

# OFFICE FOR SALE

8818 GOODBYS EXECUTIVE DR, JACKSONVILLE, FL 32217



**PRICE: \$929,000**



# Property Overview



LICENSED REAL ESTATE BROKER



OFFICE



4609 TOTAL  
SQ FT



ZONED CO



SAN JOSE &  
BAYMEADOWS

Discover this exceptional waterfront office opportunity in one of Jacksonville's most desirable locations. Positioned just north of Mandarin near San Jose Road and Baymeadows Road, this impressive two-story building offers stunning views overlooking Goodby's Creek.

This move-in ready office building is located inside Goodbys Creek Office Park providing an elevated workplace experience while maintaining excellent connectivity to Jacksonville's key business corridors. The property is located 20 minutes from Downtown and 20 minutes from St. John's County. An exceptional opportunity for buyers seeking a premium office property that is turn-key ready with upgrades.



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# Property Highlights



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- **INSIDE GOODBY'S CREEK OFFICE PARK**
- **BALCONY AREA - 263 SF**
- **GROSS OFFICE AREA - 4,364 SF**
  - **TWO STORIES**
    - **9 OFFICES**
    - **1 RECEPTION AREA**
    - **4 BATHROOMS**
    - **1 KITCHEN**
    - **2 CONFERENCE ROOMS**
    - **2 SPACIOUS OPEN AREAS**
    - **1 PRINTER/SUPPLY ROOM**
    - **IT CLOSET**
- **CREEK VIEWS THROUGHOUT OFFICE**
- **NO ASSOCIATION FEES**
- **NEW HVAC SYSTEMS**
- **REMODELED BATHROOM**
- **LUXURY KITCHEN**



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# Improvements and Upgrades



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- HARDIEBOARD SIDING
- BRAND NEW SECOND-STORY HVAC
- ZONED AC WITH INTERNET THERMOSTATS
- DEDICATED COMPUTER SERVER ROOM
- ALL HVAC SYSTEMS PROFESSIONALLY SERVICED SINCE ORIGINAL INSTALLATION
- ENGINEERED DOCK DRAWINGS AVAILABLE FOR IMMEDIATE CONSTRUCTION (NO DEP DOCK PERMIT REQUIRED)
- ELECTRONIC ACCESS CONTROLS
- FIBER OPTIC INTERNET
- CAT 5 WIRING TO ALL OFFICES
- NEWER LVT FLOORING THROUGHOUT THE ENTIRE SECOND STORY
- WOOD BASEBOARDS
- REMODELED DOWNSTAIRS BATHROOMS
- LUXURY KITCHEN WITH FILTERED WATER SYSTEM AND STAINLESS STEEL APPLIANCES
- LIGHTING UPGRADED TO LED
- VIDEO SECURITY SYSTEM
- ALARM SYSTEM
- UPGRADED DOOR HARDWARE THROUGHOUT THE BUILDING
- UPGRADED CEILING TILES
- NO ASSOCIATION FEES

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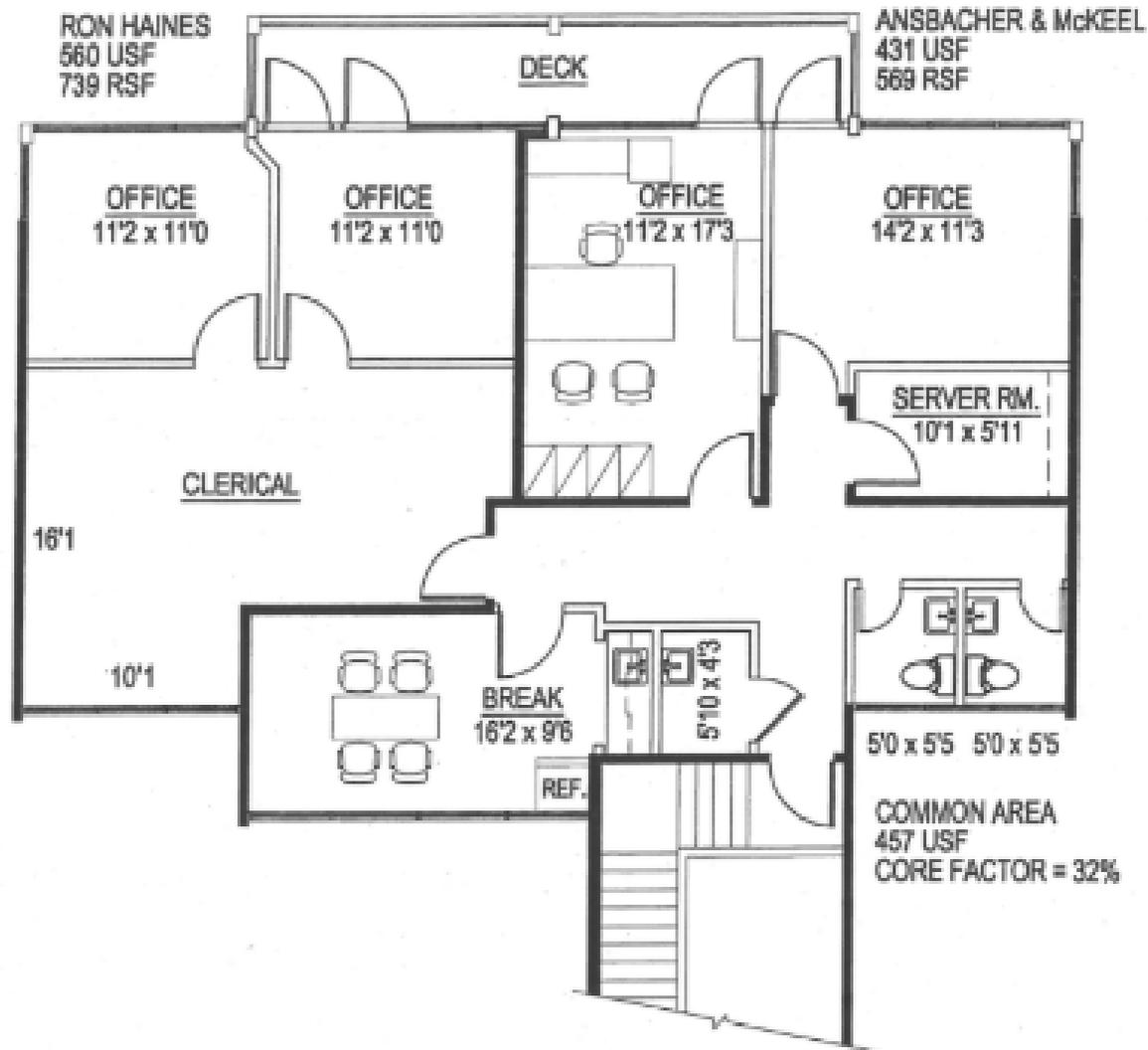
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# 2nd Floor Plan



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# Aerial Map



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**St. Johns River**

**San Jose Blvd**

**Baymeadows Road**

**Goodbys Creek**

W Adams St

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