

PINNACLE BUILDING

7791 BELFORT PARKWAY
JACKSONVILLE, FL 32256

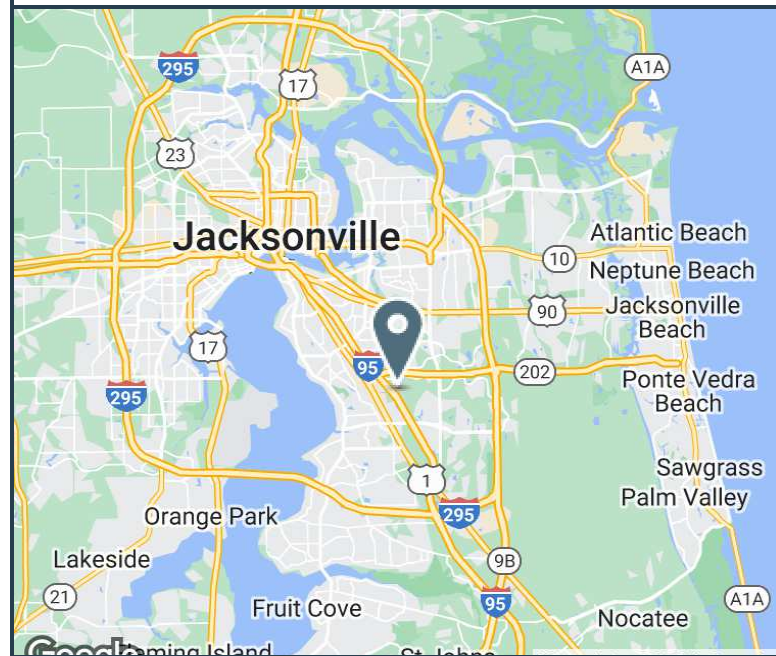


OFFICE BUILDING FOR SALE & LEASE

- For Sale: \$3,975,000
- NNN Lease
- 16,436 square foot, 1-story free standing office building (Subdividable 8,218 - 16,436)
- 12' ceilings
- Year built: 2002
- 73 parking spaces
- Building features a covered entry, rear terrace overlooking pond with fountain and ample meeting/presentation room space.

AVAILABLE SPACES

SPACE	FS LEASE RATE	SIZE
For Lease	\$17.00 SF/yr	16,436 SF



ALEX EVANS
Broker / Owner

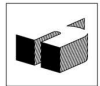
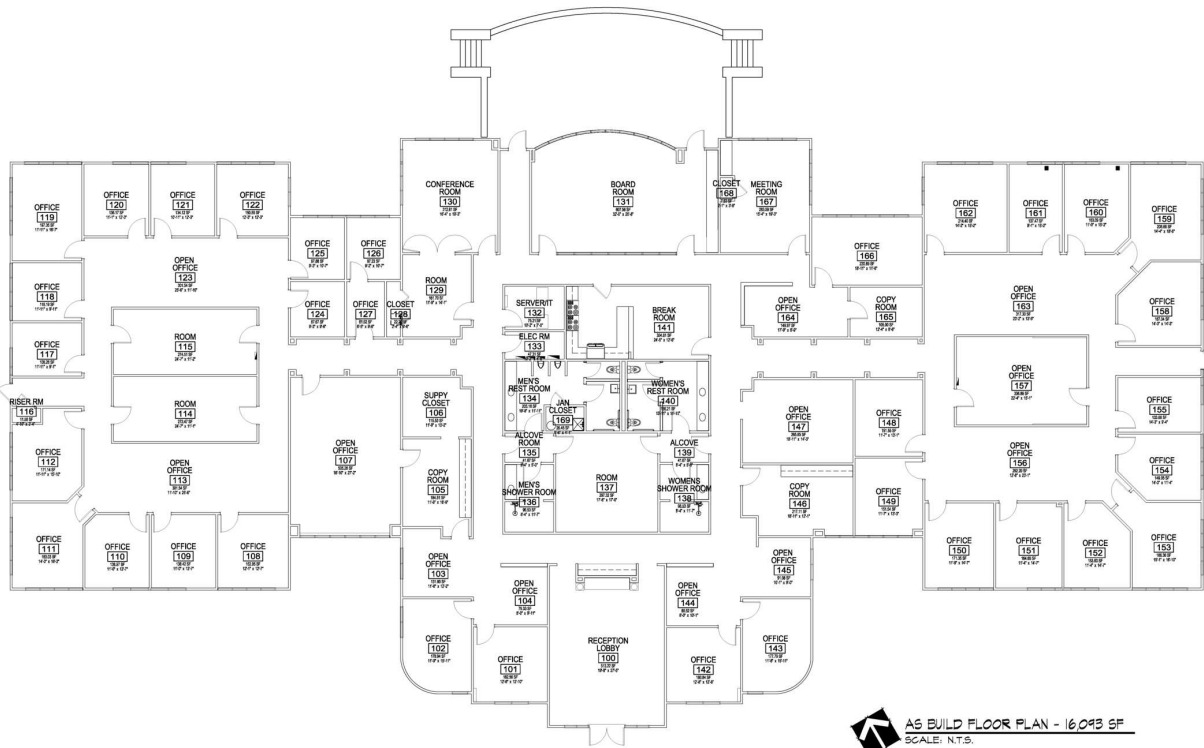
Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

FLOOR PLANS

PINNACLE BUILDING



HOTA DESIGN STUDIO, LLC
 31 Wood Avenue Street
 Jacksonville, FL 32209
 P: 904.652.4800
 www.hotadesign.com

THE PINNACLE GROUP
 779 BELFORT PARKWAY
 JACKSONVILLE, FLORIDA 32209

REVISIONS:

NO.	DESCRIPTION

DATE: 11-17-2022
 AS BUILT FLOOR PLAN
 DRAWN BY: [Redacted]
 PROJECT NO.: 22094

AS BUILT FLOOR PLAN - 16,043 SF
 SCALE: N.T.S.

ID-1

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EVANS COMMERCIAL
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PROPERTY SUMMARY

PINNACLE BUILDING



PROPERTY DESCRIPTION

For Sale \$3,975,000

OFFERING SUMMARY

Sale Price:	\$3,975,000
Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	1
Available SF:	16,436 SF
Lot Size:	4.71 Acres
Building Size:	16,436 SF

LOCATION DESCRIPTION - BELFORT PARK

Belfort Park is comprised of over 300,000 square feet of quality office space. This multi-building office park offers tenants an attractive work environment within a well-maintained and heavily landscaped campus-like setting spanning 45 acres. With a variety of industries represented, diversified tenants include healthcare, technology, defense, and financial services, among many others. You can find everything you need at the nearby shopping areas and the location offers quick access to anywhere in town in about 20 minutes. From St. Johns Town Center to grocery stores like Trader Joe's and Publix, there are several neighborhood shopping centers in the area where you can avoid crowds and enjoy a wide array of lunch options or fine dining. Everything you need can be found near Belfort Park, one of the premier suburban office parks in Jacksonville.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,268	27,208	69,465
Total Population	4,639	62,423	165,497
Average HH Income	\$58,790	\$60,635	\$64,594

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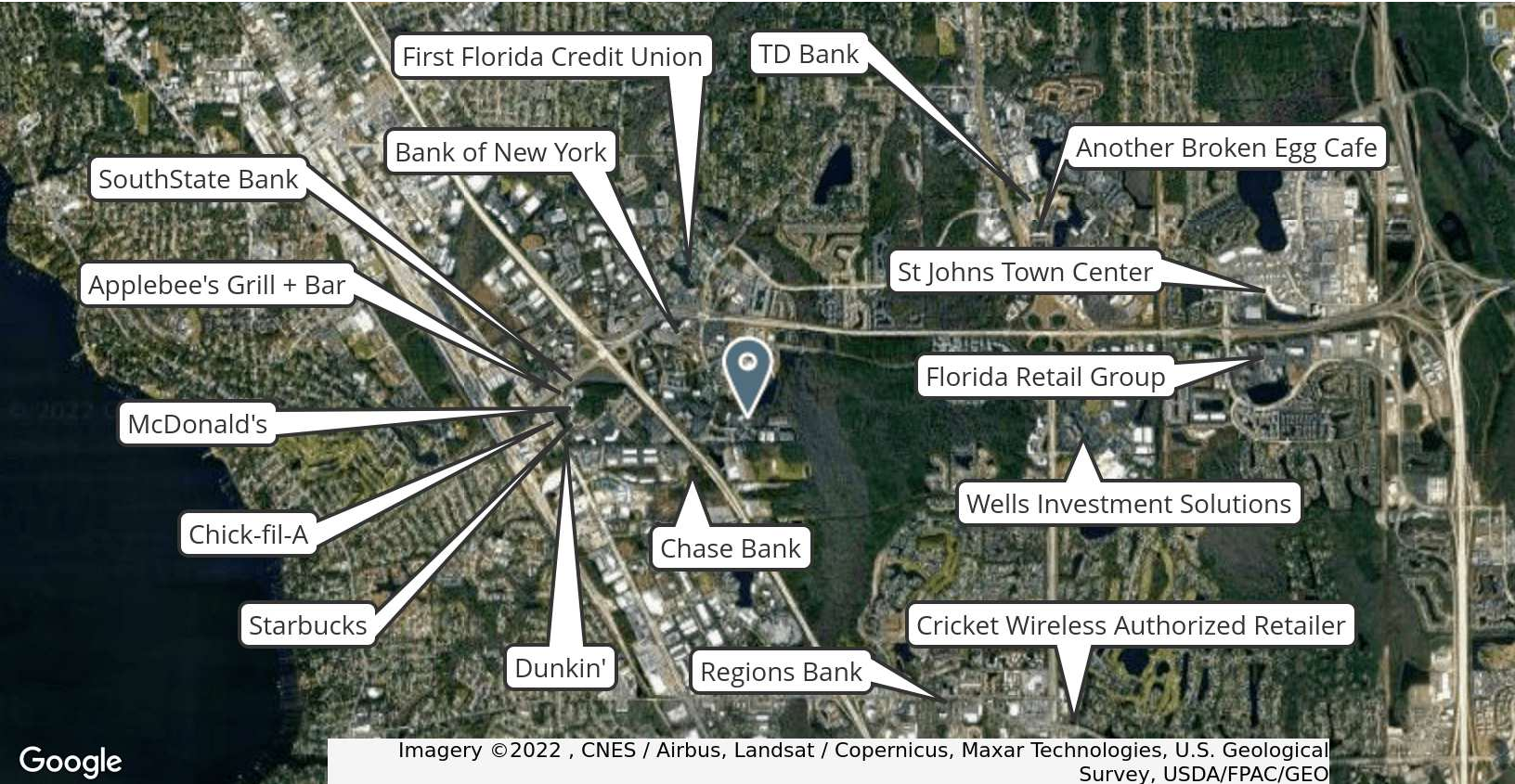
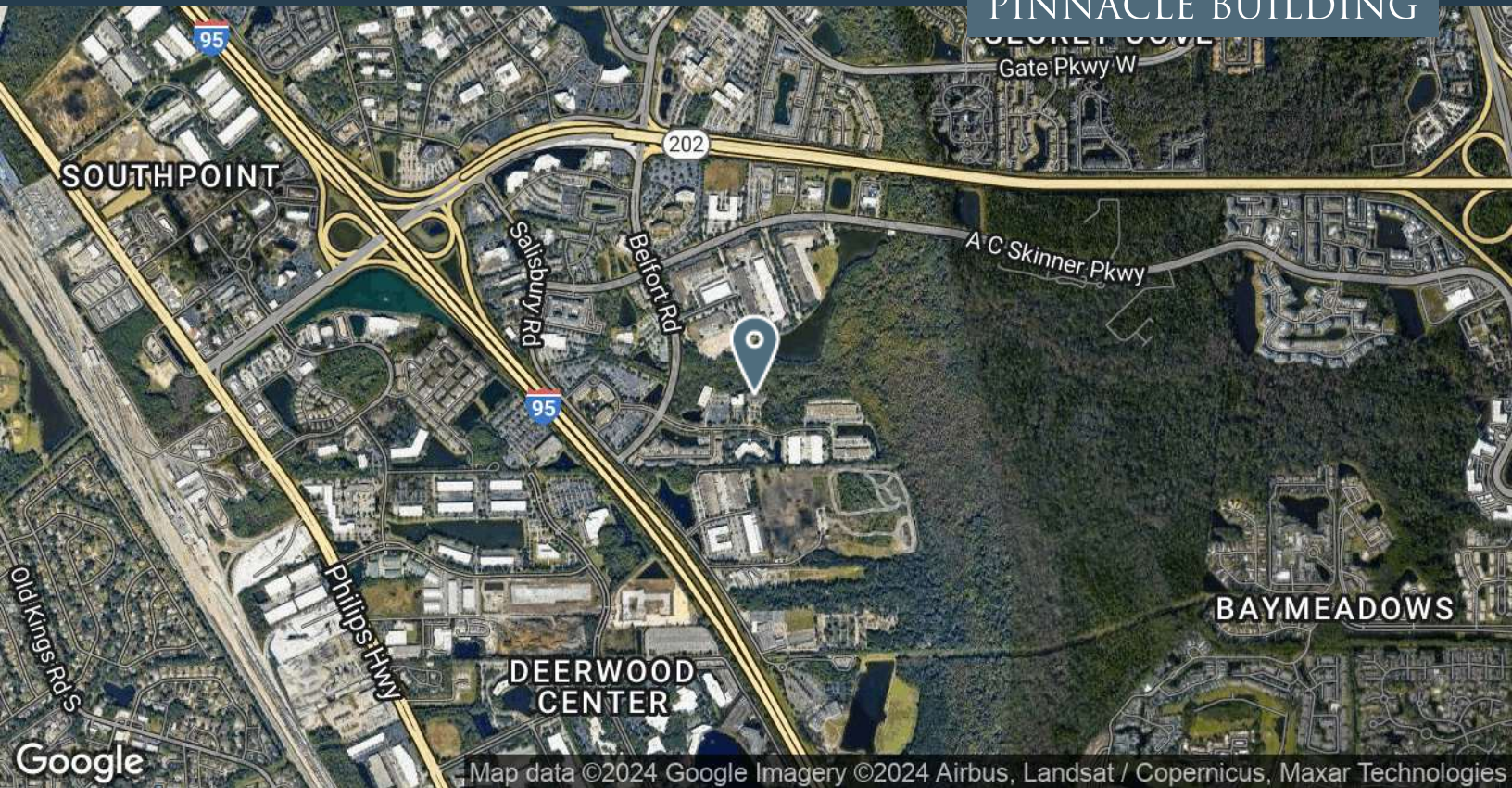
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EVANS COMMERCIAL
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LOCATION MAP

PINNACLE BUILDING



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