



Commercial Realty, Inc.

**6501-B Arlington Expy,  
Suite 156  
Jacksonville, FL**

**1,922-SF  
\$13/SF FS  
\$ 2,082.17/month**

**Watson Commercial Realty Inc.  
4685 Sunbeam Road, Suite 4  
Jacksonville, FL 32257  
904-200-1030  
Will Messer**

 **LoopNet Listing ID#29885469**

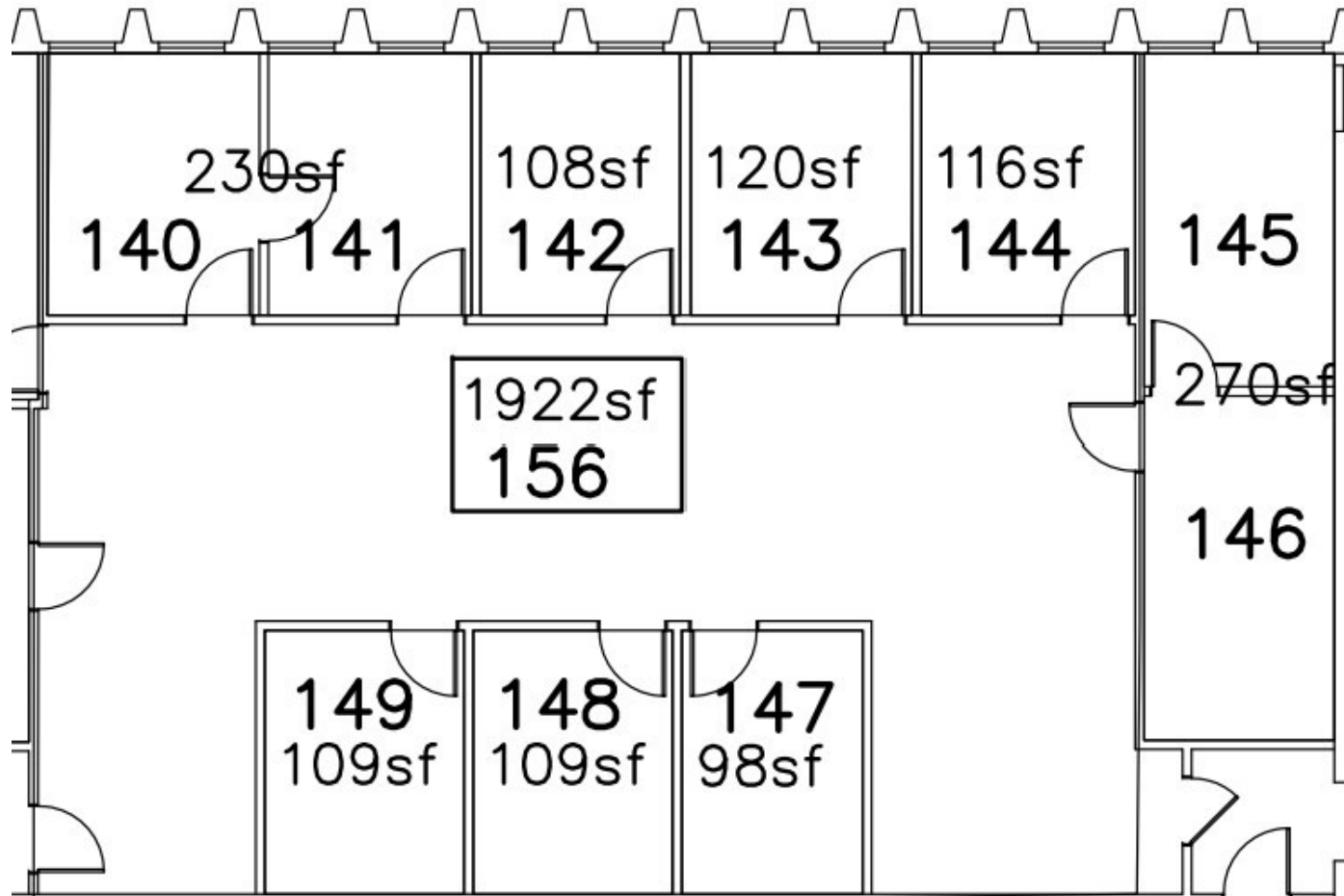
Square Footage = 1,922

- Offices = 7
- Open Area = ~750-SF
- Break Room = 1
- Interior and Exterior Entrances = 2
- Shower = 1
- Storage Room = 1
- Adjacent ~400-SF available



# 6501-B Arlington Expressway, Suite 156, Jax., FL 32211

## Floor plan



**WILL MESSER**  
*Commercial Sales Associate*

Mobile: **904-200-1030**  
Email: **wmesser@watsoncommercial.com**  
Web: **WatsonCommercial.com**



**6501-B Arlington Expressway, Suite 156, Jax., FL 32211**  
**Offices (Exterior, Interior), Break Room**



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## Building Overview



Suite Types:	Professional Offices
Building Size (RSF):	29,212 SF
Parking (#):	+70
Lease Rate:	\$13 /SF FS

### Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	10,221	81,758	185,800
Average Age:	37.90	37.70	38.50
Households:	4,219	33,288	74,294
2022 Avg. HH Inc.	\$58,296	\$63,249	\$64,525

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### WILL MESSER

*Commercial Sales Associate*

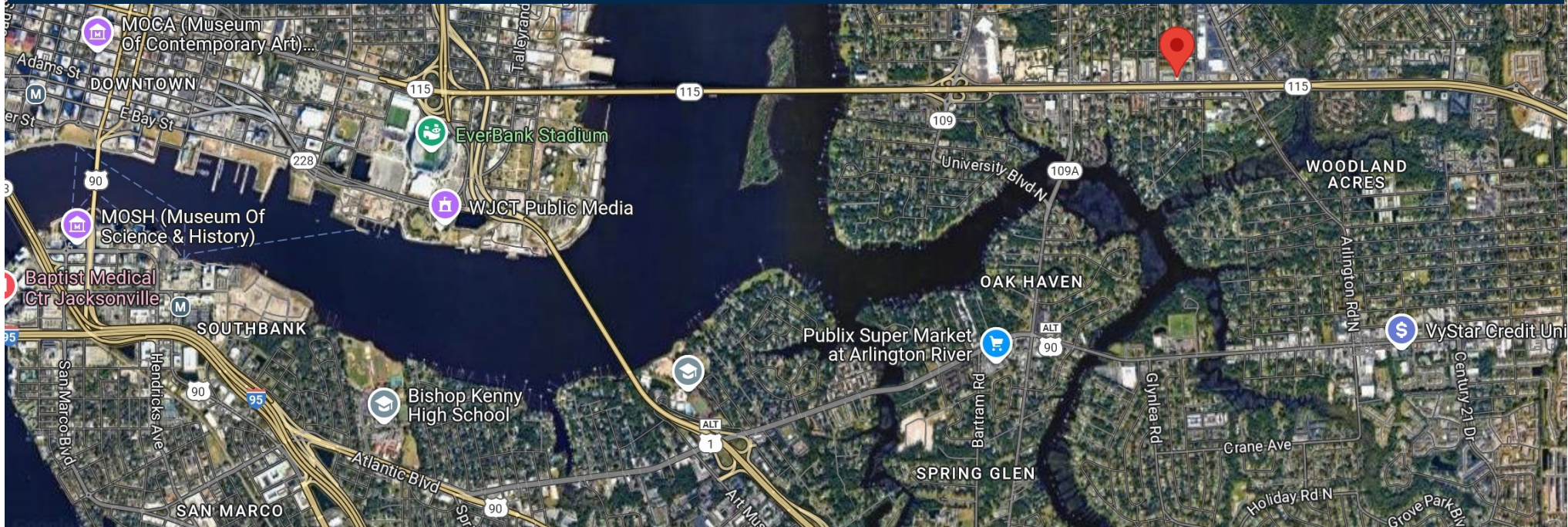
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*Leading*  
 REAL ESTATE  
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 OF THE WORLD

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## Location

- Downtown = 5 min.
- I-95 = 10 min.
- I-10 = 10 min.
- St. Johns Town Center = 15 min.
- Jax Airport = 20 min.
- Atlantic Beach = 20 min.



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