



Sunbeam Professional Park - Building 200

4114 Sunbeam Rd Ste 200, Jacksonville, FL 32257



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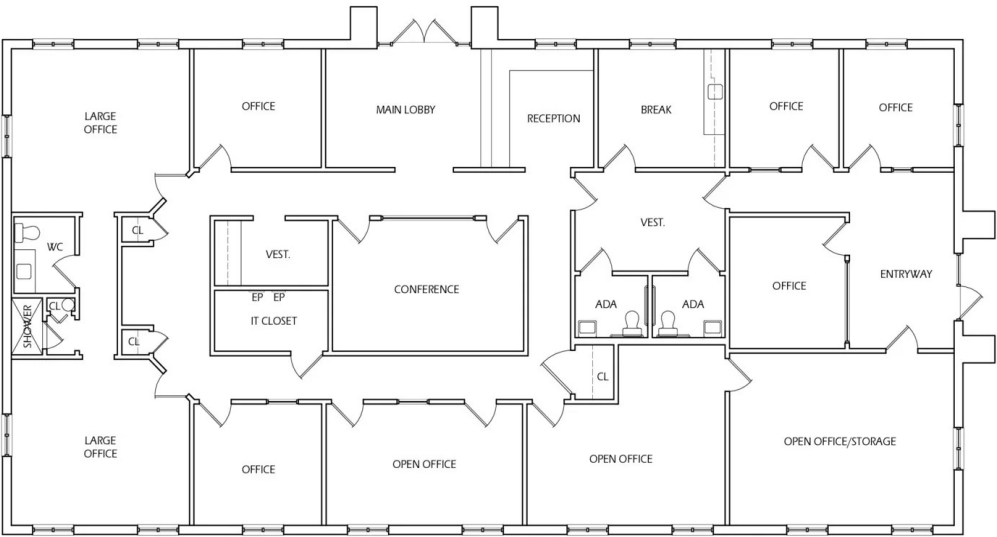
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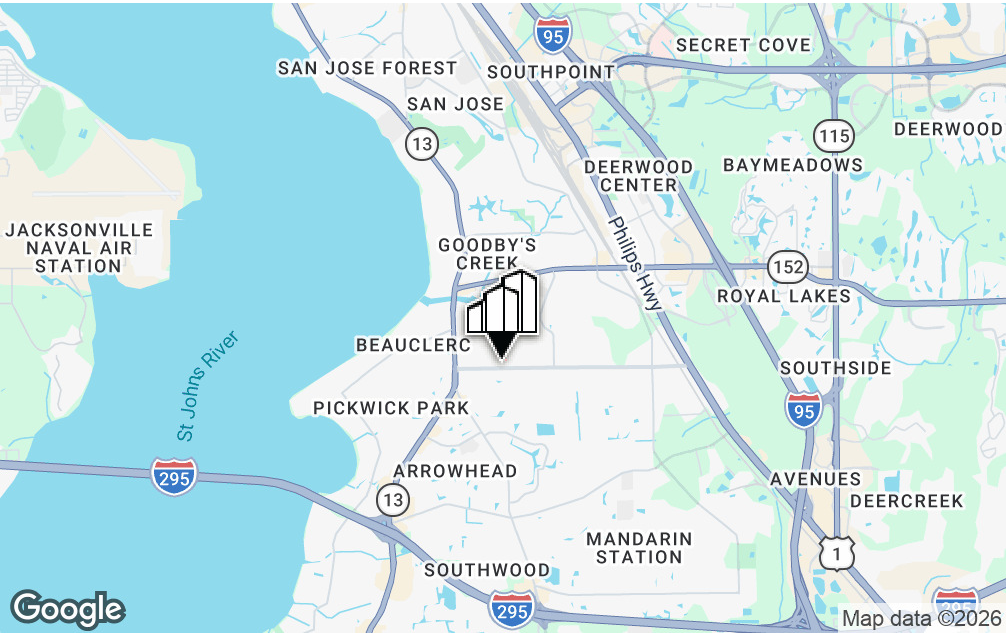


Property Summary



Property Highlights

- Highly Desirable Mandarin Location
- Ample Parking
- Fully built out with eight offices, two conference rooms, break room, bathrooms, storage, and reception area
- Move in Ready
- Available partially furnished



Offering Summary

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	4,050 SF

Demographics	0.5 Miles	1 Mile	3 Miles
Total Households	2,598	5,986	28,444
Total Population	5,714	13,709	67,003
Average HH Income	\$76,549	\$93,336	\$101,951





Center Photos

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The Location



- Mandarin is a neighborhood located in the southernmost portion of Jacksonville, in Duval County, Florida, United States.
- It is located on the eastern banks of the St. Johns River, across from Orange Park.
- It's a short drive south of Jacksonville's city center, and is bordered by Beauclerc to the north, Julington Creek to the south and St. John's River to the west.
- The mostly residential areas of the Mandarin area are brimming with history and nature and boast some of the most stunning river views in Jacksonville.
- Mandarin is characterized by its magnificent oak trees hung with dramatic Spanish moss and boasts some of the best views of the St. Johns River in greater Jacksonville.
- Once an important river port for shipping oranges and other citrus fruit northward, today Mandarin is a blend of residential areas and shopping centers.



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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