

# MIDTOWN CENTRE SCOTT BUILDING

4811 BEACH BLVD  
JACKSONVILLE, FL 32207

 FranklinStreet

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# OFFICE SPACE FOR LEASE

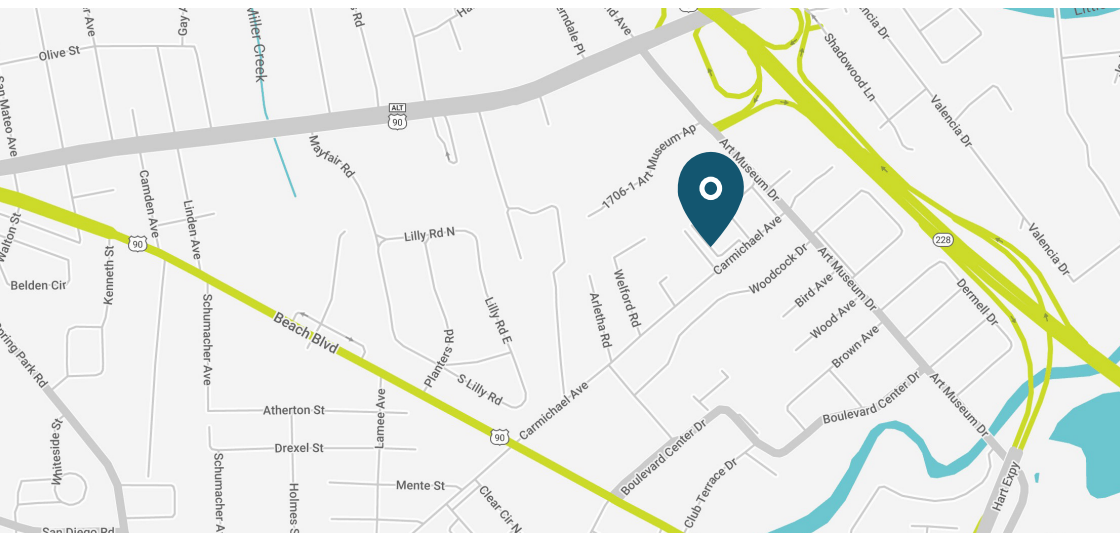


## OFFICE PARK HIGHLIGHTS

- On-site security
- Gym and café located in Woodcock Building
- 2 conference rooms for use by reservation
- Ample parking throughout office park
- Planned improvements underway:
  - Landscaping throughout the grounds
  - Updating monument signage
  - Updates to the Woodcock Amenity Building

## PROPERTY HIGHLIGHTS

- Building Size: 54,155 SF
- 23,932 RSF Available
- \$19/SF
- Updated common areas on all 4 floors

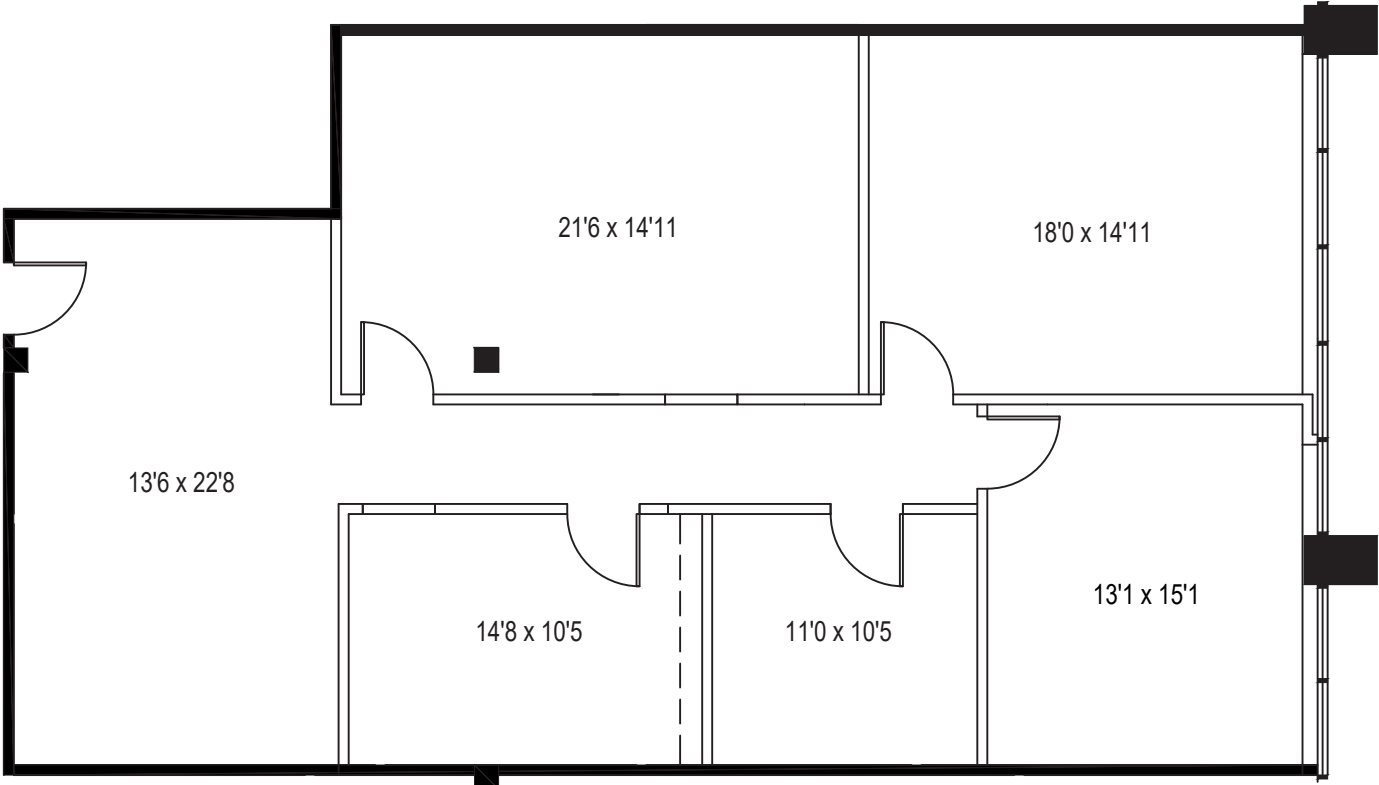


## AVAILABLE SUITES

SUITE NUMBER	SF
103	1,721
202	5,969
204	2,516
302	2,158
410	1,500
400	10,068

# FLOOR PLANS

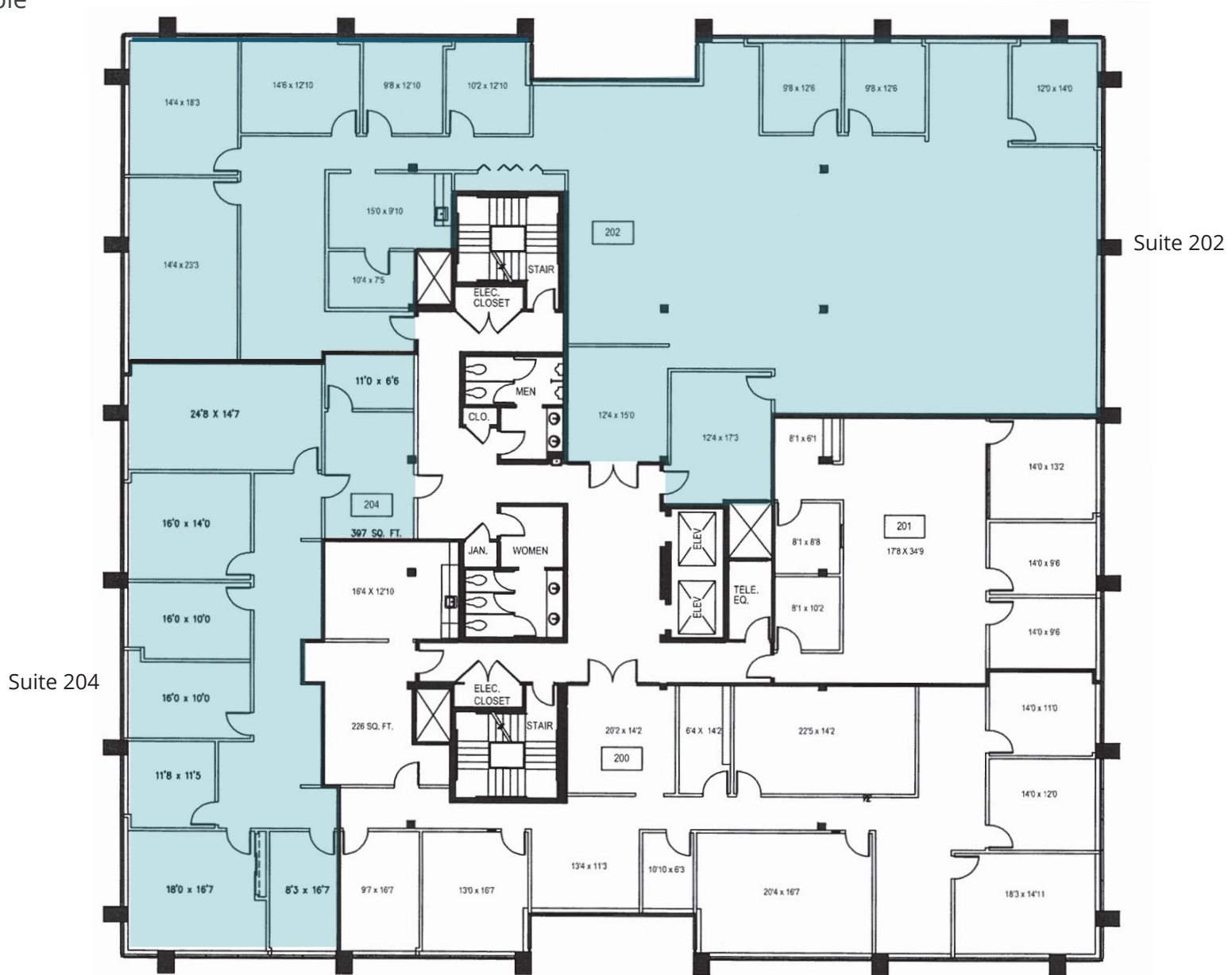
## FIRST FLOOR: SUITE 103



# FLOOR PLANS

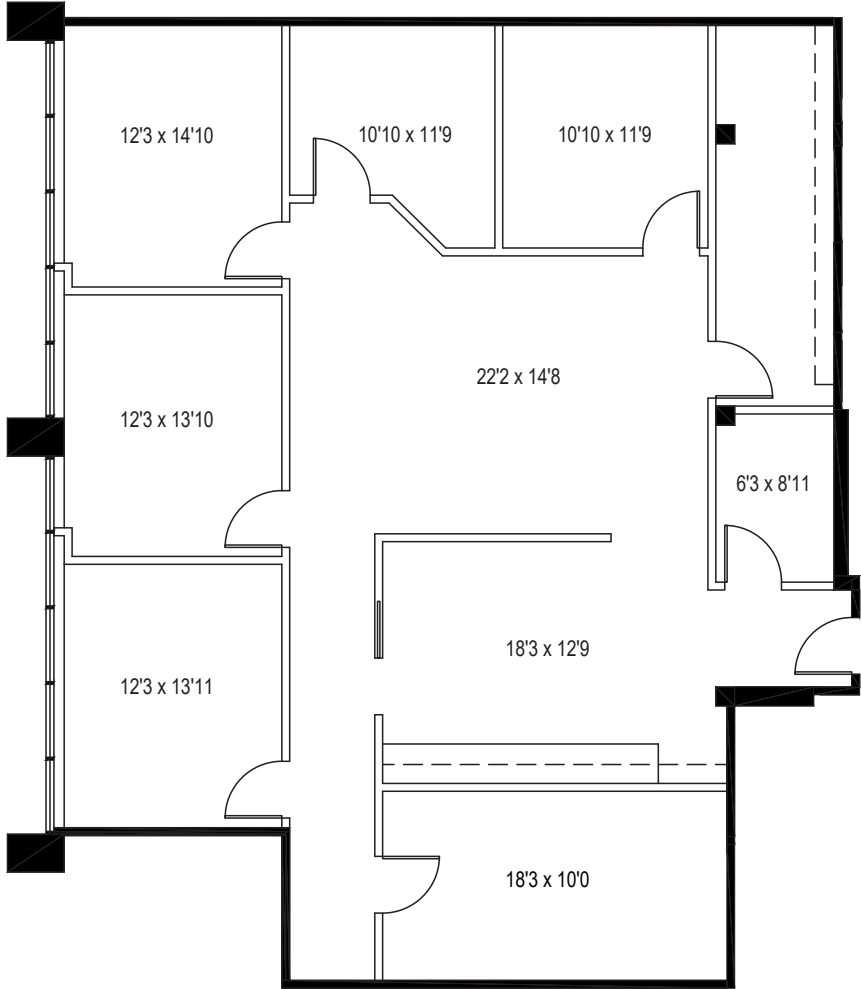
## SECOND FLOOR

Available



# FLOOR PLANS

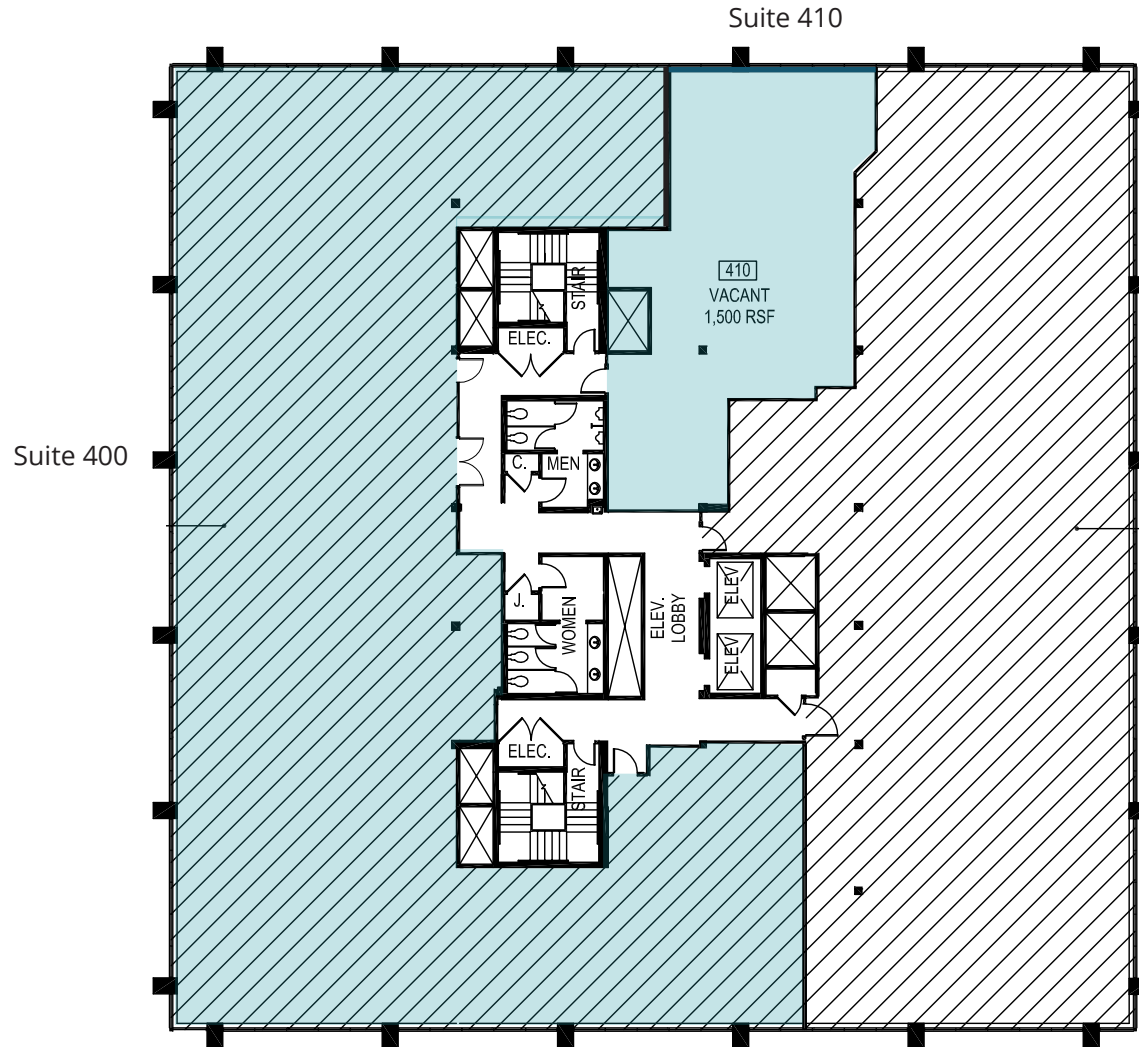
## THIRD FLOOR: SUITE 302



# FLOOR PLANS

## FOURTH FLOOR: SUITES 400, 410

Available



# OFFICE PARK AMENITIES



# SITE PLAN / AERIEL





# AERIAL



# DEMOGRAPHICS

## OFFICE MARKET PROFILE

Jacksonville City, FL  
Geography: Place

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision making insight about office location.

### PROJECTED ANNUAL GROWTH RATE



0.54%  
Population



1.36%  
Population



-0.87%  
Population



-0.39%  
Population

### LIFESTYLE SPENDING (INDEX)



84  
Meals at  
Restaurants



81  
Entertainment/  
Recreation



82  
Retail Goods



84  
Apparel & Services



81  
Home Services

### DATA FOR ALL BUSINESSES IN THE AREA

Total Businesses	41,700
Total Employees	485,232
Total Residential Population	986,073
Employee/Residential Population Ratio (per 100 residents)	49

### 2023 LABOR FORCE

Age Group	Population	Employed	Unemployment	Unemployment Rate	Participation Rate	Employment - Population Ratio
16+	792,092	505,413	21,944	4.2%	66.6%	63.8%
16-24	114,087	66,178	4,064	5.8%	61.6%	58.0%
25-54	398,561	319,436	14,889	4.5%	83.9%	80.1%
55-64	121,031	80,659	2,363	2.8%	68.6%	66.6%
65+	158,413	39,140	628	1.6%	25.1%	24.7%
Male Age 16+	380,435	262,309	10,145	3.7%	71.6%	68.9%
Female Age 16+	411,657	243,146	11,798	4.6%	61.9%	59.1%

Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023). © 2024 Esri

# CONTACT

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