

6676 CORPORATE CENTER PKWY
JACKSONVILLE, FLORIDA 32216

FOR SALE \$9,500,000
CLASS A | 100% LEASED | 59,800 SQ FT
MULTI-TENANTED OFFICE BUILDING

ANCHORED BY A MISSION-CRITICAL LABORATORY & TESTING TENANT



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EXECUTIVE SUMMARY



NAI Hallmark, as exclusive advisor, is pleased to present the opportunity to acquire 6676 Corporate Center Parkway, Jacksonville, Florida 32216 (the "Property"). Situated on approximately 4.95 acres, the Property is comprised of a 59,800 square foot multi-tenanted office building.

Built in 2005, the Property sits in the Southpoint Office Park, a premier office destination in Jacksonville due to its central location and immediate proximity to the interchange of I-95 and J. Turner Butler, two of the most heavily trafficked roads in Northeast Florida with more than 170,000 average daily vehicle trips.

The Property is fully occupied by Lancer Insurance, Brooks Rehabilitation, and ITEL, which utilizes the Property for materials testing operations supporting insurance claims integral to its business. The tenancy has a WALT of over six years, providing investors with long-term stability, and cash flow.

OFFERING SUMMARY

Address	6676 Corporate Center Parkway Jacksonville, Florida 32216
List Price	\$9,500,000
List Price PSF	\$158
Number of Buildings	One (1)
Number of Floors	One (1)
Number of Tenants	Three (3)
Tax Real Estate Number	152793-0000
Year Built	2005
Building Size	59,800 RSF
Land Size	4.95 acres
Zoning	IBP (Industrial Business Park)
Parking	300 spaces (5.02/1,000 SF)
Current Occupancy	100%

INVESTMENT HIGHLIGHTS

INSTITUTIONAL QUALITY, INCOME PRODUCING PROPERTY WITH DIVERSE TENANT BASE AND HIGH WALT

The Property is 100% leased with a WALT (Weighted Average Lease Term) of 6+ years. Tenants include Brooks Rehabilitation, Lancer Insurance, and iTel Laboratories, providing strong industry diversification that helps insulate the asset from sector-specific downturns.

MISSION-CRITICAL LAB & TESTING OPERATIONS ANCHOR TENANCY

The Property is anchored by iTel Laboratories, which utilizes specialized laboratory and materials testing space to support insurance claims and forensic analysis, creating a mission-critical operating location that enhances tenant retention and long-term income durability.

GREAT LOCATION WITH NEARBY RESTAURANTS AND AMENITIES

The Property is located within the Southpoint Business Park, one of the top performing office submarkets in Jacksonville. The submarket draws tenants from all over the city due to its central location, close proximity to upscale residential neighborhoods, major medical uses and services. The property is less than 4 miles away from the St. John's Town Center, which is the dominant outdoor lifestyle center in Jacksonville with over two million square feet of retail, restaurants, apartments and amenities.

ACCESSIBILITY TO MAJOR ROADS

The Property offers outstanding regional connectivity, located within a mile of the SR-202 (J. Turner Butler Blvd)/I-95 interchange, two of the most heavily trafficked roads in Northeast Florida with more than 170,000 average daily vehicle trips. It also provides convenient access to US-1 and I-295, for easy access to the entire Jacksonville MSA.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



AERIAL - VIEW TO THE EAST



ST. JOHNS
TOWN CENTER
SIMON
PLAZA



JACKSONVILLE
BEACHES

110,500 AADT

JTB Blvd - 202



BANKERS LIFE



202



Medtronic

6676 CORPORATE
CENTER PKWY



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