



Office Building **For Lease**

7751 BELFORT PARKWAY, JACKSONVILLE, FL 32256

BELFORT 1

JOANN LYLE VASHA CARTER

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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

svrcommercial.com

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OFFERING SUMMARY

Lease Rate:	\$18.75 SF/yr (Full Service)
Building Size:	68,609 SF
Available SF:	1,647 - 22,776 SF
Year Built:	1989

PROPERTY OVERVIEW

Beautifully renovated office building located on Belfort Road/I-95 and JTB. AC Skinner Parkway provides alternative access and egress to and from Belfort Park for an easier commute. Abundant area amenities that include restaurants, shops, banks, hotels and workout facilities.

PROPERTY HIGHLIGHTS

- Newly renovated lobby.
- Common area lounge.
- Bright and open plans.
- 4.0/1.000 s.f. parking ratio with ample visitor parking
- Easy commute to work

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,647 - 22,776 SF	Lease Rate:	\$18.75 SF/yr

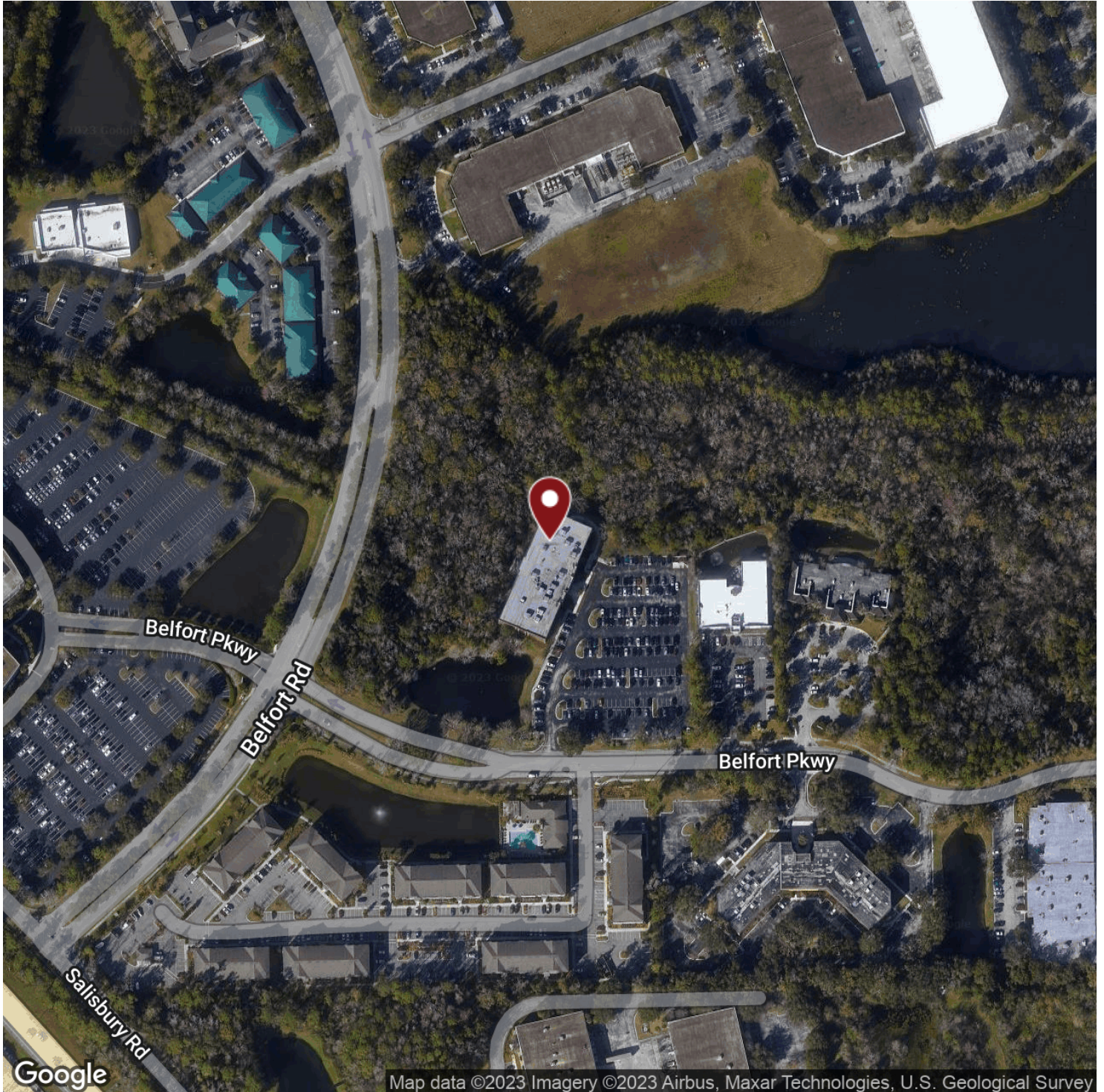
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 170	Available	1,647 SF	Full Service	\$18.75 SF/yr	-
Suite 200	Available	22,776 SF	Full Service	\$18.75 SF/yr	Full floor available 9/1/23.
Suite 350	Available	2,500 - 18,381 SF	Full Service	\$18.75 SF/yr	Customizable office space.

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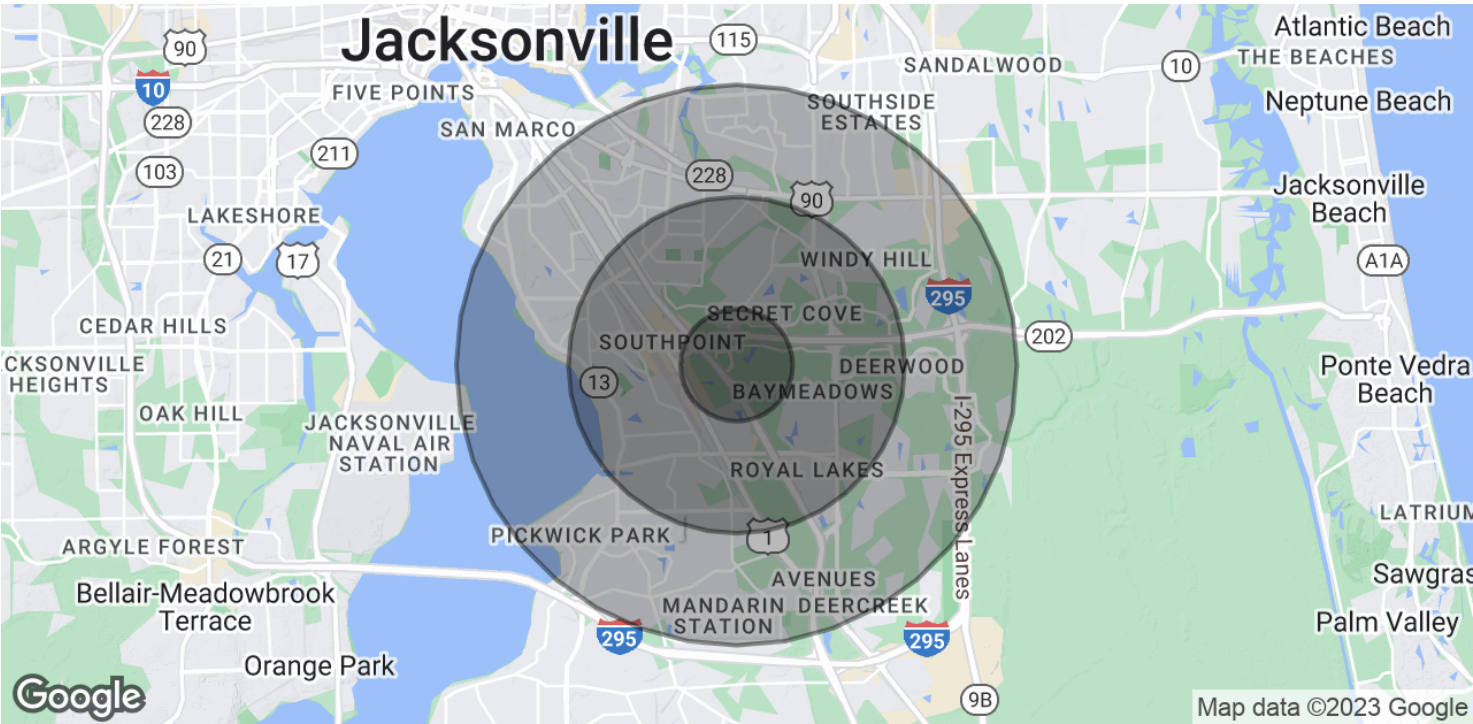
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,692	62,893	165,843
Average Age	34.6	34.4	34.8
Average Age (Male)	32.9	32.6	33.5
Average Age (Female)	37.3	36.8	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,241	27,325	69,741
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$57,642	\$60,416	\$64,504
Average House Value	\$202,047	\$226,200	\$247,189

* Demographic data derived from 2020 ACS - US Census

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