



6620 SOUTHPOINT DR S, JACKSONVILLE, FL 32216

THE BANKERS LIFE BUILDING

VASHA CARTER **PATRICK KENNEY**
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6620 SOUTHPOINT DR S, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$14 - 25 SF/yr (MG; Full Service)
Building Size:	66,346 SF
Available SF:	105 - 2,024 SF
Lot Size:	3.92 Acres
Year Built:	1982
Renovated:	2010
Zoning:	IBP-1 (Industrial Business Park-1)
Market:	Southside
Submarket:	Southpoint

PROPERTY OVERVIEW

Traditional & Executive Offices For Lease. The Bankers Life Building consist of a six-story, class B office building situated on 3.92 acres of land. In 2010 the building was remodeled, updating office and common areas. Elegant reception areas, exterior perimeter windowed offices, and spacious executive suites, make Bankers Life premium office space for lease.

PROPERTY HIGHLIGHTS

- Convenient and easy access to JTB and 95 North and South.
- Fully equipped community conference room, available by reservation
- Visible from and easy access to/ from I-95 & Butler Blvd
- Premises security monitored 24/7
- Ample Parking

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LEASE TYPE | MG; Full Service

TOTAL SPACE | 105 - 2,024 SF

LEASE TERM | Negotiable

LEASE RATE | \$17.00 SF/yr



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LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	105 - 2,024 SF	Lease Rate:	\$14 - \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 Cafe Space	Available	1,384 SF	Modified Gross	\$14.00 SF/yr	Plus electric
Suite 115	Available	490 SF	Full Service	Negotiable	-
115A	Available	245 SF	Full Service	Negotiable	-
115C	Available	261 SF	Full Service	Negotiable	-
115D	Available	214 SF	Full Service	Negotiable	-
115E	Available	245 SF	Full Service	Negotiable	-
115G	Available	174 SF	Full Service	\$25.00 SF/yr	-
505	-	1,145 SF	Full Service	\$18.00 SF/yr	-
201	-	156 - 2,721 SF	Full Service	\$18.00 SF/yr	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
250	-	400 SF	Full Service	\$18.00 SF/yr	-
314	-	1,318 SF	Full Service	\$18.00 SF/yr	Built to plug and play. Cubicles and furniture included. Open bull-pen style office.
450C	Available	105 SF	Full Service	Negotiable	-
450G	Available	172 SF	Full Service	Negotiable	-
501	Available	2,024 SF	Full Service	\$18.00 SF/yr	-
650	Available	1,548 SF	Full Service	\$18.00 SF/yr	-

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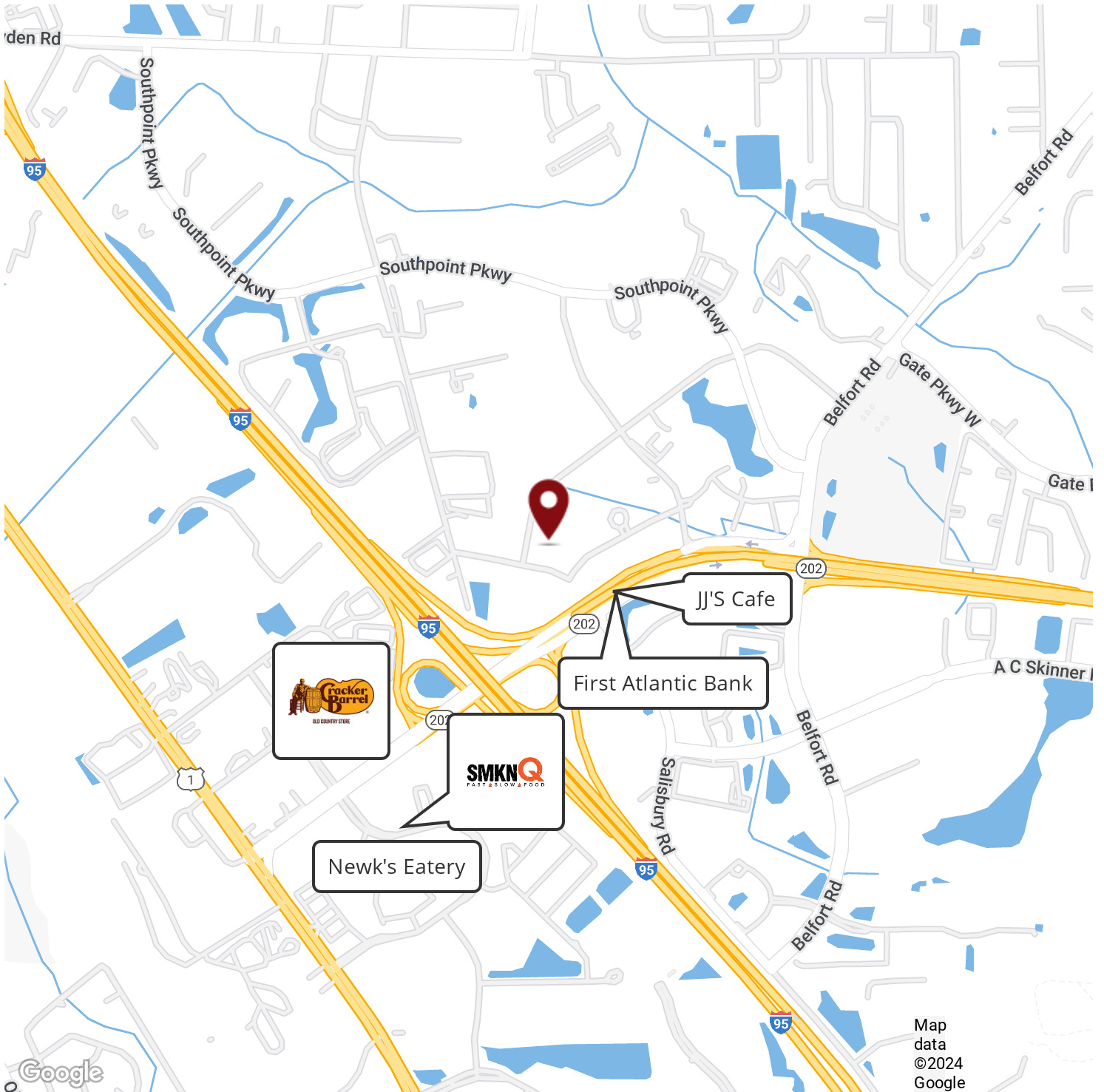
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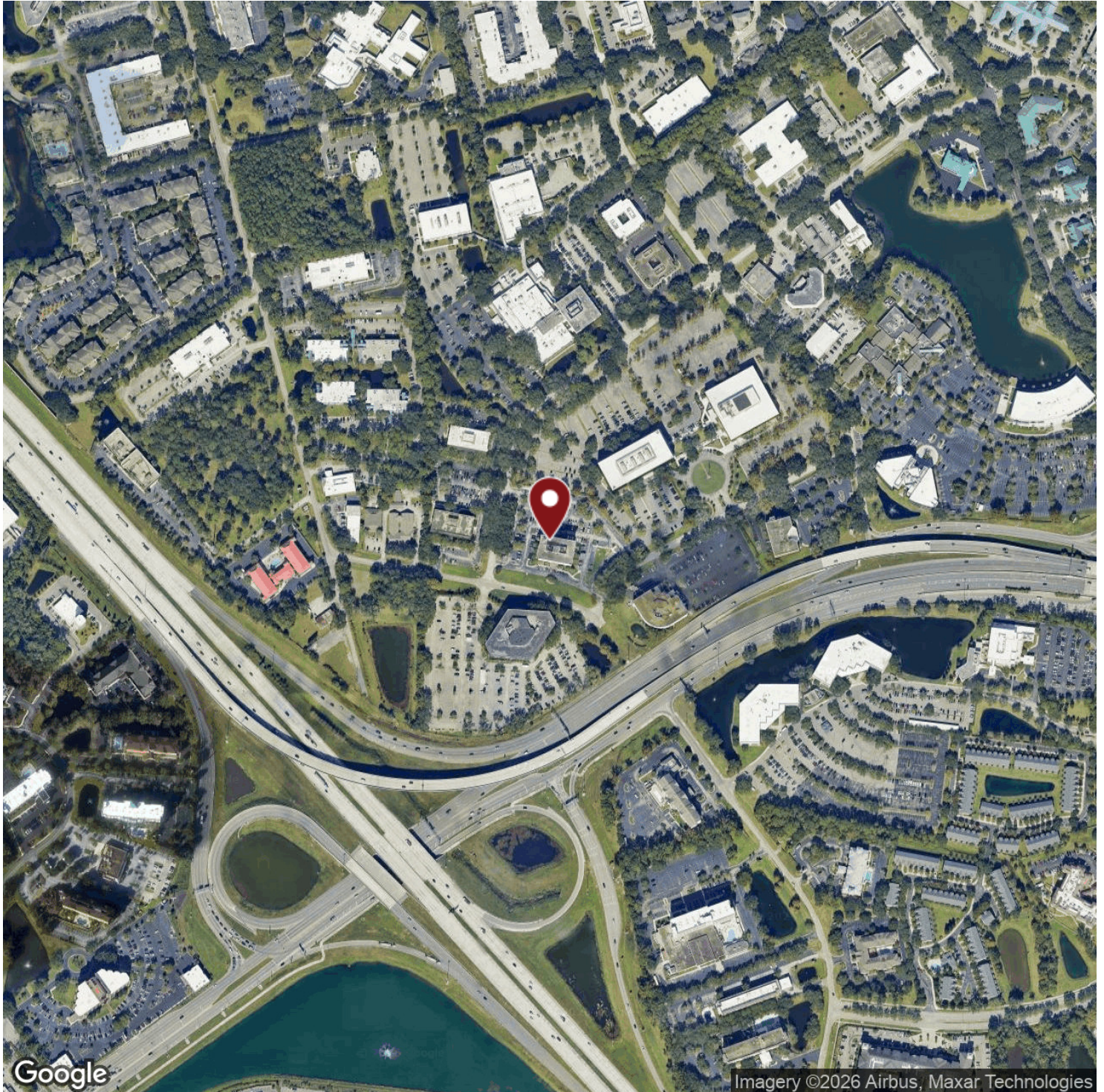
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PROPERTY DESCRIPTION

Traditional & Executive Offices For Lease. The Bankers Life building consist of a six-story, class B office building situated on 3.92 acres of land located in Jacksonville. In 2010, the building was remodeled, updating offices and common areas. The building is equipped with elegant reception areas, perimeter windowed offices, and spacious executive suites. Conveniently located less than a mile from I-95 and SR-202. The building is located within the Southpoint Business Park, one of the top performing office sub-markets in Jacksonville. The property is less than 4 miles away from the St. John's Town center, Tinseltown, and over 5 million square feet of retail, restaurants, hotels and apartments. The Bankers Life building is an excellent choice for the traveling clients, colleagues and commuting staff..

PROPERTY HIGHLIGHTS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,782	37,041	88,570
Total Population	6,420	85,279	203,287
Average HH Income	\$89,195	\$85,010	\$91,253

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