



**SALE / LEASE**  
**1,744SF Office Condo**

**13241 BARTRAM PARK BLVD**

Jacksonville, FL 32258

**PRESENTED BY:**

**ANTHONY MIGLIORE**

O: 904.421.8523

anthony.migliore@svn.com

**WESLEY NICHOLSON**

O: 904.421.8555

wesley.nicholson@svn.com

FL #SL3464164

**COLIN NICHOLSON III, CCIM**

O: 904.281.1990

cnicholson@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$465,000
<b>LEASE RATE:</b>	\$24.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,744 SF
<b>LOT SIZE:</b>	531,086 SF
<b>BUILDING SIZE:</b>	1,744 SF

## PROPERTY DESCRIPTION

Oversized 1,744SF office condo unit located in Bartram Office Park. One ADA compliant restroom, data room, conference area, multiple storage area, and two jumbo sized offices for collaborative work. Space if fitted with plantation blinds.

## PROPERTY HIGHLIGHTS

- Easy access to I95
- Close to Durbin Park and shopping
- In line unit
- Open plan with jumbo collaborative offices

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## ADDITIONAL PHOTOS



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## FLOORPLAN (NOT TO SCALE)



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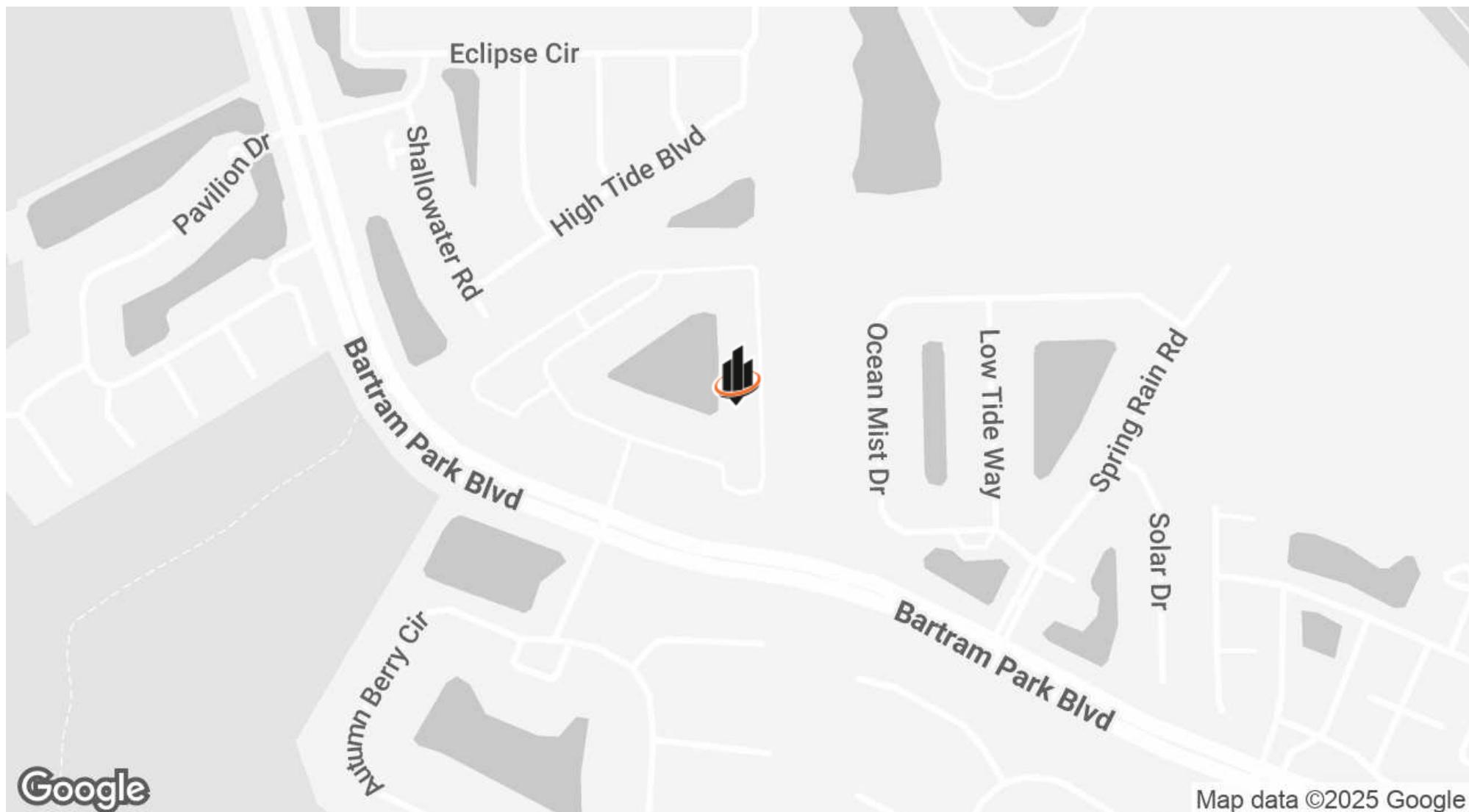
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## LOCATION MAP



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# JACKSONVILLE, FL



## HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

## AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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## MEET THE TEAM



### ANTHONY MIGLIORE

Senior Advisor

**Direct:** 904.421.8523  
[anthony.migliore@svn.com](mailto:anthony.migliore@svn.com)



### WESLEY NICHOLSON

Associate Advisor

**Direct:** 904.421.8555 **Cell:** 904.887.3977  
[wesley.nicholson@svn.com](mailto:wesley.nicholson@svn.com)



### COLIN NICHOLSON III, CCIM

President

**Direct:** 904.281.1990 **Cell:** 904.994.8493  
[cnicholson@svn.com](mailto:cnicholson@svn.com)

**ANTHONY MIGLIORE**

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[anthony.migliore@svn.com](mailto:anthony.migliore@svn.com)

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