

LEASE

MANDARIN EXECUTIVE OFFICE BUILDING

3390 Kori Road, Jacksonville, FL 32257



PROPERTY DESCRIPTION

Impeccably modernized office building designed to accommodate a variety of industries and professions that presents an array of exceptional turnkey and spec suites, tailor-made to cater to diverse business requirements. This two-story structure underwent a comprehensive renovation in 2020, elevating it to the forefront of contemporary office spaces.

The selection of suites available within this property is nothing short of impressive. Ranging from 390 to 16,000 square feet in size, each suite is thoughtfully crafted to meet specific business needs. Private offices provide executives and teams with a secluded and focused workspace, while training rooms facilitate knowledge sharing and skill development. This cutting-edge office complex is an ideal fit for call centers, marketing centers, government offices, event venues, and other professional firms. For those seeking a collaborative atmosphere, co-working spaces offer the perfect blend of flexibility and interaction.

The attention to detail in the remodeling process is evident throughout, with modern amenities and cutting-edge technology seamlessly integrated into the office space. Whether you are an established corporation looking for a headquarters or a startup seeking a dynamic and contemporary space to nurture your business, these revamped offices provide the ideal foundation for success.

PROPERTY HIGHLIGHTS

- Fully Modernized Offices!
- Flexible, Scalable Layouts!
- Renovated in 2020!
- Close to Average Daily Traffic Count of 46,000!

OFFERING SUMMARY

Lease Rate:	\$13.50 - 33.00 SF/yr (Full Service)
Available SF:	16,000 SF
Building Size:	34,938 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,664	4,993
Total Population	927	3,584	10,189
Average HH Income	\$103,640	\$85,065	\$80,080

Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

MANDARIN EXECUTIVE OFFICE BUILDING

2nd Floor



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MANDARIN EXECUTIVE OFFICE BUILDING

2nd Floor (Continued)



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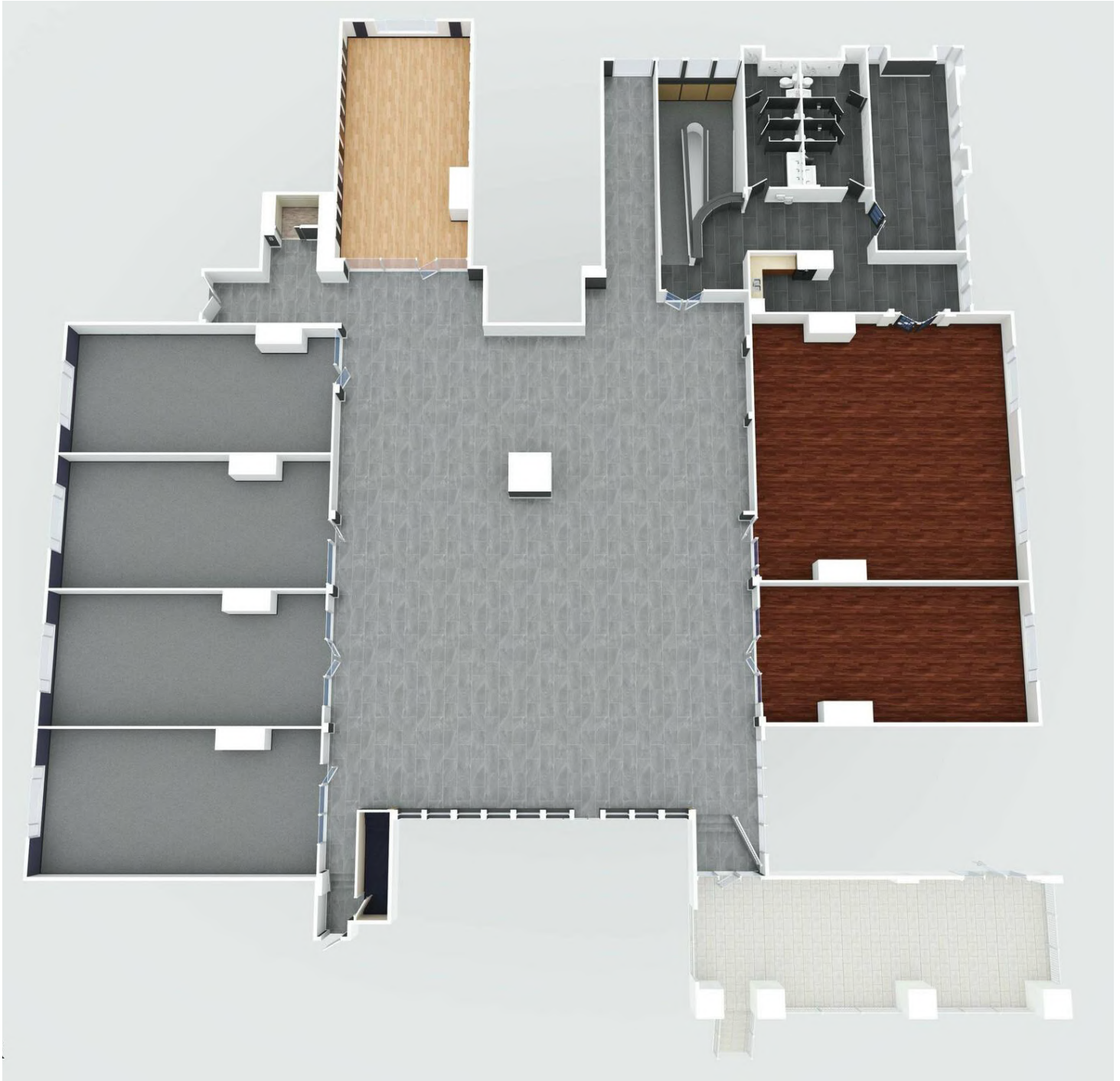


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MANDARIN EXECUTIVE OFFICE BUILDING

2nd Floor (Floor Plan)



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MANDARIN EXECUTIVE OFFICE BUILDING

Entrance Area



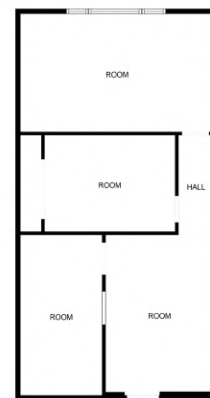
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OFFICE #15
800 SF on First Floor



MEASUREMENTS ARE CALCULATED BY CUBICSCA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE #16

400 SF on First Floor



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	400 - 16,000 SF	Lease Rate:	\$13.50 - \$33.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office #15	Available	800 SF	Full Service	\$28.00 SF/yr	-
Office #16	Available	400 SF	Full Service	\$33.00 SF/yr	-
2nd Floor	Available	16,000 SF	Full Service	\$13.50 SF/yr	Air Conditioning, Balcony, Common Parts WC Facilities, Conference Rooms, Corner Space, Emergency Lighting, Hardwood Floors, Kitchen, Natural Light, Open-Plan, Print/Copy Room and Private Restrooms!

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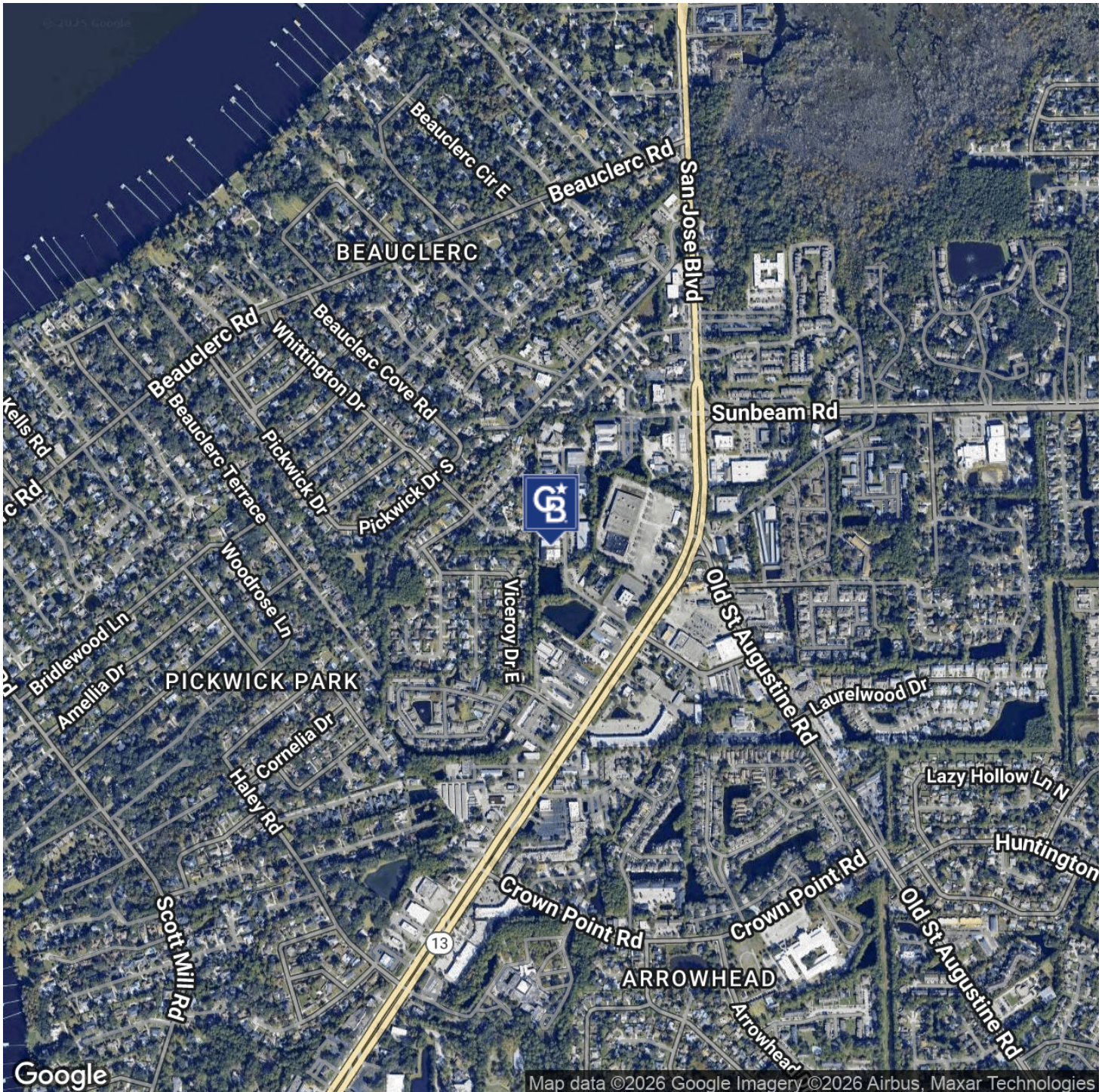


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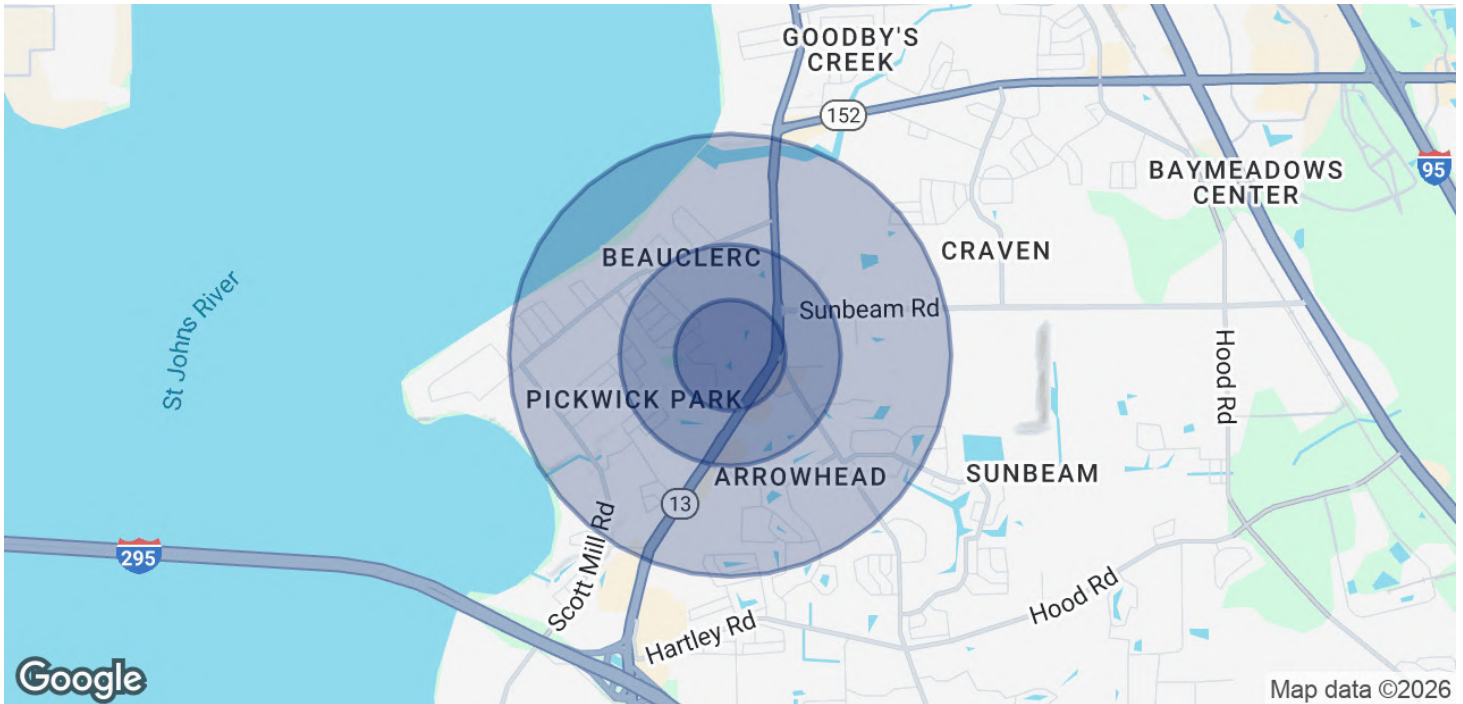


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	927	3,584	10,189
Average Age	44.2	42	41
Average Age (Male)	44.6	41.4	39.8
Average Age (Female)	44.5	42.9	42.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	378	1,664	4,993
# of Persons per HH	2.5	2.2	2
Average HH Income	\$103,640	\$85,065	\$80,080
Average House Value	\$1,420,606	\$559,002	\$380,363

2020 American Community Survey (ACS)

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