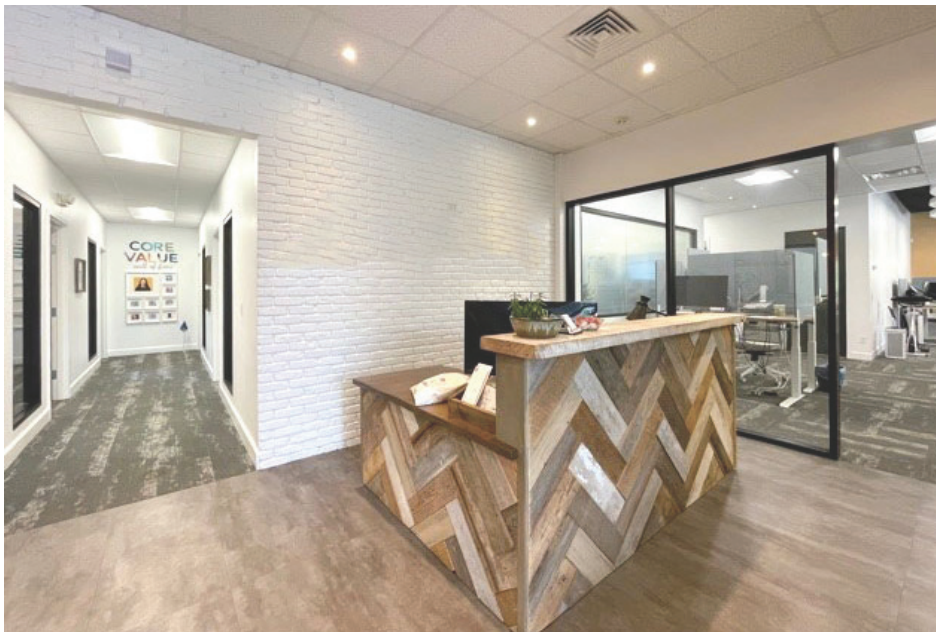


**AVAILABLE FOR IMMEDIATE OCCUPANCY**

**OFFICE BUILDING FOR SALE | 6,600 SF**

**8787 PERIMETER PARK BLVD**





## PROPERTY DETAILS - FOR SALE

PROPERTY APPRAISER RE NUMBER	147981-7150
BUILDING SIZE	6,600 SF
PURCHASE PRICE	<b>\$1,990,000</b>
OCCUPANCY	Upon Closing
PARKING	27 Spots
ZONING	IBP
YEAR BUILT/RENOVATED	2001, 2021
STORIES	1
BUILDING SYSTEMS	<ul style="list-style-type: none"> <li>- New roof: 2021</li> <li>- Security system</li> <li>- HVAC: Four, 5 Ton Units; 2 installed 2020, 2 installed 2021</li> <li>- Exterior paint: 2021</li> <li>- Landscape upgrades</li> </ul>

## PROPERTY HIGHLIGHTS

- Prominent building and monument signage
- Excellent contemporary layout and finishes with abundant natural light
- Conference rooms, 1 large, 1 medium, 3 small
- Great access to J Turner Blvd 9A / 1-95
- 1.1 miles to multiple restaurants, hotels and shopping
- 2 miles from St. John's Town Center Mall
- Access downtown Jacksonville in less than 15 minutes

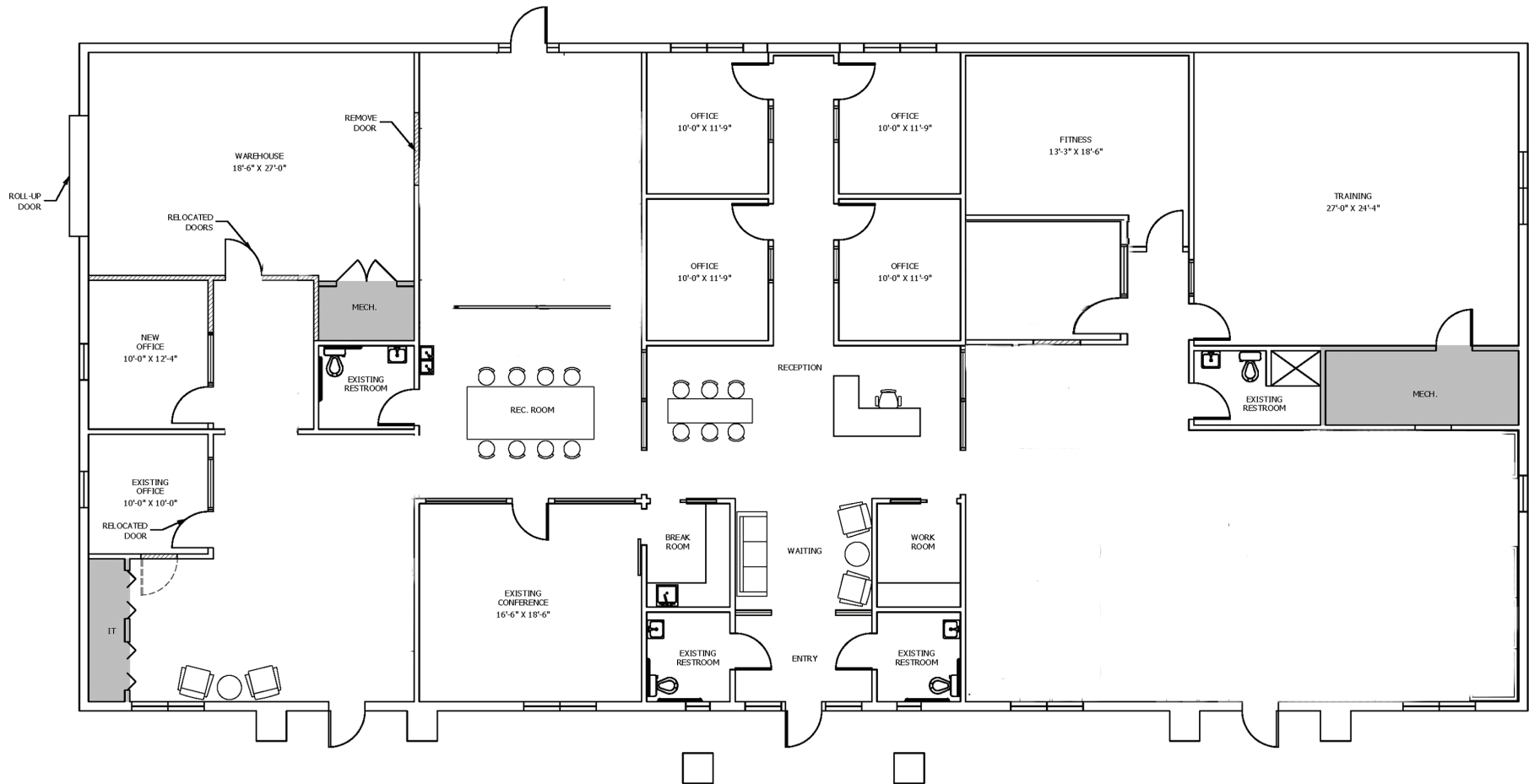
# BUILDING PHOTOS



BUILDING PHOTOS



# FLOOR PLAN | 6,600 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**BRAD CHRISCHILLES | WORK 904.345.2020 | CELL 904.910.0504**

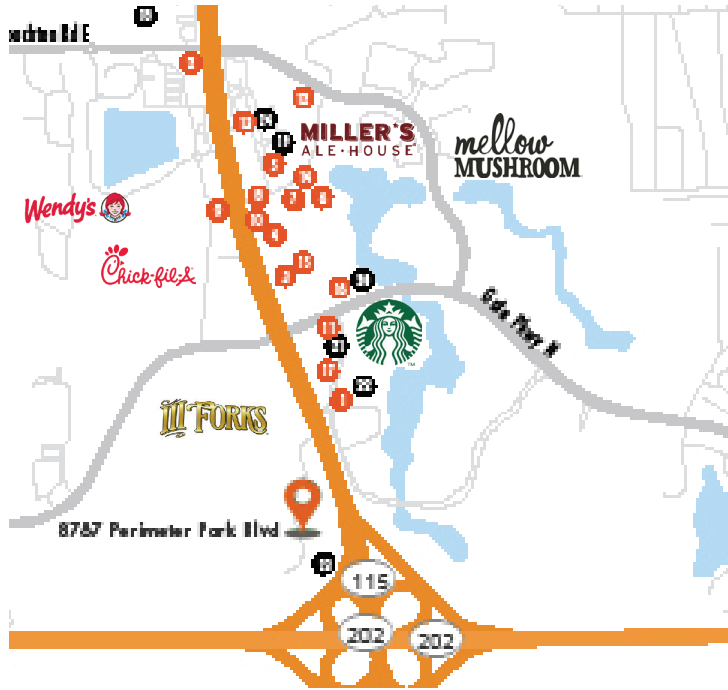
Principal

[Brad.Chrischilles@foundrycommercial.com](mailto:Brad.Chrischilles@foundrycommercial.com)

Licensed Real Estate Broker

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# AMENITY MAP



## DINING

- |                             |                             |
|-----------------------------|-----------------------------|
| 1. Ill Forks Steakhouse     | 9. First Watch              |
| 2. Copelands of New Orleans | 10. Chick- fil- a           |
| 3. Wild Wing Cafe           | 11. Starbucks               |
| 4. Terra Gaucha Steakhouse  | 12. Cantina Louie           |
| 5. Millers Ale House        | 13. Jasons Deli             |
| 6. Bento                    | 14. Mellow Mushroom         |
| 7. Culhanes                 | 15. Soupa Noodle Bar        |
| 8. Wendy's                  | 16. Seven Bridges Grill     |
|                             | 17. Another Broken Egg Cafe |

## HOTELS

- 18. Hilton Homewood Suites
- 19. Hampton Inn Suites
- 20. Hilton Garden Inn
- 21. Aloft Inn
- 22. Hotel Indigo
- 23. Extended Stay America
- 24. Springhill Suites Marriott



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