



Office Building for Sale in Riverside

2618 Herschel Street | Jacksonville, FL 32204

Sale Price: \$2,700,000

Property Highlights

- 5,030± SF professional office building plus 725 SF of storage or archive space on the third floor
- Built in 2010
- Situated on 0.41± AC
- Fully sprinklered, meets current code
- 13-space concrete parking lot for convenient on-site parking
- 570± SF climate-controlled 2.5-bay car garage (constructed in 2017)
- Adjacent on-street parking available for added flexibility
- Zoned CRO
- Real estate #065232-0010

Chuck Diebel

+1 904 861 1112

chuck.diebel@colliers.com

1160025

Colliers

76 S. Laura St., Suite 1500

Jacksonville, FL 32202

+1 904 358 1206

Property Details

This historically designed professional office building was constructed in 2010 and is located in the heart of Riverside/Avondale. The building's exterior is Prairie style, with a wraparound porch intentionally designed to represent the historic neighborhood. In 2011, this unique commercial property received both the City of Jacksonville and the Florida Trust for Historic Preservation Award (statewide) for compatible infill design. In 2010 immediately upon completion, the building was included in the Riverside/ Avondale Preservation Association annual Parade of Homes, representing commercial infill in the R.A.P. Historic District. The CRO zoning allows for mix use development.

Regardless of its intended "residential" appearance, the building is constructed using state-of-the-art exterior materials, providing for low future maintenance. It includes energy efficient windows, spray-foam insulation throughout, a four (4) zoned HVAC system, a standing seam metal roof, as well as monitored internal fire suppression and security systems. The building was designed to be ADA compliant.

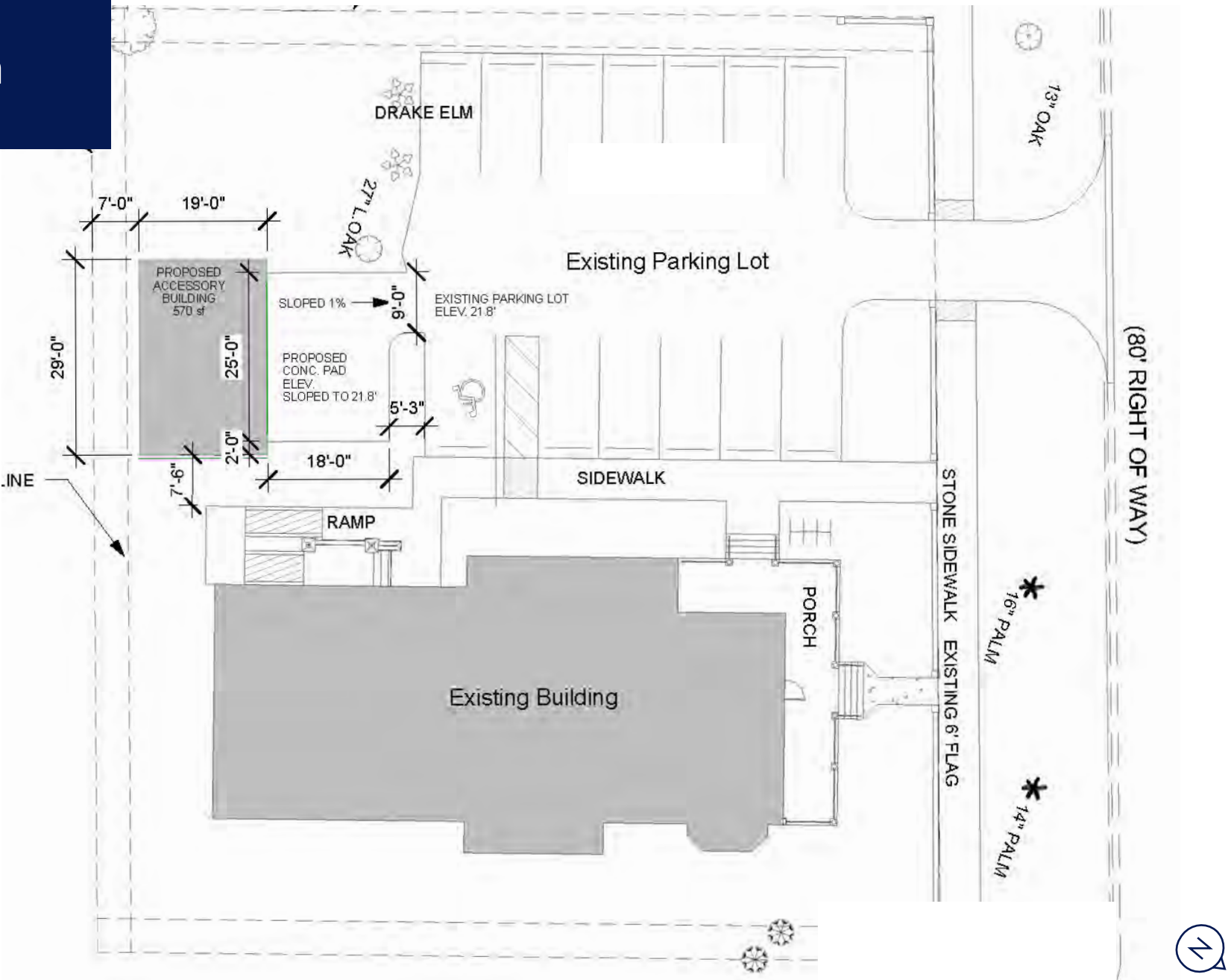
The high-spec building interior is a mix of both period and modern design elements. For example, all floors are either wood, tile or carpet. Glass paneled doors all include a glass transom above. The four (4) bathrooms are tiled waist high. One includes a shower. Light fixtures are Lightolier. The upstairs space includes a breakroom and designated library space. The downstairs space includes a secretarial station and a spacious conference room. All four (4) HVAC units were replaced in 2024 with energy efficient Trane systems. All spaces are wired for Ethernet and communication lines. The site is well landscaped with a separately metered irrigation system and a privacy fence.



**Located in the much sought-after
Riverside/Avondale Historic District**

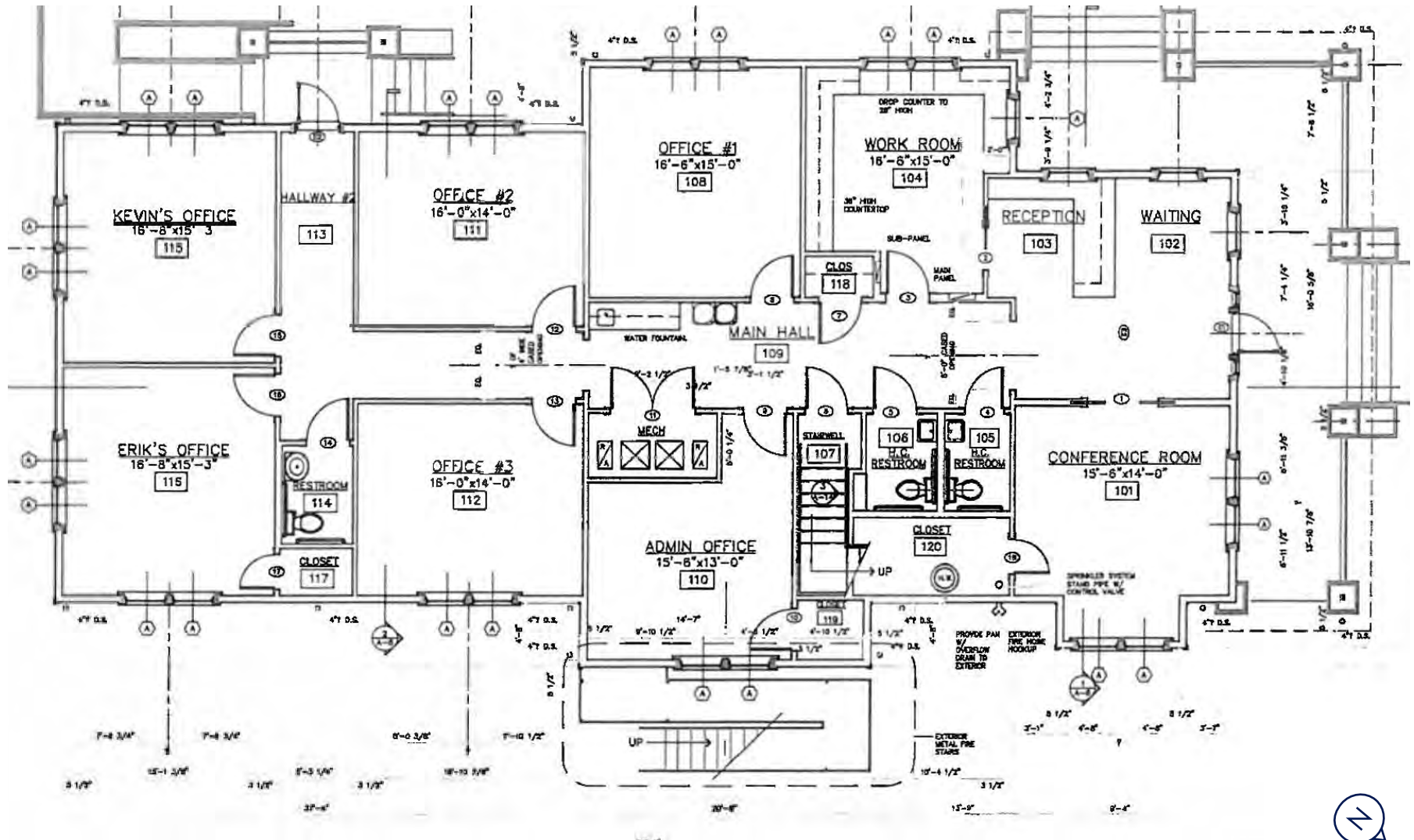
Received the Historic Preservation Award (statewide) for compatible infill design by the City of Jacksonville and the Florida Trust.

Site Plan



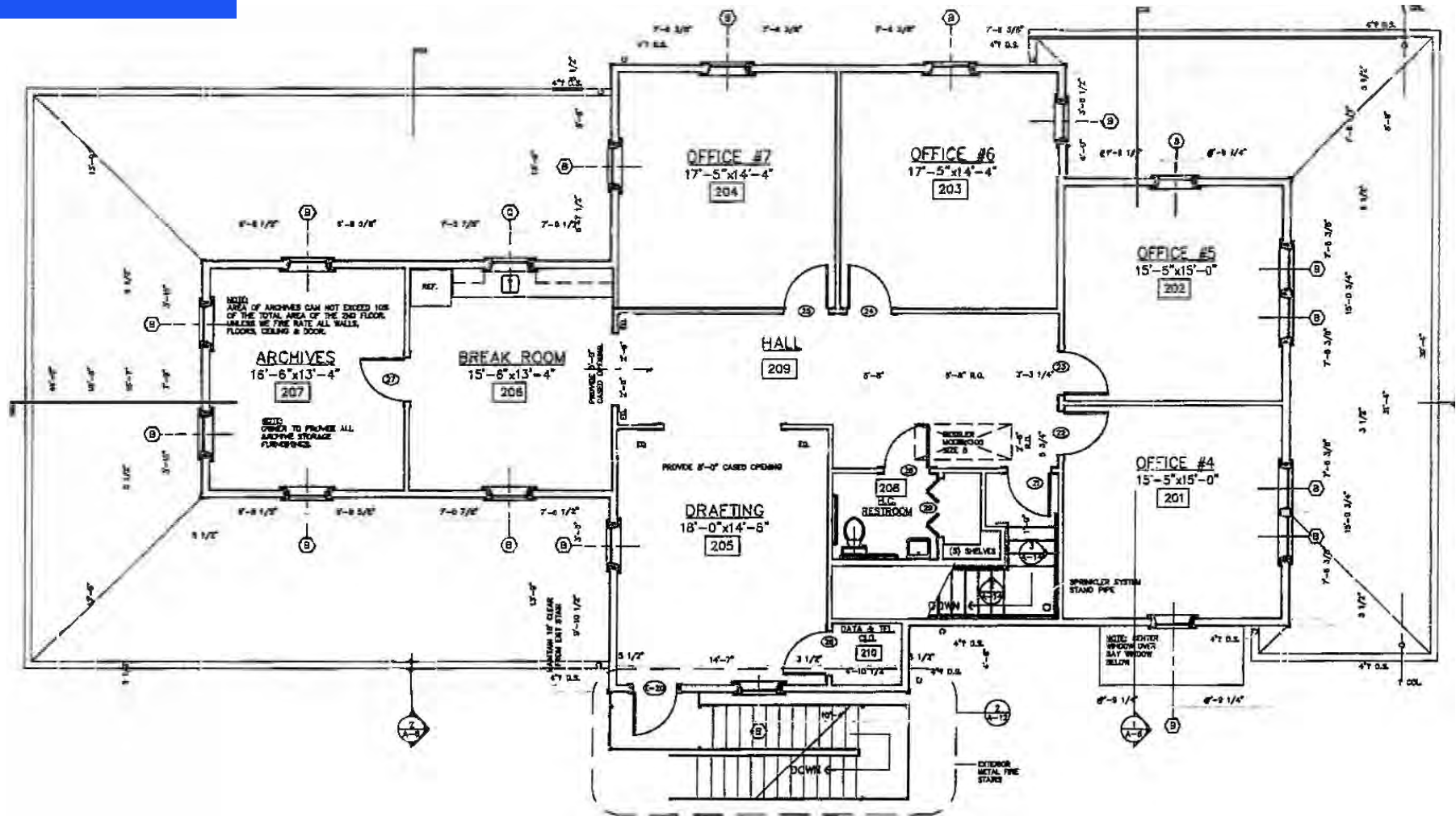
Floor Plan

First Floor

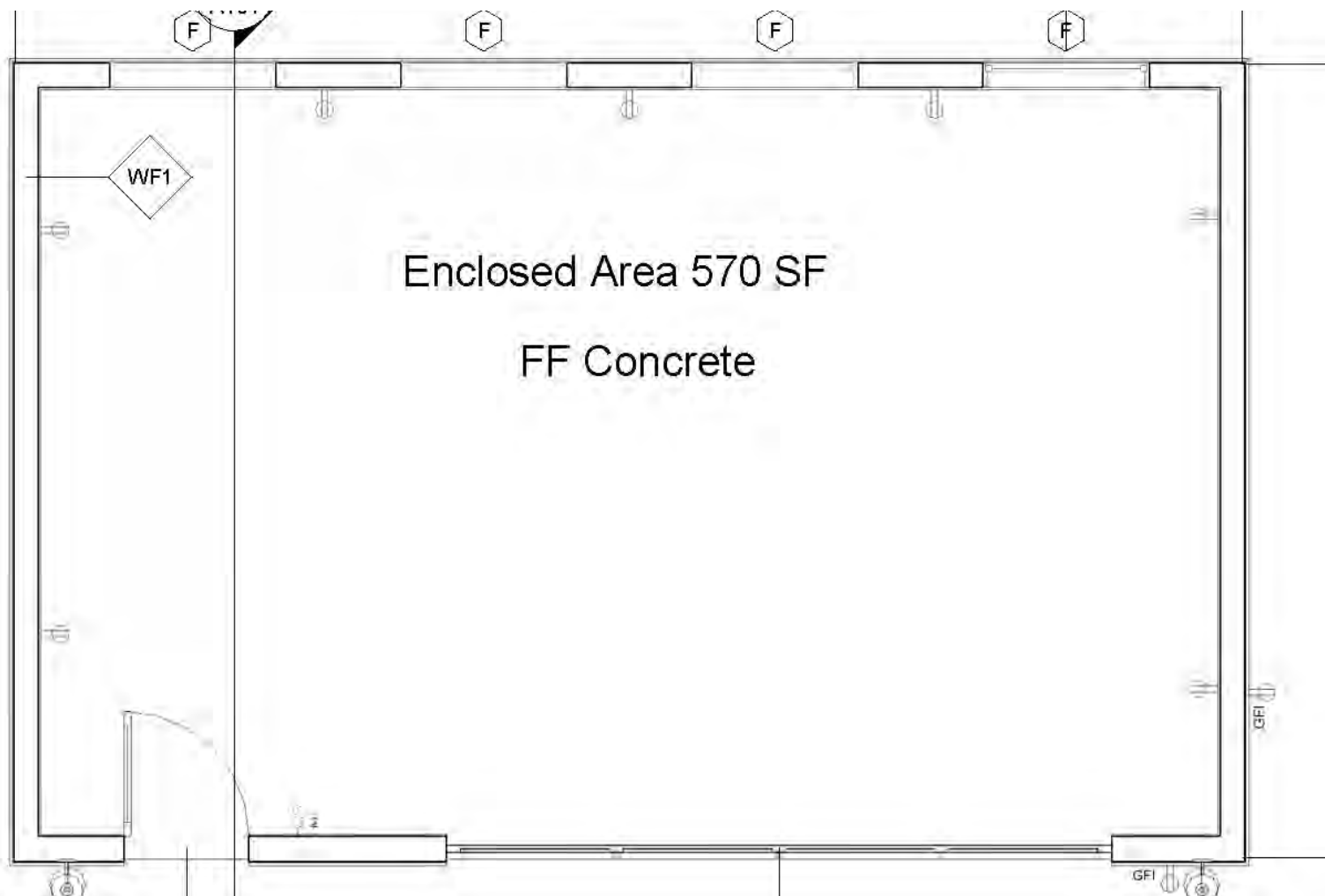


Floor Plan

Second Floor



Garage Plan



Retail Aerial



ANEJO
BURRITO GALLERY
MAYDAY
THE FRESH MARKET
CAVA
BENTO
FirstWatch
BURGERFI

BLACK SHEEP
GINCO
ALB
RIVER & POST
PUBS
HAWKERS
grassroots
HORTINGER
Publix.

REG & COFF
MPS
EUROPEAN STREET CAFE
CARMINE'S
J.D. MORGAN & CO. (WOLFE CO.)

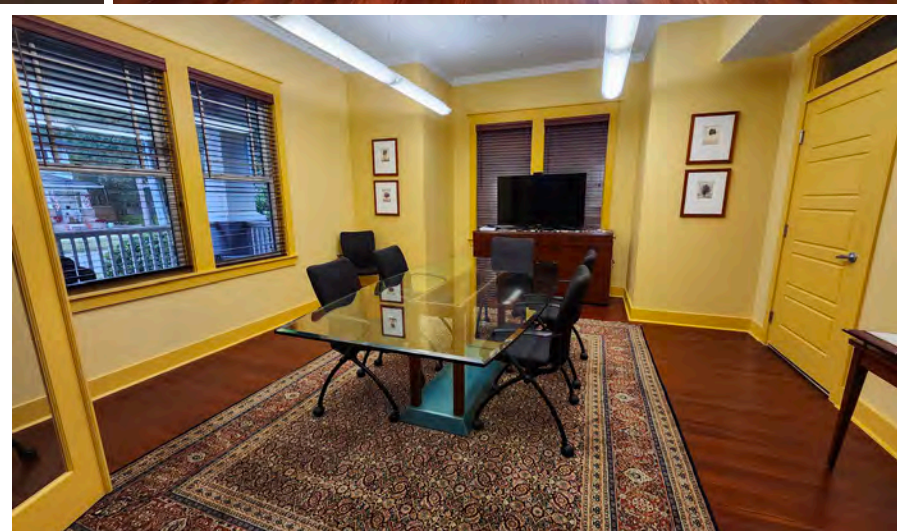
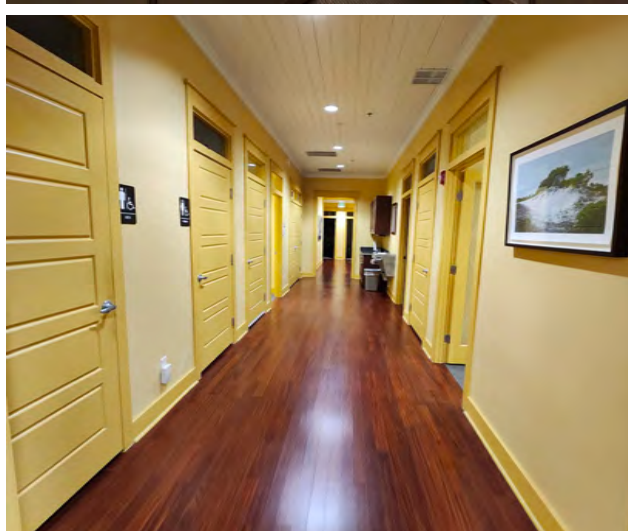
Ascension
St. Vincent

Site



Photo Gallery

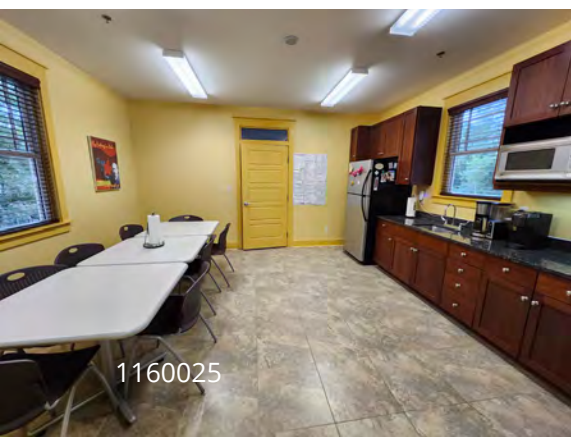
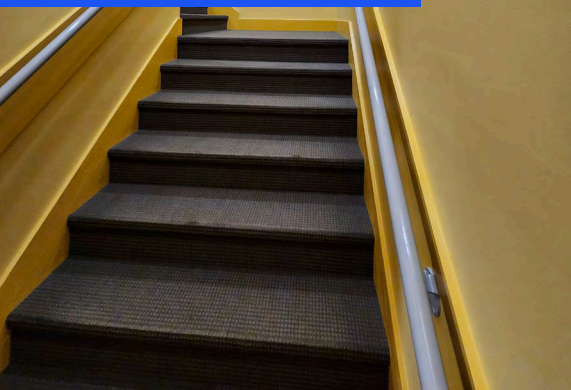
First Floor



1160025

Photo Gallery

Second Floor



Third Floor

1160025

Photo Gallery

Exterior

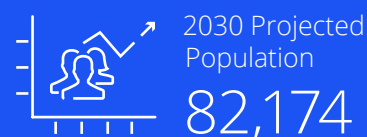


1160025



Area Demographics | 3 mile radius

Source: ESRI Business Analyst



Chuck Diebel
Vice President
+1 904 861 1112
chuck.diebel@colliers.com

Colliers
76 S. Laura St., Suite 1500
Jacksonville, FL 32202
+1 904 358 1206

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC