



**6501 Arlington Expy.,**  
**Bldg B**  
**Jacksonville, FL 32211**

~~\$2,099,000~~  
**\$1,950,000**

 **LoopNet Listing ID #27991419**

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

# 6501 Arlington Expy., Bldg. B, Jax., FL 32211

## Building Overview

- Strong Income Producing Office Building with Professional Service Tenants
- Building Upgrades - Common Areas=2019, Exterior Paint=2019, HVACs(4)=2018, Roof=2005
- Location - Downtown=5 mins, I-95=10 mins, I-10=10 mins, St Johns Town Center=15 mins, JAX Airport=20 mins, Atlantic Beach=20 mins





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## Offering Summary

### Building Statistics

|             |                 |
|-------------|-----------------|
| Price       | \$ 1,950,000.00 |
| Gross SF    | 29,212.00       |
| Leasable SF | 22,786.00       |
| Lot Size    | 1.41-Acres      |

|                   |       |
|-------------------|-------|
| Zoning            | CCG-2 |
| Year Built        | 1973  |
| Current Occupancy | 84.8% |
| Current Vacancy   | 15.2% |

### Returns

|          |       |
|----------|-------|
| Cap Rate | 10.9% |
|----------|-------|



- Two-story, Multi-tenanted Office Building
- 110 Surface Parking Spaces
- Prominent Siting - +290' of Arlington Expressway Frontage
- 54,500 Average Annual Daily Traffic (Florida Dept of Transportation)
- Reinforced Concrete Construction
- RE #: 142266-0500



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## Investment Analysis Proforma

### Profit & Loss (1/1/25-10/28/25)

#### Income

|                       | Current              | Per SF       | Pro Forma            | Per SF       |
|-----------------------|----------------------|--------------|----------------------|--------------|
| Rental Income         | \$237,608.69         | 10.43        | \$ 296,218.00        | 13.00        |
| Expense Reimbursement |                      |              | \$ 32,960.79         | 1.45         |
| <b>Income Total</b>   | <b>\$ 237,608.69</b> | <b>10.43</b> | <b>\$ 329,178.79</b> | <b>14.51</b> |

#### Expenses

|                       |                        |               |                        |               |
|-----------------------|------------------------|---------------|------------------------|---------------|
| Grounds Keeping       | \$ (14,000.00)         | (0.61)        | \$ (14,000.00)         | (0.61)        |
| Insurance             | \$ (9,054.18)          | (0.40)        | \$ (9,054.18)          | (0.40)        |
| Janitorial            | \$ (12,061.50)         | (0.53)        | \$ (12,061.50)         | (0.53)        |
| Licenses and Permits  | \$ (580.81)            | (0.03)        | \$ (580.81)            | (0.03)        |
| Real Estate Tax       | \$ (23,906.61)         | (1.05)        | \$ (23,906.61)         | (1.05)        |
| Repairs & Maintenance | \$ (13,311.93)         | (0.58)        | \$ (13,311.93)         | (0.58)        |
| Utilities             | \$ (35,948.19)         | (1.58)        | \$ (35,948.19)         | (1.58)        |
| Waste                 | \$ (8,823.48)          | (0.39)        | \$ (8,823.48)          | (0.39)        |
| <b>Total Expenses</b> | <b>\$ (117,686.70)</b> | <b>(5.16)</b> | <b>\$ (117,686.70)</b> | <b>(5.19)</b> |

#### Net Operating Income

|                             |                      |             |                      |             |
|-----------------------------|----------------------|-------------|----------------------|-------------|
| Income                      | \$ 237,608.69        | 10.43       | \$ 329,178.79        | 14.51       |
| Operating Expenses Total    | \$ (117,686.70)      | (5.16)      | \$ (117,686.70)      | (5.19)      |
| <b>Net Operating Income</b> | <b>\$ 119,921.99</b> | <b>5.26</b> | <b>\$ 211,492.09</b> | <b>9.32</b> |



**WILL MESSER**

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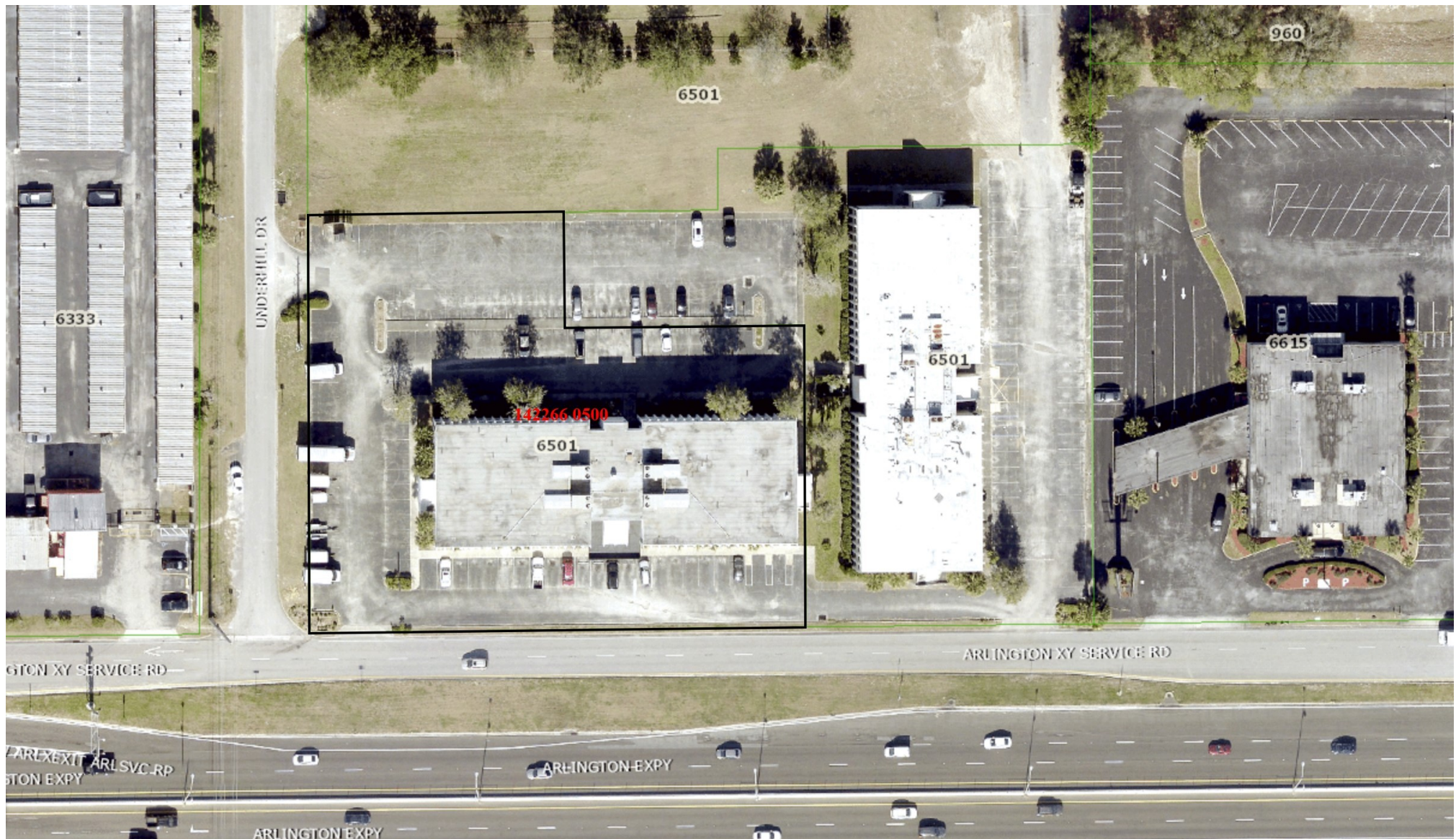
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|                      |                              |
|----------------------|------------------------------|
| Property Subtypes:   | Professional Office Building |
| Building Size (RSF): | <b>22,786 SF</b>             |
| Gross Land Area:     | 1.41 Acres                   |
| Sale Price:          | <b>\$1,950,000</b>           |

### Demographics—CoStar, Census

| Proximity:        | 1 mile   | 3 miles  | 5 miles  |
|-------------------|----------|----------|----------|
| Total Population: | 11,760   | 94,083   | 207,878  |
| Average Age:      | 36.20    | 35.80    | 36.80    |
| Households:       | 4,667    | 37,791   | 86,647   |
| 2024 Avg. HH Inc. | \$61,724 | \$64,306 | \$64,983 |

### Daytime Employment

|                  |       |        |         |
|------------------|-------|--------|---------|
| Total Businesses | 800   | 5,237  | 18,830  |
| # Employees      | 5,159 | 40,906 | 161,731 |
| # Employees/Bus  | 6     | 8      | 9       |

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