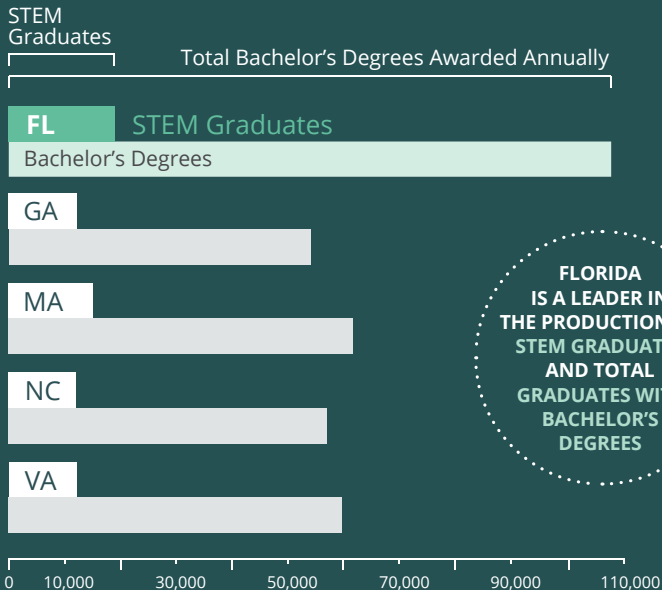
# FLORIDA?

## Life Science

## Industry Overview

WITH A BUSINESS-FRIENDLY ENVIRONMENT AND LARGE INDUSTRY BASE, **FLORIDA HAS THE PRESCRIPTION FOR YOUR SUCCESS.**

Florida is home to the nation's **#2** largest medical device manufacturing industry and is ranked **#4** for the most biotech R&D facilities. All of that industry expertise, in a cost competitive and welcoming state, means that Florida isn't just ready for the future. *We are the future.*



**FLORIDA IS A LEADER IN THE PRODUCTION OF STEM GRADUATES AND TOTAL GRADUATES WITH BACHELOR'S DEGREES**

**#1** IN HIGH-TECH EMPLOYMENT IN THE SOUTHEAST

## Market & Access

Success today requires global access. Florida offers one of the most extensive transportation systems in the world, so you can reach your customers and suppliers anywhere, fast. Whether you're serving Florida's large market, the United States, Latin America or the globe, no other state can expand your reach like Florida.

<b>20</b> COMMERCIAL AIRPORTS	<b>3</b> SPACEPORTS	<b>15</b> DEEPWATER SEAPORTS	<b>2,700+</b> MILES OF FREIGHT RAIL TRACKS	<b>135,000+</b> MILES OF ROADWAY



## World Class Talent

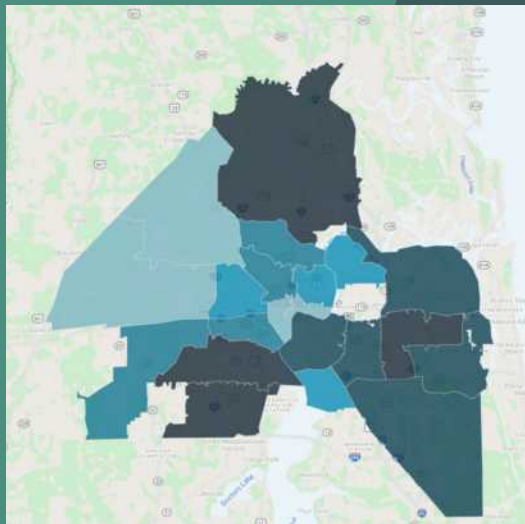
Nothing is more important to a company's success than its workforce. More than 32,000 Floridians work in Florida's biotechnology, pharmaceutical manufacturing and medical device manufacturing industries, and our universities are among the nation's top producers of STEM graduates. So while we're helping you succeed with today's talent, we're also preparing tomorrow's.

source: [www.enterpriseflorida.com](http://www.enterpriseflorida.com)



The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the 22 Jacksonville zip codes in a 20-30 minute drive time from 841 Prudential Drive.

For more information about the Advisory Board, please visit [advisory.com](http://advisory.com).



Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2022 Volume Estimate	2023 Volume Estimate	2024 Volume Estimate	2025 Volume Estimate
<b>Cardiology</b>	203,421	223,390	242,185	9.8%	19.1%	1.89%	207266	211184	215177	219245
<b>Cosmetic Procedures</b>	17,730	18,825	20,050	6.2%	13.1%	1.21%	17943	18160	18379	18600
<b>Dermatology</b>	95,710	100,439	106,281	4.9%	11.0%	0.97%	96637	97574	98520	99475
<b>Endocrinology</b>	4,480	5,233	5,849	16.8%	30.6%	3.16%	4621	4766	4917	5072
<b>ENT</b>	71,010	80,909	87,900	13.9%	23.8%	2.64%	72887	74814	76793	78824
<b>Evaluation &amp; Management</b>	2,239,391	2,416,447	2,661,108	7.9%	18.8%	1.53%	2273732	2308600	2344003	2379950
<b>Gastroenterology</b>	52,359	55,730	59,067	6.4%	12.8%	1.26%	53016	53682	54356	55039
<b>General Surgery</b>	13,278	13,765	14,622	3.7%	10.1%	0.72%	13374	13470	13568	13666
<b>Gynecology</b>	22,324	23,543	23,889	5.5%	7.0%	1.07%	22562	22803	23047	23293
<b>Lab</b>	950,967	1,033,684	1,138,664	8.7%	19.7%	1.68%	966962	983228	999766	1016583
<b>Miscellaneous Services</b>	459,658	511,304	568,275	11.2%	23.6%	2.15%	469551	479659	489983	500530
<b>Nephrology</b>	11,267	12,324	13,247	9.4%	17.6%	1.81%	11470	11678	11889	12105
<b>Neurology</b>	37,872	40,942	45,106	8.1%	19.1%	1.57%	38466	39070	39684	40308
<b>Neurosurgery</b>	2,018	2,165	2,341	7.3%	16.0%	1.42%	2046	2075	2104	2134
<b>Obstetrics</b>	10,695	9,214	8,056	-13.9%	-24.7%	-2.94%	10381	10076	9780	9492
<b>Oncology</b>	32,715	34,338	36,694	5.0%	12.2%	0.97%	33033	33354	33679	34007
<b>Ophthalmology</b>	185,735	206,965	227,646	11.4%	22.6%	2.19%	189799	193952	198196	202533
<b>Orthopedics</b>	63,274	70,932	79,594	12.1%	25.8%	2.31%	64736	66232	67763	69329
<b>Pain Management</b>	24,241	26,830	29,351	10.7%	21.1%	2.05%	24737	25244	25762	26290
<b>Physical Therapy/Rehabilitation</b>	557,131	624,894	733,939	12.2%	31.7%	2.32%	570068	583306	596852	610712
<b>Podiatry</b>	33,295	35,817	40,025	7.6%	20.2%	1.47%	33785	34282	34786	35297
<b>Psychiatry</b>	288,224	351,701	381,159	22.0%	32.2%	4.06%	299928	312109	324784	337974
<b>Pulmonology</b>	31,104	33,803	33,652	8.7%	8.2%	1.68%	31626	32157	32696	33245
<b>Radiology</b>	654,084	691,089	736,461	5.7%	12.6%	1.11%	661323	668642	676042	683524
<b>Spine</b>	4,226	4,803	5,434	13.6%	28.6%	2.59%	4335	4448	4563	4681
<b>Thoracic Surgery</b>	1,158	1,240	1,305	7.1%	12.7%	1.37%	1173	1189	1206	1222
<b>Trauma</b>	16,254	16,928	17,562	4.1%	8.0%	0.82%	16386	16520	16655	16791
<b>Urology</b>	21,077	21,881	22,774	3.8%	8.0%	0.75%	21235	21394	21555	21717
<b>Vascular</b>	34,444	39,141	44,140	13.6%	28.1%	2.59%	35335	36250	37189	38152

# LOCATION

A variety of shops and restaurants are located right along the St. Johns River. The Riverwalk includes the Friendship Fountain and the Museum of Science and History, and San Marco with its historical district is only minutes away. Jacksonville attractions are within a 30-minute drive and the Jacksonville International Airport is only 20 minutes away.

**DOWNTOWN**

- Bread of Life Board
- bollewother
- ESTRELLA
- RUBY BEACH
- COWFORD
- UNDERBELLY
- FT

**BROOKLYN**

- WHOLE FOODS
- BURRITO GALLERY
- BURGERFI
- SOB SQUARES
- ZOË'S KITCHEN
- THE FRESH MARKET
- FirstWatch
- MAYDAY
- drybar
- BENTO

**841 PRUDENTIAL DR.**

**SOUTHBANK**

- RUTH'S CHRIS STEAK HOUSE
- CHART HOUSE
- Talbits

**RIVERSIDE**

- pure barre
- most fire grill
- STARBUCKS
- al's
- Publix
- FLORIAN
- MOTION SWEETS
- alewife

**SAN MARCO**

- Good
- RUE
- HURRICANE GRILL & WINGS
- BEARDED PIG
- Fla.
- ARDWOLF
- TOWN HALL
- Publix
- JuiceBox

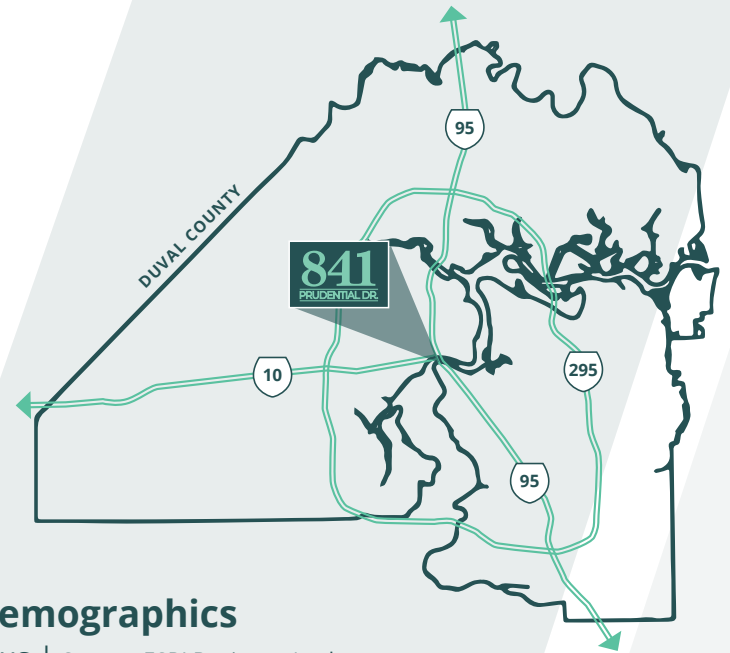
Prime Osborn Convention Center

M.O.S.H.

Cummer Arts Museum

St. Johns River

95



## Area Demographics

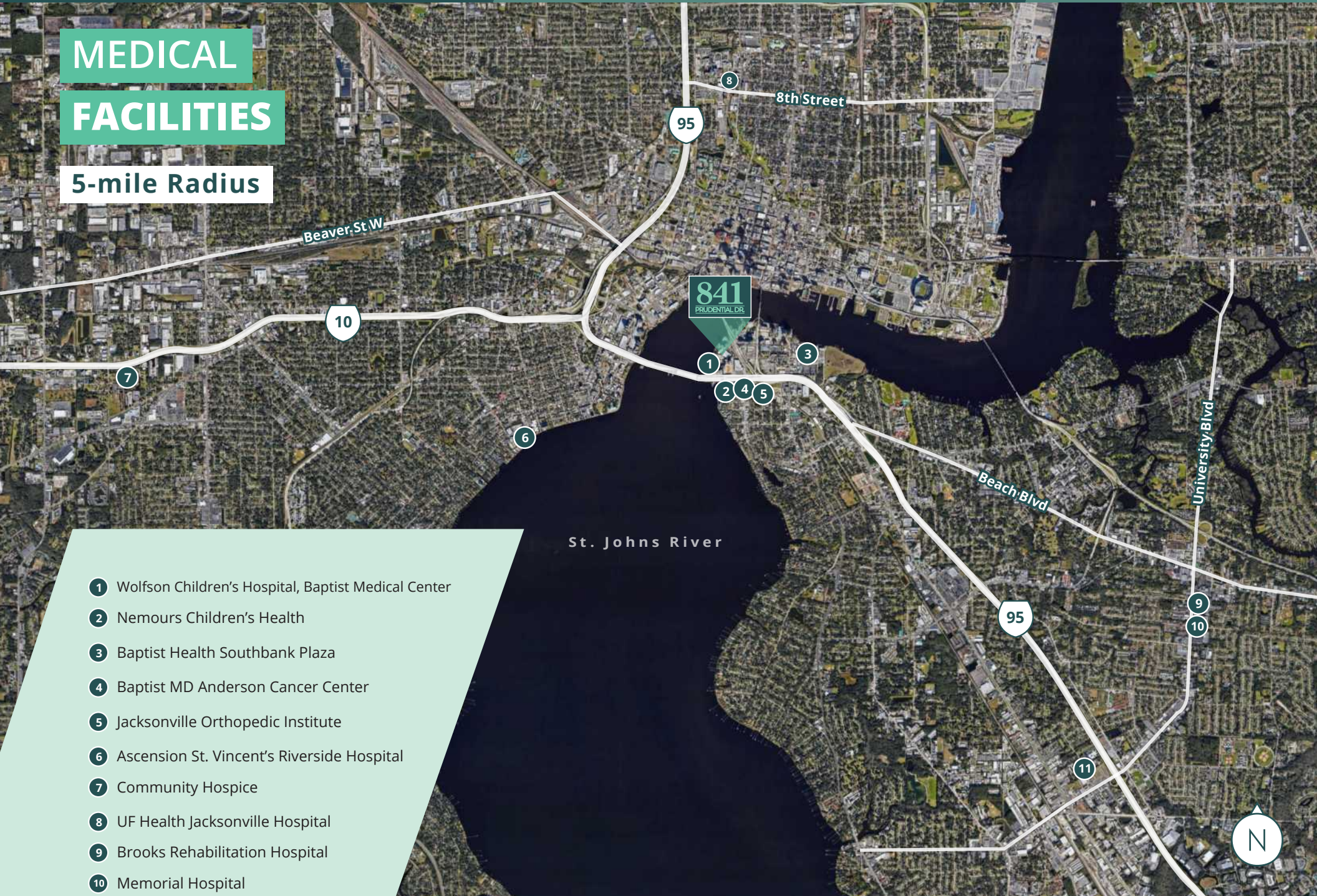
5 mi. radius | Source: ESRI Business Analyst

Estimated Population (2022)	Projected Population (2027)	Average Household Income (2022)	Projected Household Income (2027)
193,861	202,829	\$63,589	\$72,107



# MEDICAL FACILITIES

5-mile Radius



- 1 Wolfson Children's Hospital, Baptist Medical Center
- 2 Nemours Children's Health
- 3 Baptist Health Southbank Plaza
- 4 Baptist MD Anderson Cancer Center
- 5 Jacksonville Orthopedic Institute
- 6 Ascension St. Vincent's Riverside Hospital
- 7 Community Hospice
- 8 UF Health Jacksonville Hospital
- 9 Brooks Rehabilitation Hospital
- 10 Memorial Hospital
- 11 Curahealth Jacksonville



DOWNTOWN

841  
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St. Johns River

Baptist Health  
Medical Center

Wolfson Children's  
Hospital

Acosta Expy

Nemours Children's  
Hospital

Baptist MD Anderson  
Cancer Center

95

San Marco Blvd



# PROPERTY PHOTOS

## Interior Common Areas



Lobby



Conference Space



Lobby



Cafe



Restaurant



Fitness Center

# CONCEPTUAL PLAN

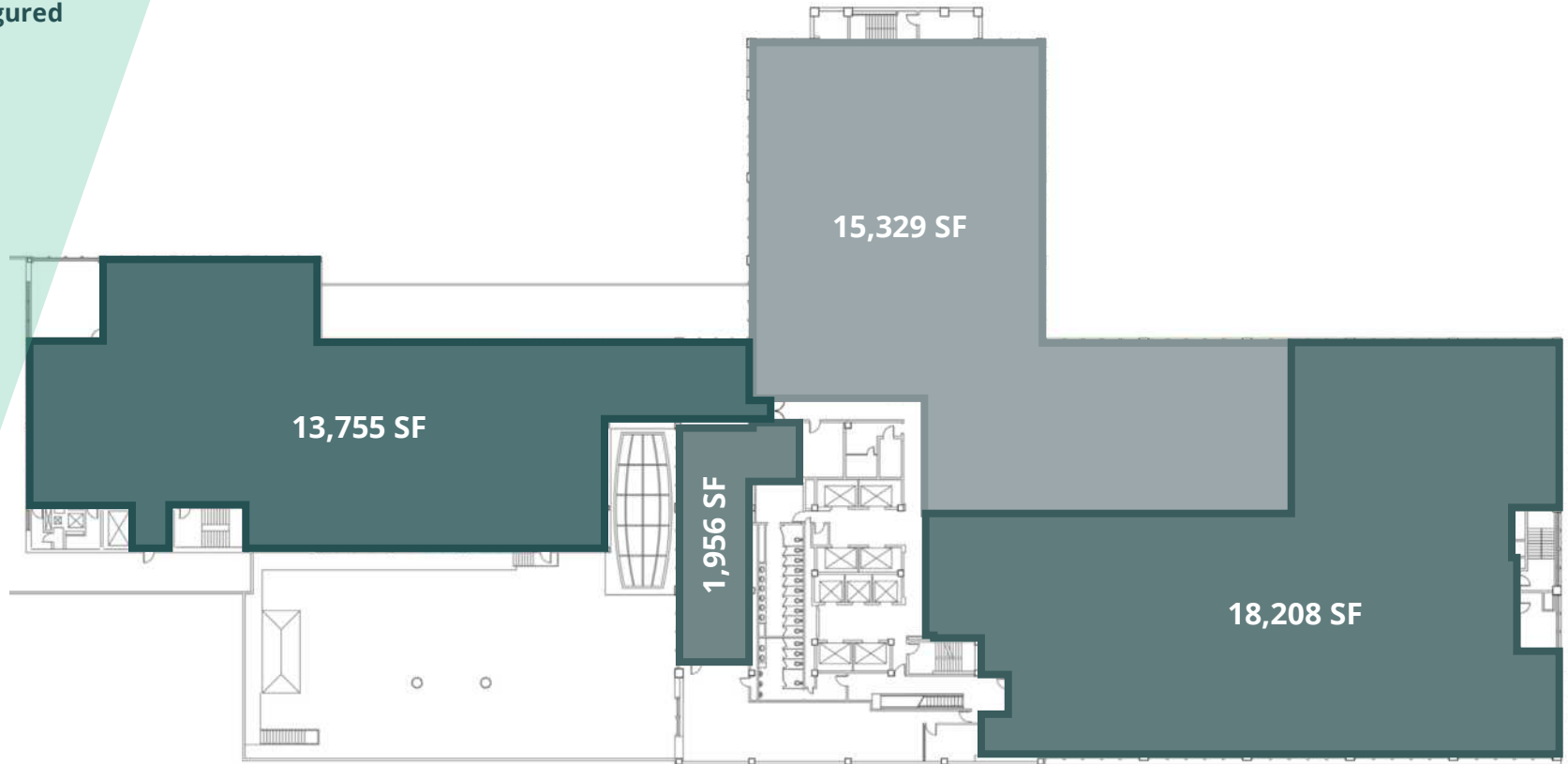
## 3RD FLOOR



53,816 RSF

- Area can be configured based on tenant's need

ST. JOHNS RIVER



# NEW CLINICAL SUITES COMING SOON

## AVAILABLE FOR OCCUPANCY IN 2025



# TEST FITS



## North Wing Women's Health



[CLICK TO VIEW SUITE A](#)

## East Wing Multi-Speciality Suite or Pediatrics



[CLICK TO VIEW SUITE D](#)

**Program**

- Clinical team support
- Patient/Exam
- Public/Guest

# CLINICAL/MEDICAL OFFICE



# PROPOSED SUITE A



# PROPOSED SUITE D



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**Chuck Diebel**

+1 904 861 1112

chuck.diebel@colliers.com

**Matt Enriken**

+1 904 861 1148

matt.enriken@colliers.com

**Colliers**

76 S. Laura St., Ste. 1500

Jacksonville, FL 32202

colliers.com/jacksonville

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