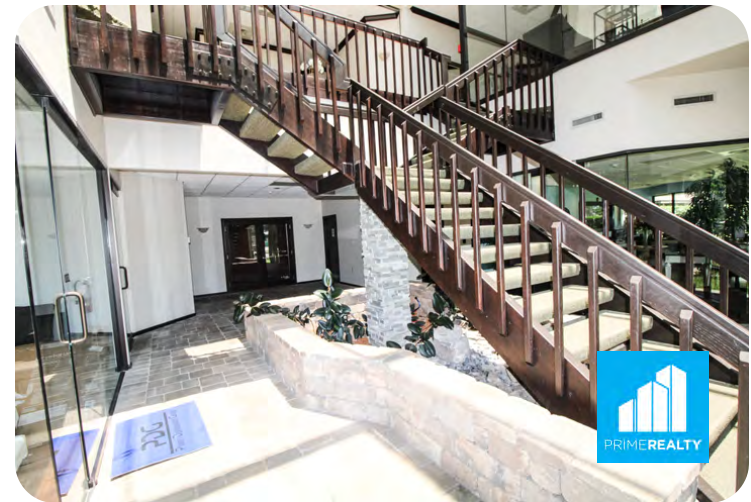
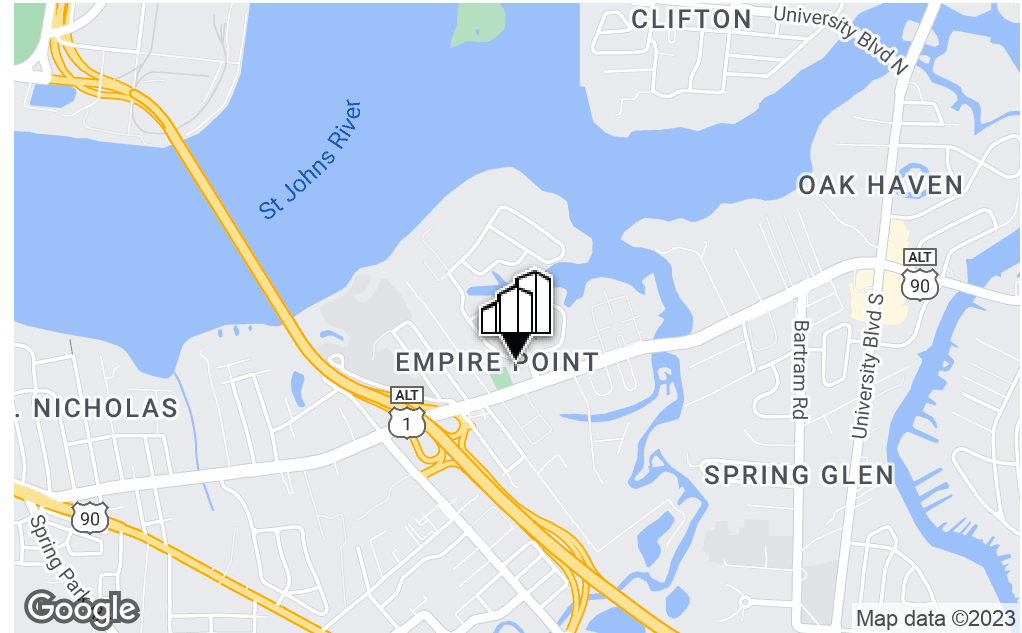




4811 Atlantic Blvd
Jacksonville, FL 32207



Executive Summary



Offering Summary

Sale Price:	\$2,300,000
Building Size:	18,285 SF
Available SF:	100% Leased or 2nd & 3rd Floor Available
Lot Size:	0.75 Acres
Price / SF:	\$125.79
Cap Rate:	7.63%
NOI:	\$175,550
Market:	Jacksonville
Submarket:	Southside

Property Overview

Prime Realty is pleased to present 4811 Atlantic Blvd for sale, a three story, multi-tenant, class B professional office building that has been recently renovated. Located in the Southside sub-market of Jacksonville, and conveniently located near the Hart Bridge providing quick access to downtown Jacksonville. This professional building is highly visible with frontage on Atlantic Blvd, experiencing heavy traffic of 29,000 VPD.

Property Highlights

- Seller Occupies 2nd & 3rd floors. Will sign 3-year lease or vacate upon sale.
- Sale-Leaseback or Owner Occupant Opportunity
- Highly Visible Atlantic Blvd Monument Sign (Traffic Count 29K VPD)
- 19 windowed private offices, 5 conference rooms, 3 Breakrooms
- Keypad security front door entrance system
- Recent Renovations: retention, landscaping, LED parking lot lights, bathrooms, & fire suppression
- 50 on site parking spots
- Rent roll available by request



Site Location

4811 Atlantic Blvd | Jacksonville, FL 32207





Center Photos

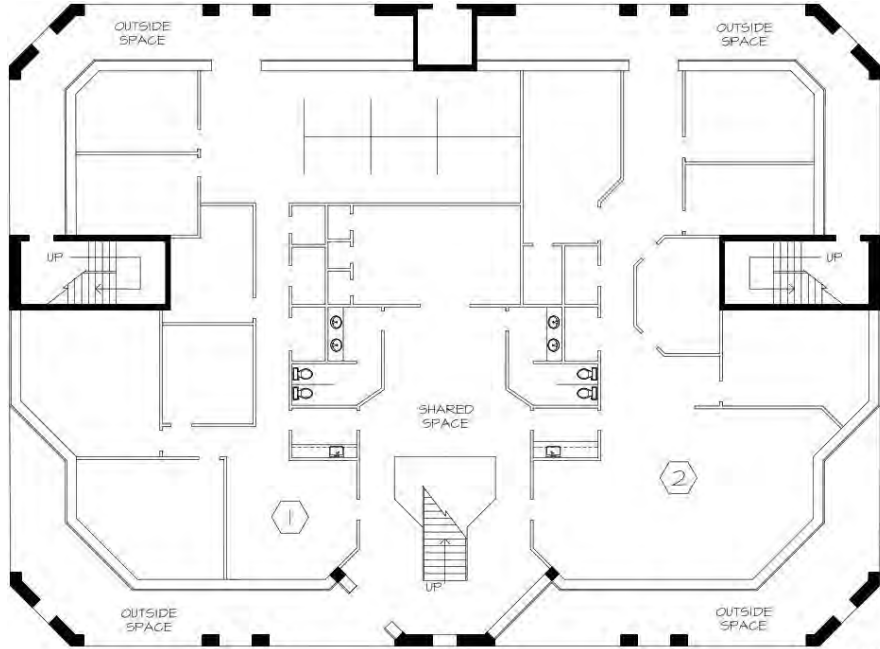
4811 Atlantic Blvd | Jacksonville, FL 32207



Additional Photos



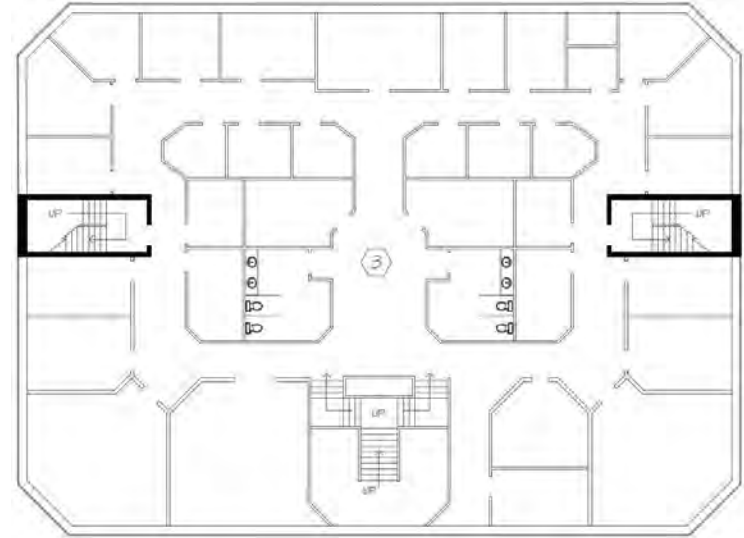
Floor Plans



FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

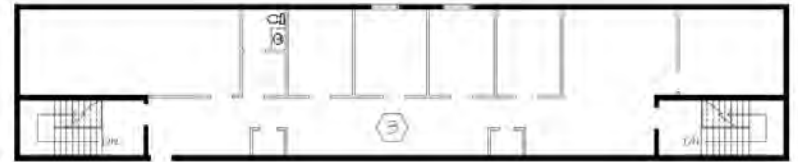
TOTAL FLOOR AREA	7,914 SF
UNIT 1	2,548 SF
UNIT 2	2,292 SF
STAIRS	350 SF
SHARED SPACE	1,048 SF
OUTSIDE SPACE	1,736 SF



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL FLOOR AREA	7,776 SF
STAIRS	1,088 SF
SHARED SPACE	488 SF
STAIRS	80 SF



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL FLOOR AREA	6,288 SF
STAIRS	1,088 SF
STAIRS	392 SF

Advisor



Ron Levin

Associate Director

rlevin@primerealtyinc.com

Direct: 904.559.1590

Bio

Ron joins Prime Realty as an Associate Director specializing in high net-worth investors and developers in the acquisition and disposition of commercial real estate. Ron's diverse background includes years at BJ's Wholesale Club growing store sales and expanding their real estate portfolio. A transplanted New Yorker, Ron began making his mark in Jacksonville by joining Winn-Dixie's corporate offices where he developed, managed and implemented strategies to improve profitability for the national chain. Additionally, Ron's recent experiences as an asset and property manager uniquely qualify him to serve his commercial real estate clients.

Ron has lived in Jacksonville with his wife and three children for over 25 years. When not working with his clients, Ron enjoys spending time with his family, traveling, reading, seeing a good movie and cheering on his alma mater, Syracuse University, where he played football.

Prime Realty

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About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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