



**2465 Saint Johns Bluff Rd S.**  
Jacksonville, FL 32246



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# Property Summary



## Property Description

Prime Realty presents this beautiful office building for sale, which includes ample parking, located on St. John's Bluff between Atlantic Blvd. and Beach Blvd. in Jacksonville's Southside area. With close proximity to 295, this location offers easy access to major highways and convenience to all neighborhoods. Designed as a company headquarters, the building is divided into 4 quadrants which provide the Buyer the ability to make this building into a multi-tenanted property- perfect for both investors or owner/users looking for less space and to accommodate other Tenants.

## Property Highlights

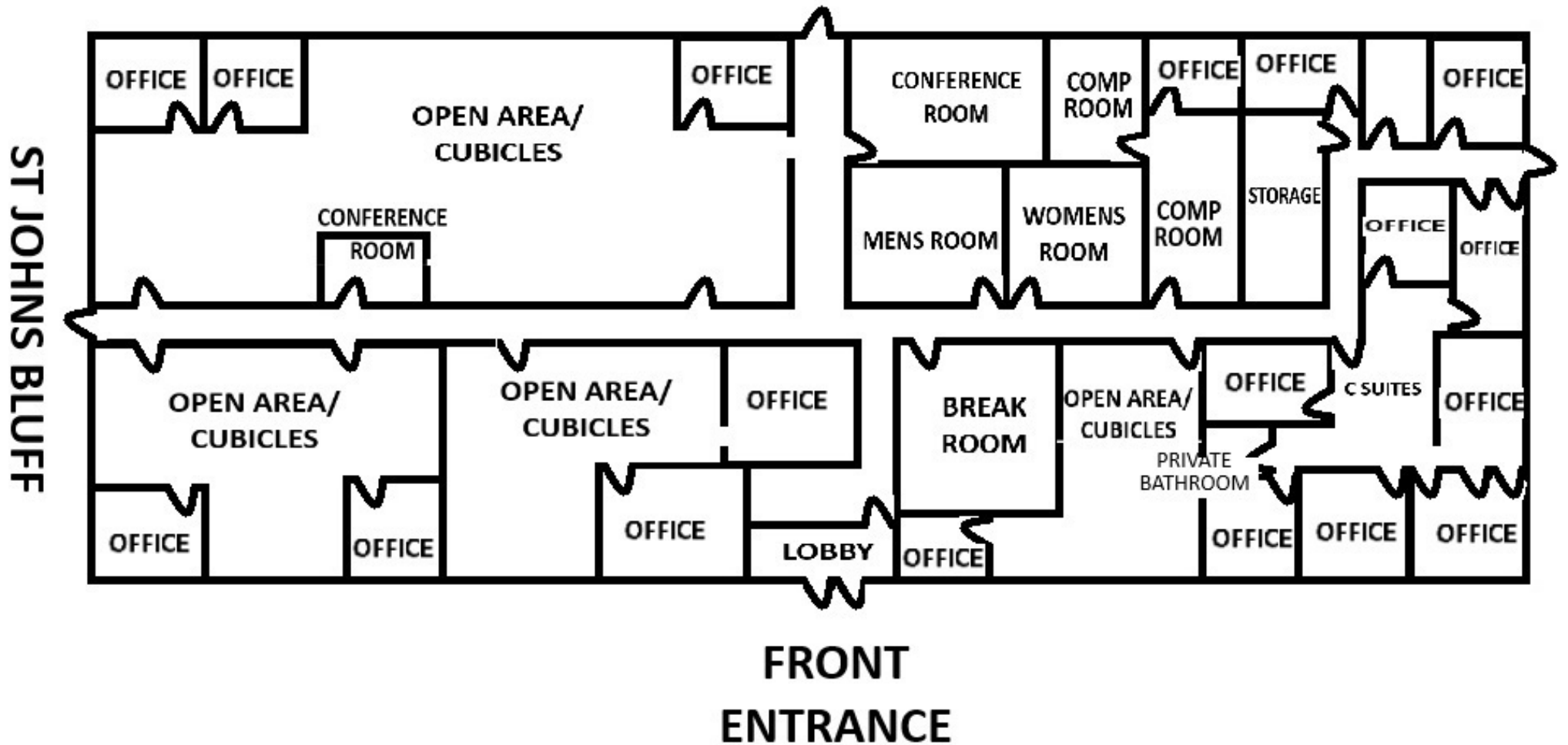
- Central Location in Jacksonville
- Zoned IBP
- Ample Parking
- Designed as Company HQ, the building is sectioned off and can be converted to Multi-Tenant

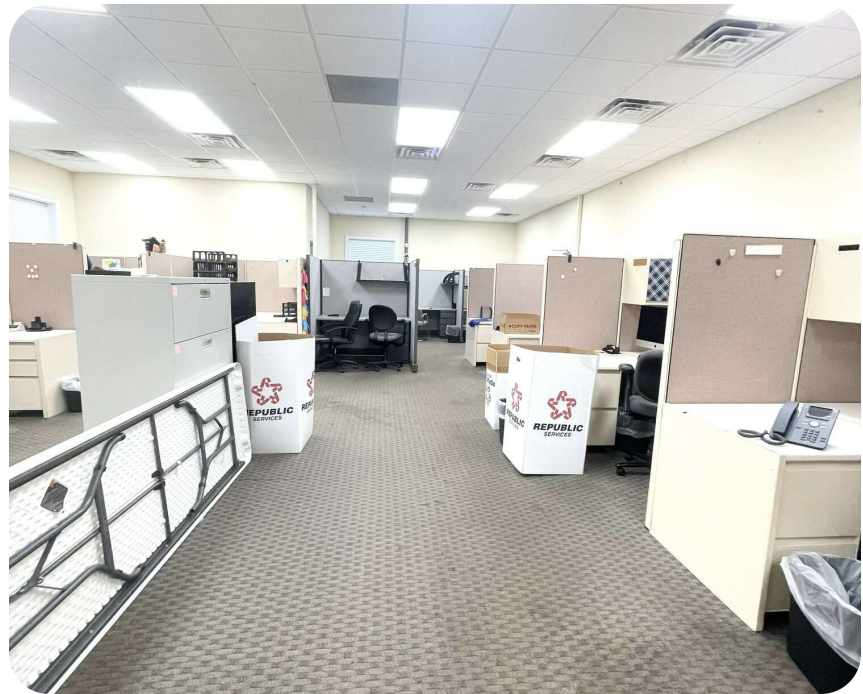
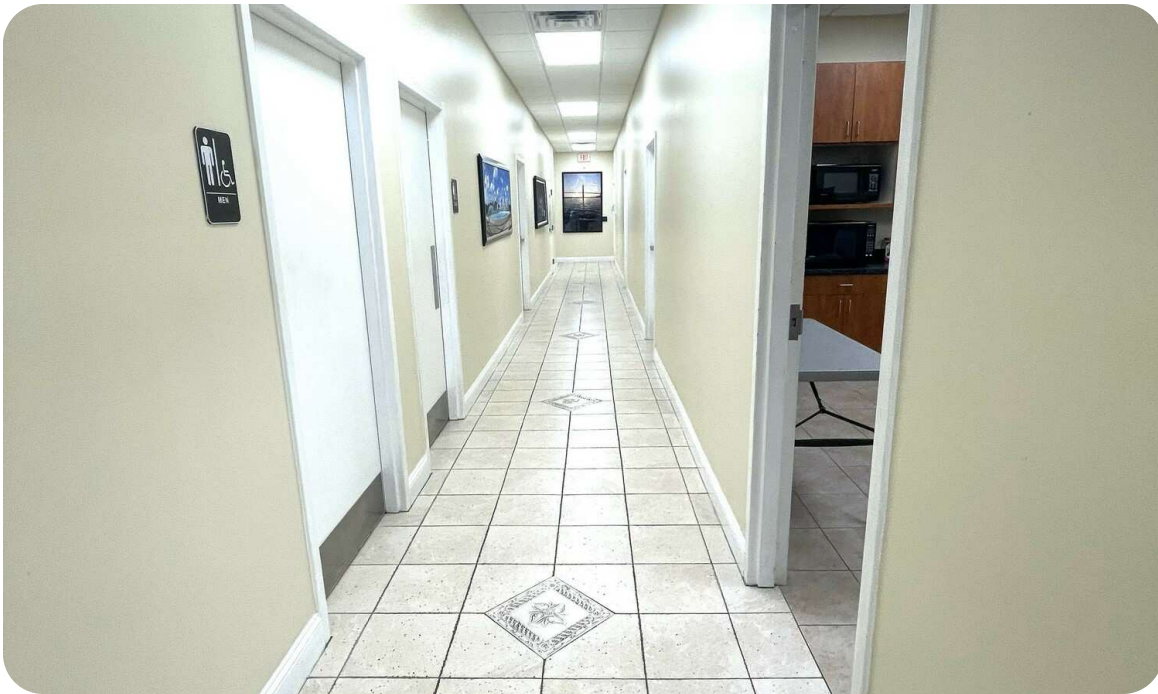
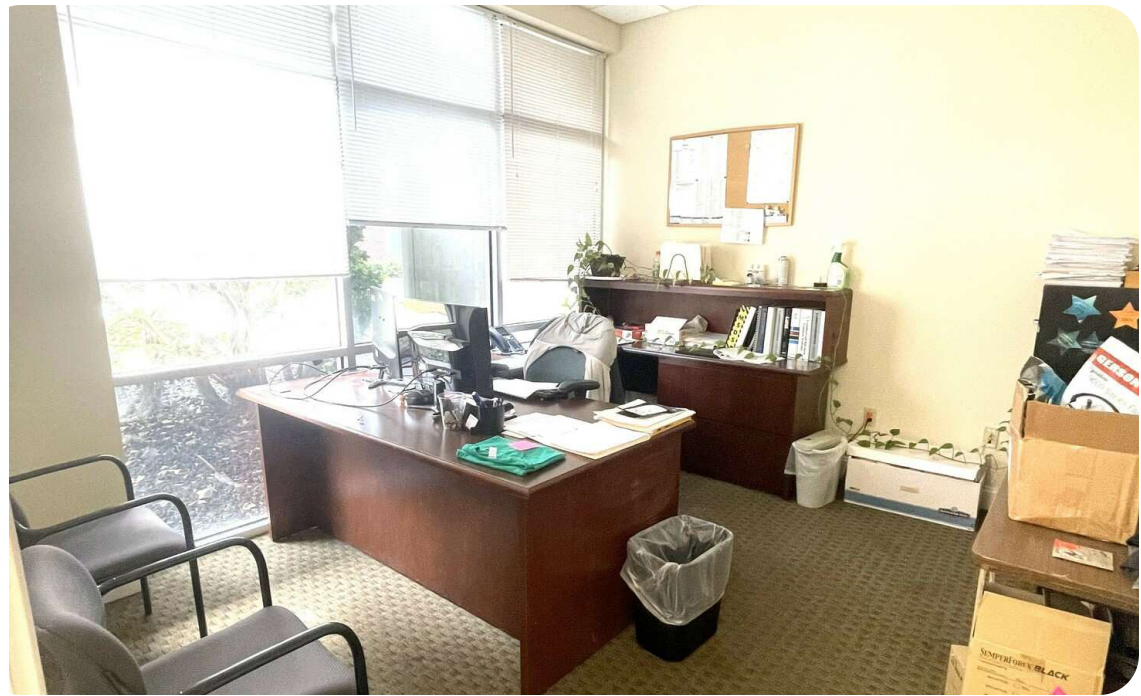
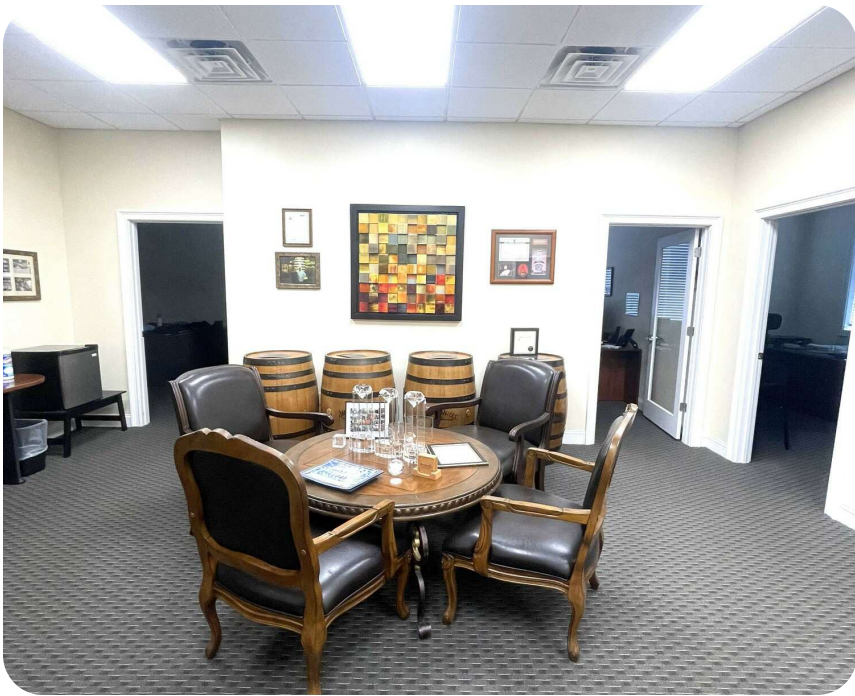
## Offering Summary

Sale Price:	\$2,050,000.00
Lot Size:	1.45 Acres
Building Size:	11,968 SF
Price Per SF:	\$171.29

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	299	1,007	3,924
Total Population	716	2,487	10,427
Average HH Income	\$77,968	\$75,488	\$75,230

# Building Layout





**Center Photos**

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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# Neighboring Property Also Available

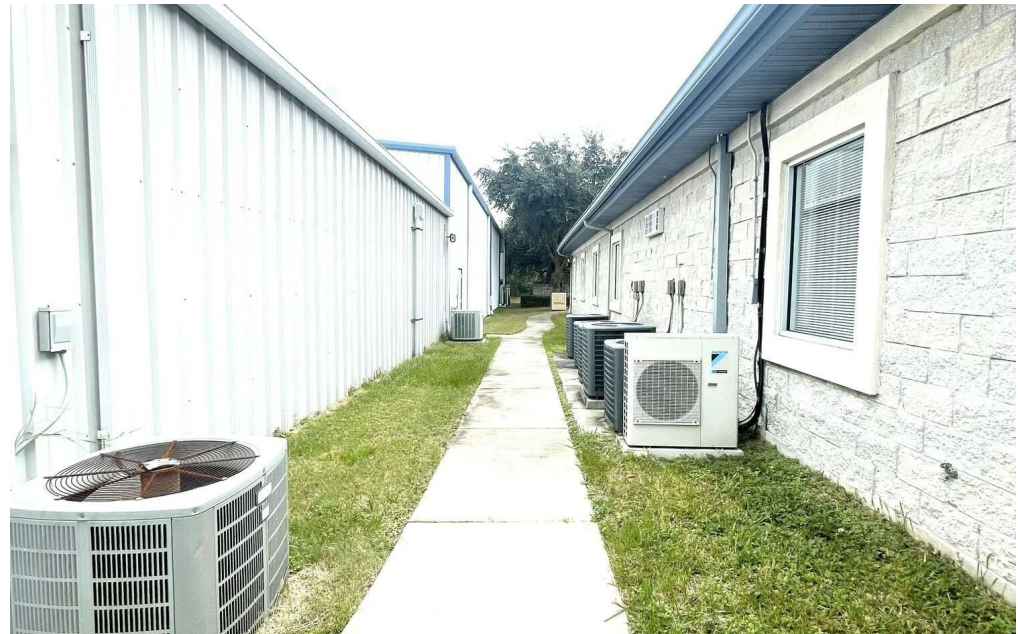
## Property History

2465 St. Johns Bluff was created as the business headquarters of a fire protection services company and compliments it's neighboring building, 2443 St. John's Bluff. 2443 St. Johns Bluff was the original home of the business which continued growing until more office expansion was needed. 2443 housed the warehouse elements of the business, whereas the space plan of the building at 2465 was created with each of the company divisions in mind. 2465 St. Johns Bluff has 18 total offices, including a C-Suite section with shared private bathroom, designed for the executives of the company. Other departments were hosted in the neighboring building at 2443 St. John's Bluff which is approximately 11,000 SF including 5,000+ SF of warehouse space.

As the building at 2465 was designed to accompany 2443 St. Johns Bluff, there are approximately 70 parking spaces on the premises. The space plan's design was constructed so that each company sector could work independently and without distraction. This compartmentalization lends itself to having 2465 St Johns Bluff reconfigured for multi-tenant use with shared restrooms and a cafeteria.

Centrally located on St. Johns Bluff between Beach Blvd and Atlantic Blvd, this property is ideally suited for easy access to every area of Jacksonville. This proximity to highways works well for businesses that need to service clients quickly in all neighborhoods of the city.

Both buildings are for sale together or separately, please contact Prime Realty to learn more information.



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# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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