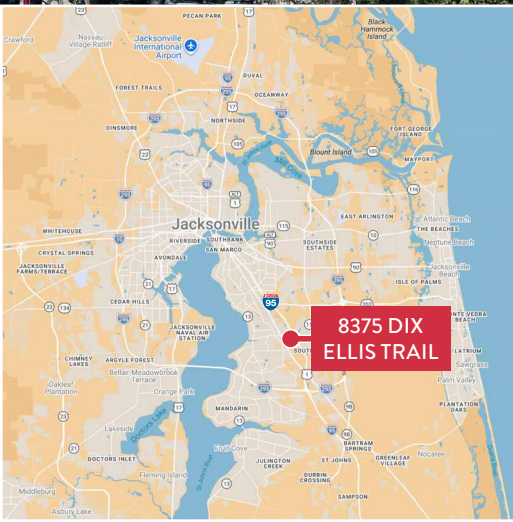


For Sale  
8375 Dix Ellis Trail  
Jacksonville, FL 32256

Four-Story Multi-Tenanted Office Building  
114,459 Square Feet on 7.12 Acres  
Prime User / Investor Value Add Opportunity



# EXECUTIVE SUMMARY



## **NAI**Hallmark

as exclusive advisor, is privileged to present the opportunity to acquire Building 600 at Prominence Office Park, located at 8375 Dix Ellis Trail, Jacksonville, Florida 32256 (the “Property”). The Property consists of a four-story, multi-tenanted office building totaling 114,459 gross square feet. The Property is situated on approximately 7.12 acres of land and lies within the Prominence Office Park, a seven-building office park currently undergoing redevelopment into a mixed-use destination. The Property offers easy access to Baymeadows Road, US-1, I-95, providing exceptional regional connectivity throughout the Jacksonville MSA. The surrounding area offers a diverse mix of dining, retail, and service amenities, enhancing convenience for both employees and visitors. The building features unique architecture, is fully built out for office use, and offers prominent signage opportunities.

## OFFERING SUMMARY

Address	8375 Dix Ellis Trail Jacksonville, FL 32256
List Price	Call for Pricing
Number of Buildings	One (1)
Number of Floors	Four (4)
Tax Real Estate Number	152683-0700
Year Built	1990
Gross Building Area	114,459 SF
Rentable Building Area	105,600 SF
Land Size	7.12 acres
Zoning	PUD
Parking	454 spaces (4.3/1,000 SF)
Current Occupancy	43%

# INVESTMENT HIGHLIGHTS

## SMALL AVERAGE SUITE SIZE

The building benefits from 16 demised suites with an average size of 6,600 square feet. These suite sizes are ideal for the types of businesses that are flourishing in the post COVID area in Jacksonville MSA, since they aren't as disrupted by remote work.

## CENTRAL LOCATION WITH EXCELLENT ACCESSIBILITY

Strategically located in a central Jacksonville location with excellent access to Baymeadows Road, US-1, and I-95, the property offers seamless connectivity across the Jacksonville MSA. The building benefits from great visibility along I-95, presenting a unique opportunity for prominent signage.

## NEARBY RESTAURANTS AND AMENITIES

The Baymeadows submarket is supported by a strong concentration of nearby residential communities and a well-established mix of dining, retail, and service amenities along Baymeadows Road and Southside Boulevard, providing convenience for both employees and clients. The area offers a diverse range of casual and sit-down restaurants, everyday services, and shopping options, contributing to a highly functional and attractive work environment. Additionally, the property is within a short drive of The Avenues Mall and St. John's Town Center, two of Jacksonville's premier retail destinations.

## STRONG DEMOGRAPHICS

Within a 5-mile radius of the property there is a dense population of 185,134 residents with an average household income of \$108,036. There are also 124,211 daytime employees in that same radius.

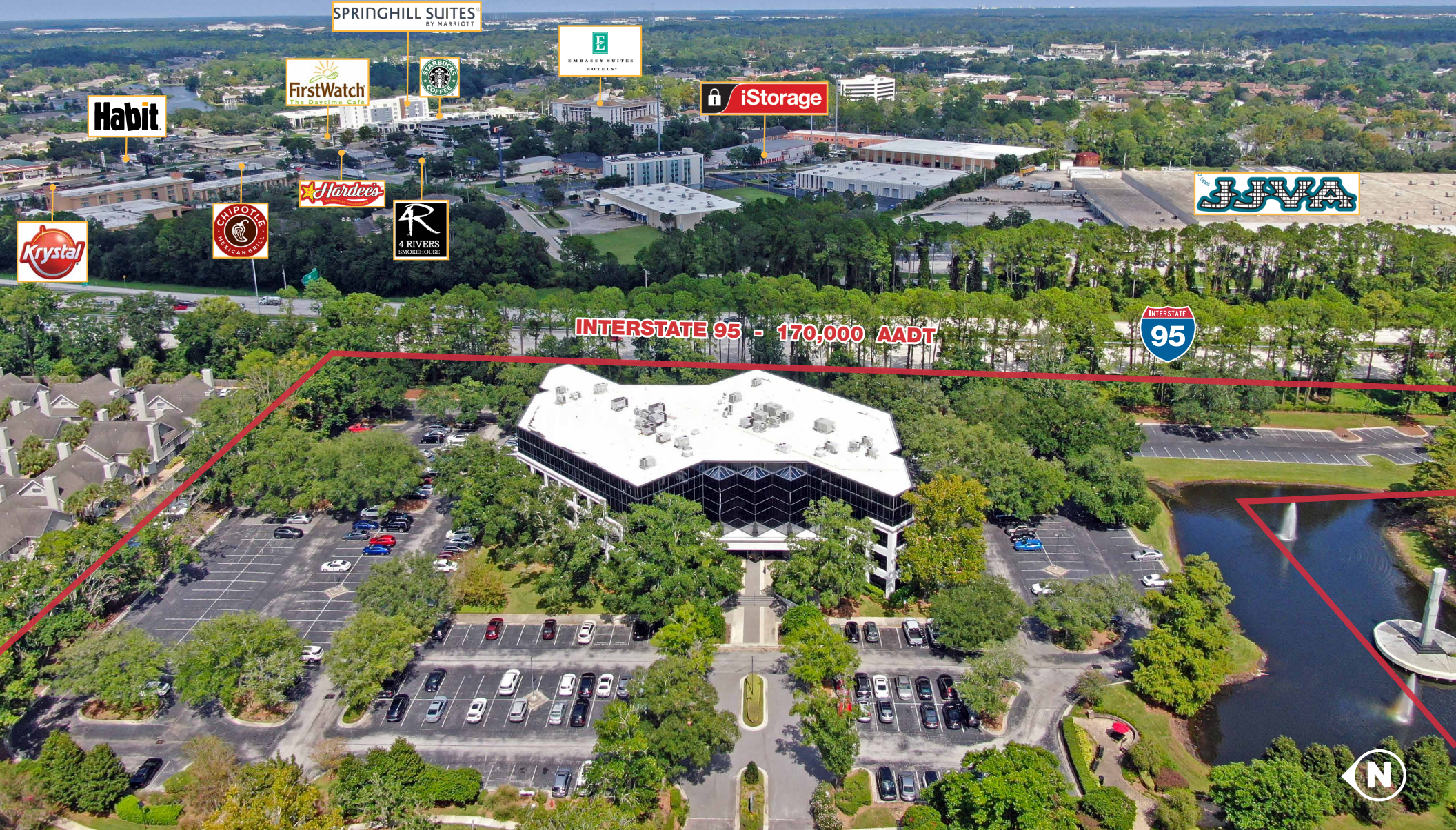
## FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from strong population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the country and was named the #2 hottest job market in the U.S. by the Wall Street Journal in 2024. The region continues to see expansion across key industries including financial services, logistics and distribution, and corporate headquarters relocations, supporting sustained economic growth.



# AERIAL - VIEW TO THE EAST

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