



Stand Alone Office For Sale



8833 Perimeter Park Blvd, Bldg 700

JACKSONVILLE, FL 32216

PRESENTED BY:

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Property Information

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This offering consists of three office condominium suites totaling 3,420 square feet, with each suite comprising approximately 1,140 square feet. Two suites are currently combined to create a larger contiguous office, while the third remains a separate suite behind a demising wall. This configuration provides immediate flexibility for a variety of ownership and occupancy strategies while preserving the ability to reconfigure the space as future needs evolve.

The existing layout is well suited for an owner-user seeking a larger operational footprint while maintaining a separate suite for rental income, expansion, or complementary business operations. Investors may also find value in the ability to lease multiple suites to separate tenants, while medical and professional office users can benefit from the adaptable floor plan to accommodate a range of practice or office configurations. Subject to applicable condominium requirements and local approvals, the suites may also be separated again to provide additional leasing or ownership flexibility.

Whether acquired for owner occupancy, investment, or a combination of both, the property's flexible suite configuration creates multiple paths to maximize long-term value. Buyers have the opportunity to tailor the space to their operational requirements while maintaining the versatility to adapt as business needs, tenant demand, or investment objectives change.

OFFERING SUMMARY

SALE PRICE:	\$1,100,000
NUMBER OF UNITS:	3
BUILDING SIZE:	3,420 SF

PROPERTY HIGHLIGHTS

- Office building with professional curb appeal
- Flexible floorplans ideal for single or multi-tenant use
- Abundant natural light throughout interior workspaces
- Two newly installed HVAC systems
- New roof installed in 2025
- Accessible main entrance with defined lobby area
- Generous surface parking accommodating tenants and visitors
- Prime offering for an owner-user or investment
- Amenity areas well-suited for collaboration zones
- Intricate landscaping enhances the perimeter setting
- Efficient circulation paths promote operational productivity
- Low-maintenance exterior



Reception area



Executive Offices



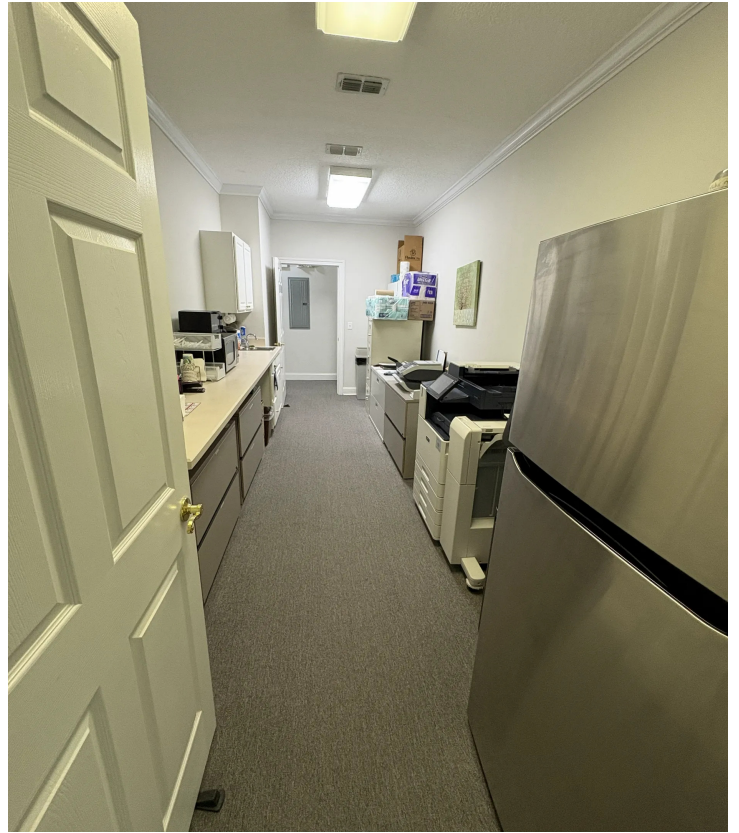
Conference room

ADDITIONAL PHOTOS



Property conveniently borders the intersection of Southside Blvd and J Turner Butler Blvd

ADDITIONAL PHOTOS





LOCATION DESCRIPTION

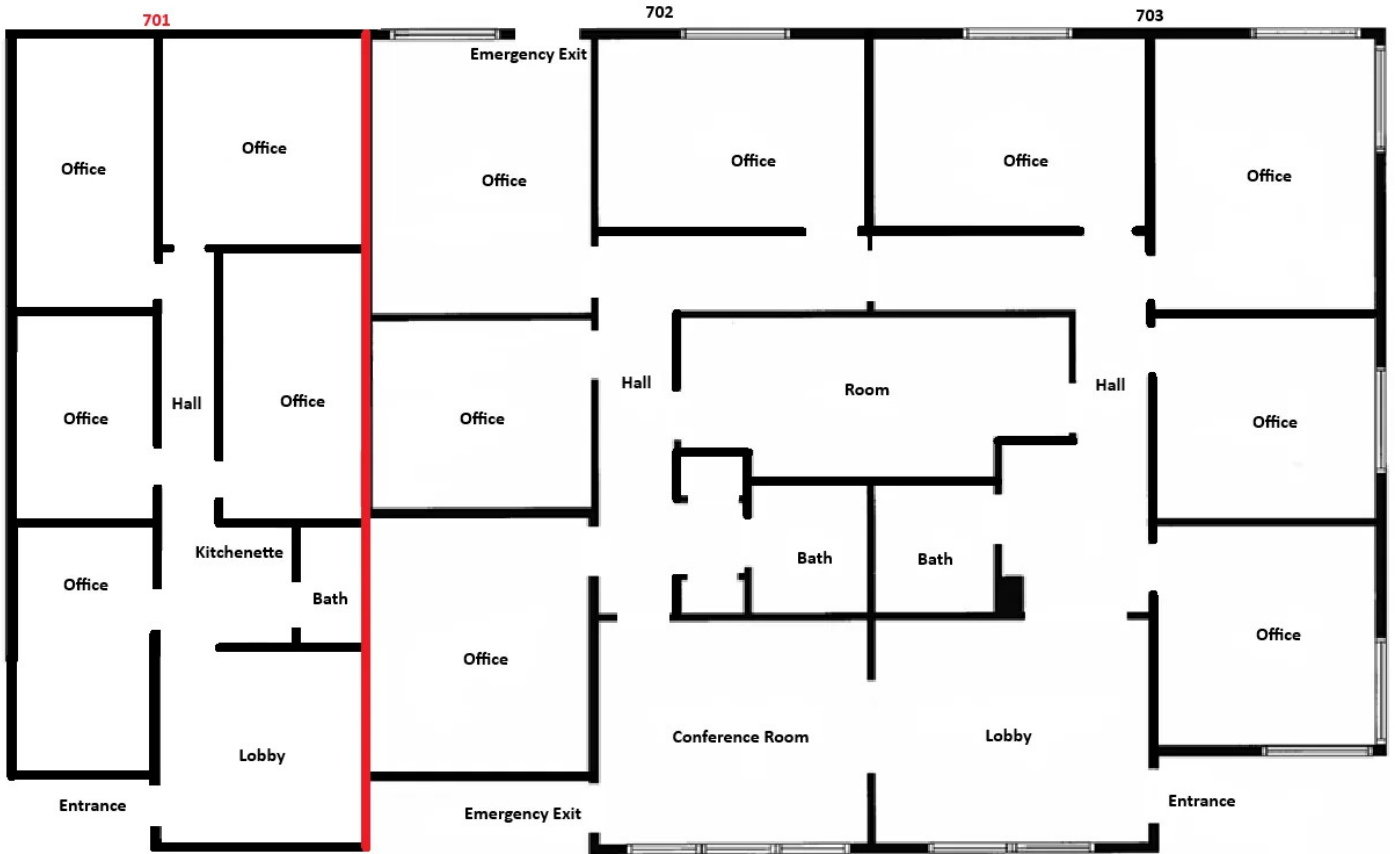
Positioned within Jacksonville's established Southside Boulevard submarket, 8833 Perimeter Park Boulevard offers businesses a central Southside location with convenient access to many of the city's primary employment, retail, and residential corridors. The property is located immediately next to J. Turner Butler Boulevard (SR-202) and Southside Boulevard, with I-95 minutes away, providing efficient connectivity throughout Jacksonville and the surrounding Northeast Florida region. Downtown Jacksonville, the St. Johns Town Center, and the Jacksonville Beaches are all easily accessible, making the location convenient for both employees and clients.

The surrounding area is supported by a wide range of business amenities, including restaurants, hotels, financial institutions, retail centers, healthcare providers, and other professional services. This amenity base enhances the daily experience for office users while providing convenient options for client meetings, employee dining, and business travel accommodations.

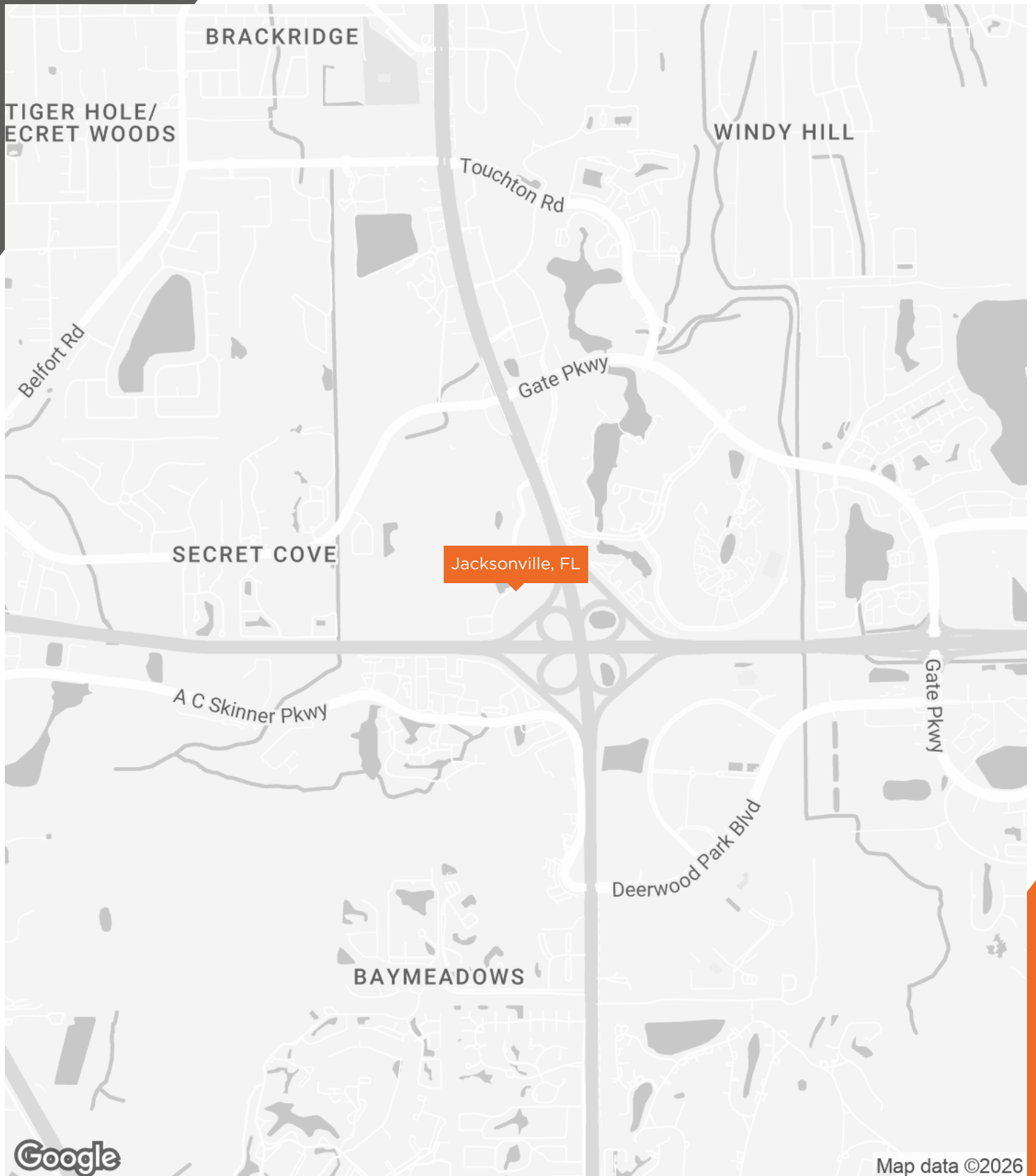
Perimeter Park has long been recognized as one of Jacksonville's premier office corridors, attracting a diverse mix of professional, medical, financial, legal, and technology-related businesses. Its combination of regional accessibility, established commercial development, and proximity to major employment centers makes the area well suited for companies seeking a strategic office location with convenient access across the Jacksonville metropolitan area.

FLOOR PLANS

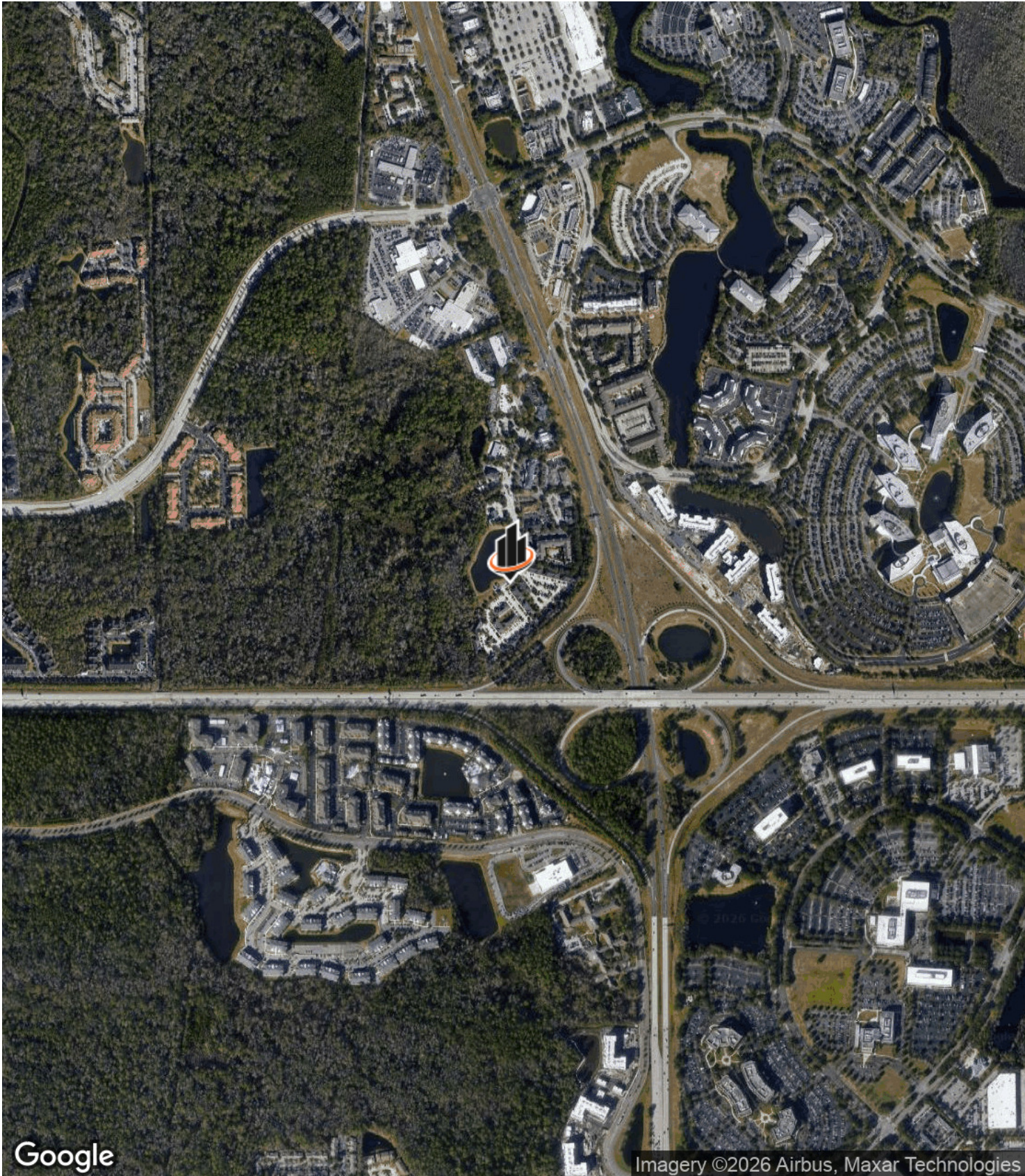
ROUGH DRAFT - NOT TO SCALE



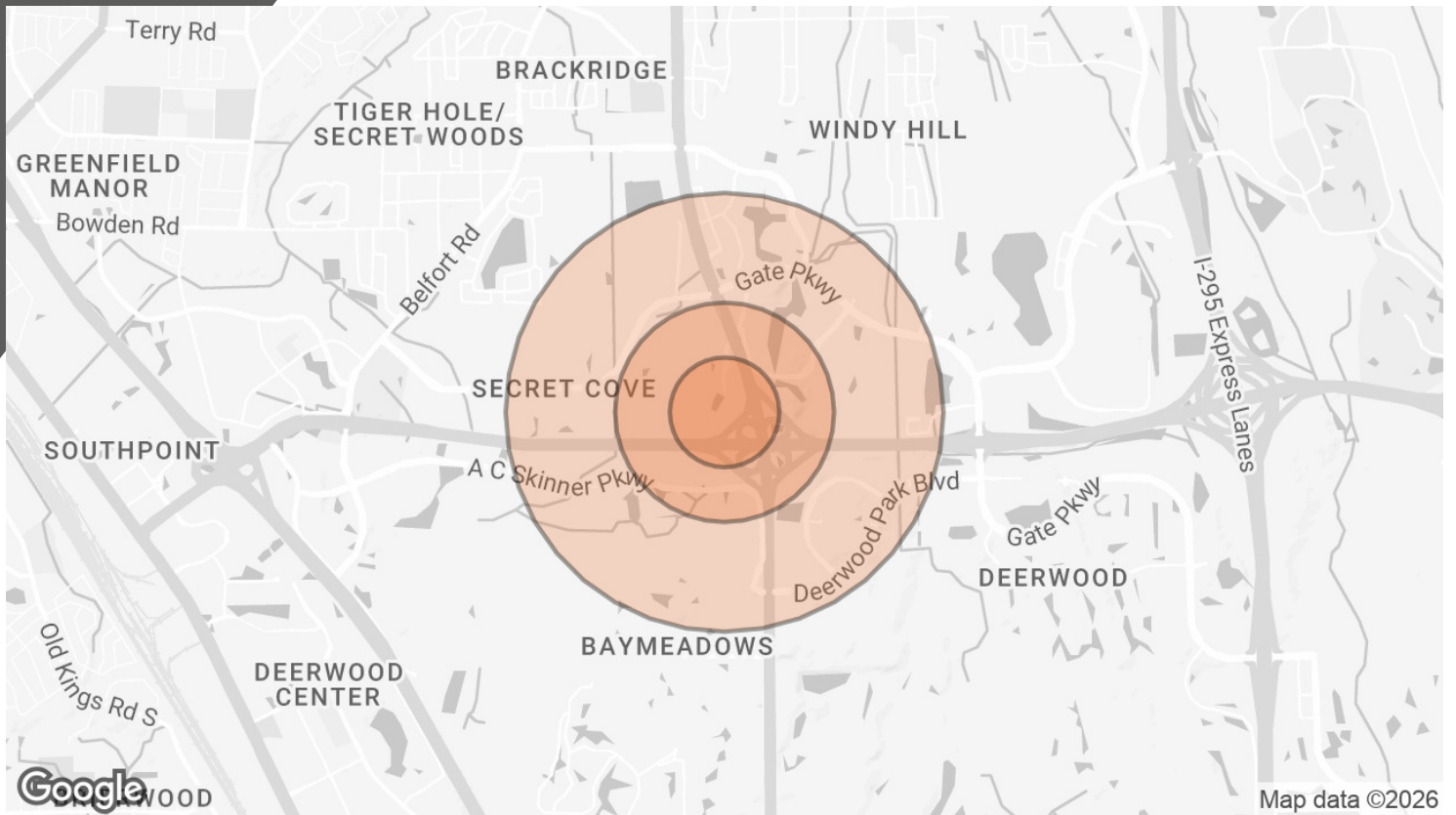
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	695	2,556	9,438
AVERAGE AGE	32.4	33.2	33.6
AVERAGE AGE (MALE)	36.1	35.7	33.9
AVERAGE AGE (FEMALE)	26.2	28.9	32.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	402	1,416	5,011
# OF PERSONS PER HH	1.7	1.8	1.9
AVERAGE HH INCOME	\$72,320	\$76,131	\$87,447
AVERAGE HOUSE VALUE	\$191,563	\$204,992	\$260,183

2023 American Community Survey (ACS)



Collective Strength, Accelerated Growth

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