



29,455 SF office building with adjacent parking/development parcel

For Sale

Office Building & Development Parcel



9512 Sunbeam Center Drive
Jacksonville, FL 32257

Michael Loftin
Managing Director
+1 904 559 3911
michael.loftin@jll.com

Jesse Shimp
Managing Director
+1 904 559 3910
jesse.shimp@jll.com

Preston Phillips
Senior Vice President
+1 904 559 3916
preston.phillips@jll.com

Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

Executive summary

Jones Lang LaSalle Brokerage, Inc. has been retained as the exclusive advisor to arrange for the sale of 2 separate parcels in Jacksonville, containing (i) a nearly 30,000 SF office building on a 1.6 acre parcel, and (ii) a separate 2.0 acre parcel zoned CO currently used as parking. These Properties are located along Sunbeam Road, the gateway between US-1 and the Mandarin area. The properties have been well maintained during the current ownership's tenure, and offer a distinctive purchase opportunity for a user, investor, or developer. In today's inflationary and high construction cost environment, replacement cost for the office Building would be well above the anticipated trade value of the disposition.

Highlights

- 29,455 SF office building on 1.6 acres
- Separate 2 acre parcel containing approximately 136 parking spaces
- Quick access to major arteries of US-1 and I-95
- Exterior Signage opportunity with visibility from Sunbeam Road
- Single or multi- tenant tenancy options
- Open layout with associated conference, break, IT, and other essential office functions
- Modern building that has been very well maintained
- Building supported by two 250 KW generators, and 50 KW UPS



Property overview

Office Building Parcel

9512 Sunbeam Center Drive

- Two story office building built in 1997
- 1.59 ac. lot
- 72 surface parking spaces
- Zoned IBP
- Previously used as an administrative office
- Frontage on Sunbeam Center Drive

Parking lot/development parcel

9545 Hood Road

- 2 acre parcel containing 136 parking spaces
- Zoned CO
- Development opportunity
- Frontage on Hood Road



Interior photos



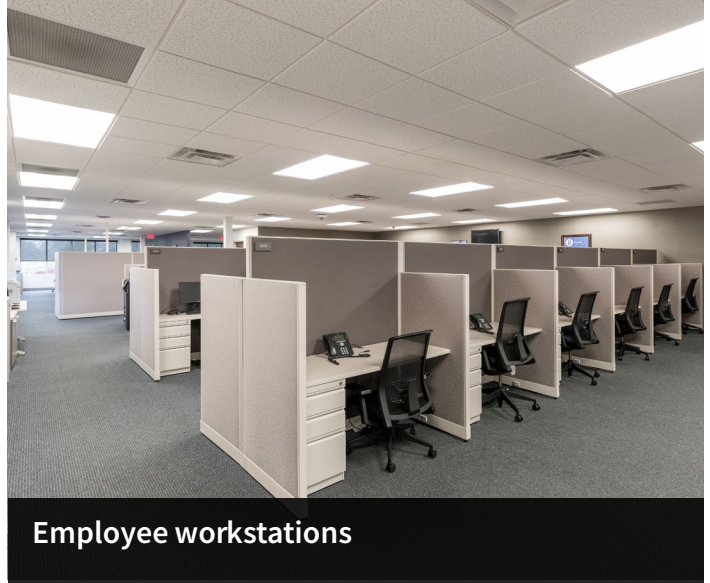
Executive conference/training room



Private office



Employee breakroom



Employee workstations



Second floor conference room



Lobby & reception area

Exterior photos



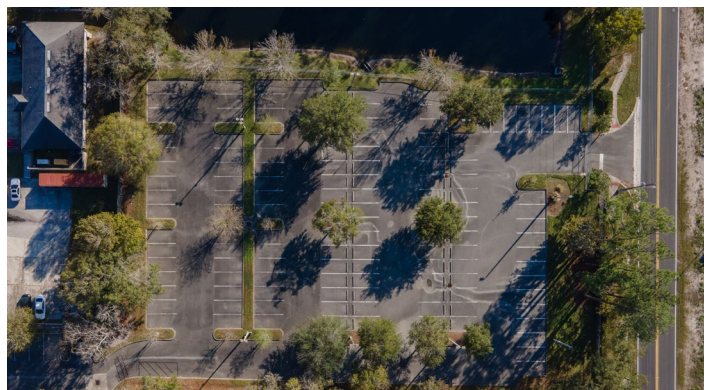
Office building exterior



Office building aerial



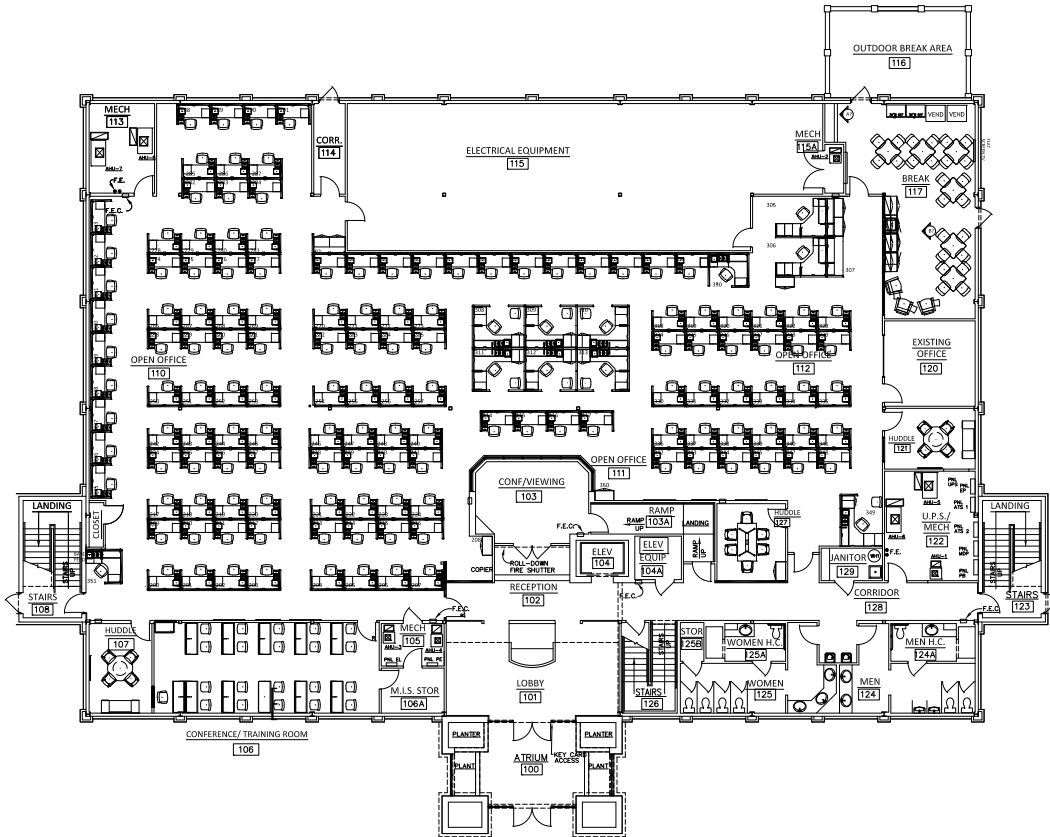
Parking lot/development site



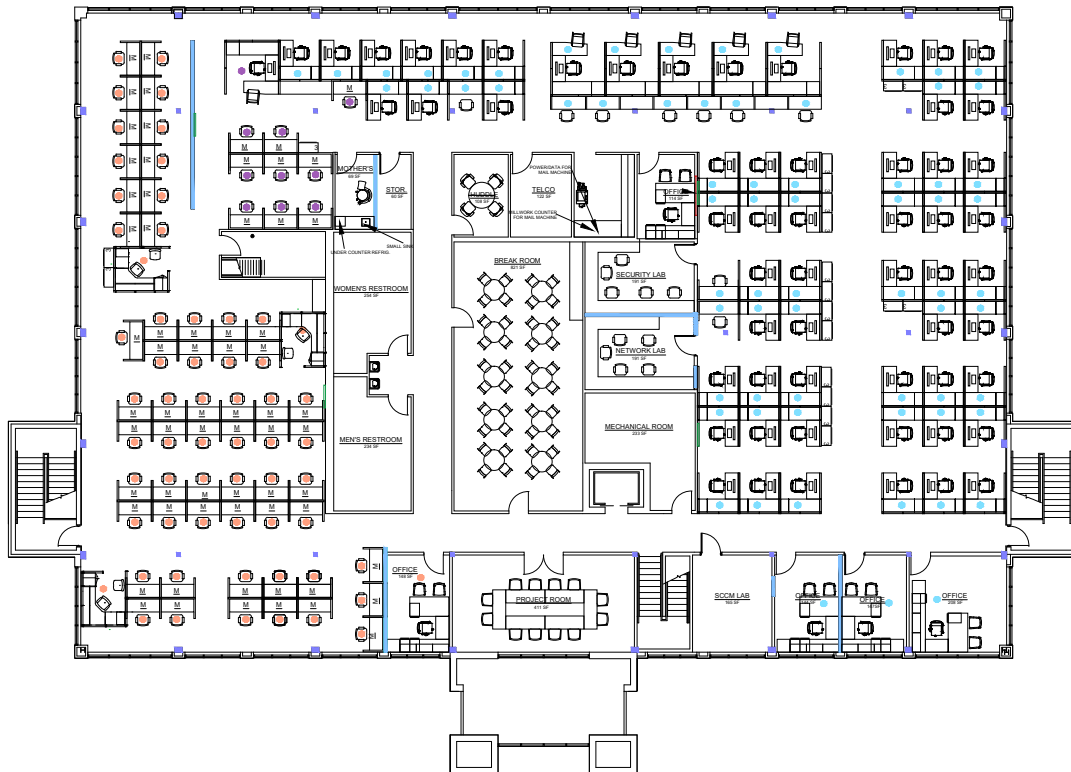
Parking lot/development site aerial

As-built floorplans

First floor



Second floor



Area amenities

Banking

- 1 Connection Community Bank
- 2 Regions Bank
- 3 Bank of America
- 4 Wells Fargo
- 5 Ameris Bank

Hotels

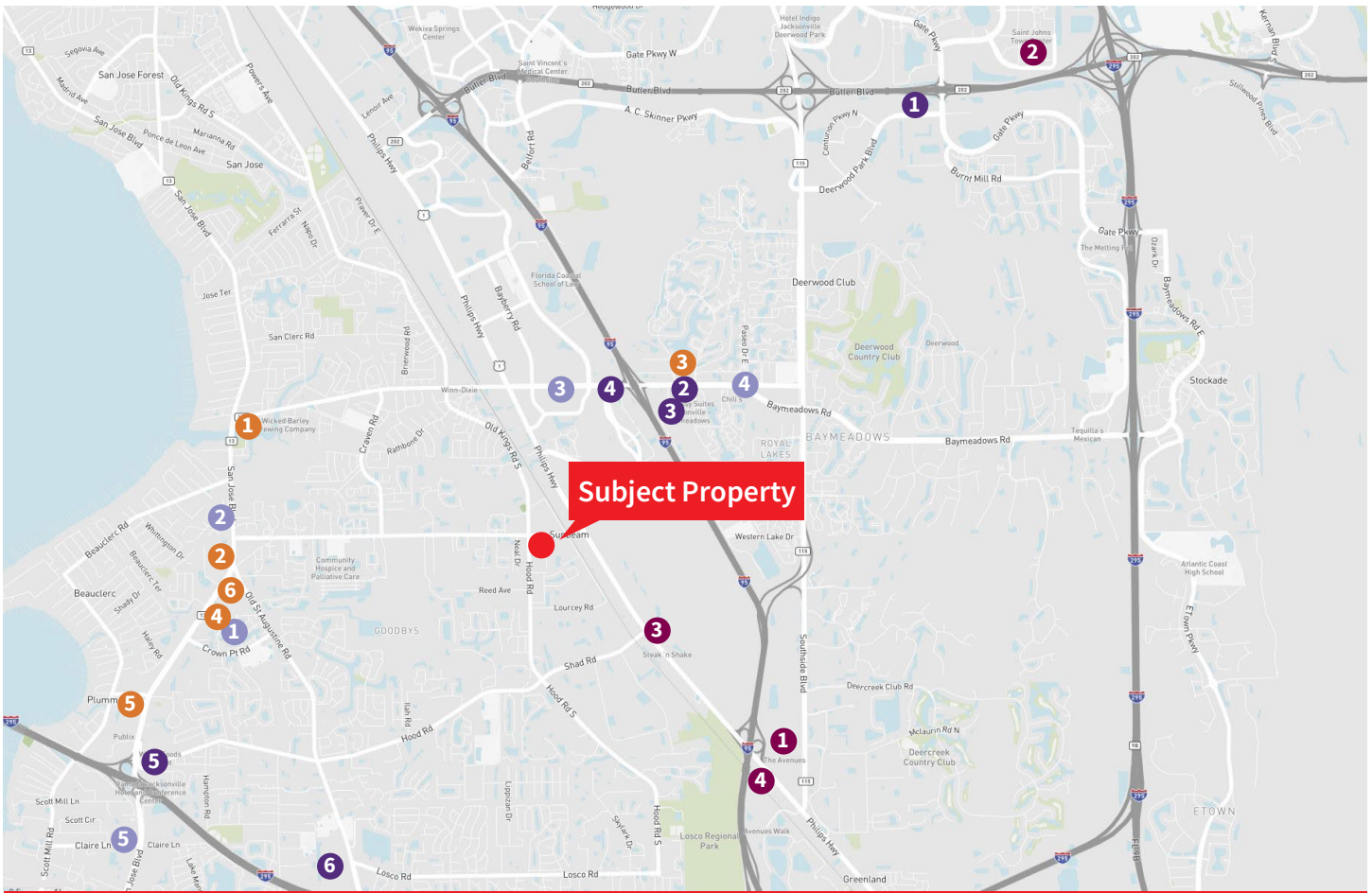
- 1 Sheraton Jacksonville
- 2 Embassy Suites
- 3 Comfort Suites
- 4 Knights Inn
- 5 Ramada
- 6 Holiday Inn

Points of Interest

- 1 The Avenues Mall
- 2 St. Johns Town Center
- 3 Regal Move Theatre
- 4 Walmart

Dining

- 1 Dunkin'
- 2 Zaxby's
- 3 Starbucks
- 4 Carrabba's
- 5 Chick Fil A
- 6 Outback Steakhouse



US-1



I-95



I-295



St. Johns Town Center



Downtown Jacksonville



Michael Loftin

Managing Director

+1 904 559 3911

michael.loftin@jll.com

Jesse Shimp

Managing Director

+1 904 559 3910

jesse.shimp@jll.com

Preston Phillips

Senior Vice President

+1 904 559 3916

preston.phillips@jll.com

DISCLAIMER

Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.