

OFFICE / FLEX / R&D PROPERTY
FOR SALE

1451 LOUISA STREET
JACKSONVILLE, FL 32207



PROPERTY SUMMARY

- Sale Price: \$2,500,000
- Available Space: 15,655 SF
- Building Size: 15,655 SF
- Zoning: CCBD - Commercial Central Business District
- Building Type: Office/Warehouse

1451 Louisa Street is a flex space opportunity in a sought-after Downtown Southbank Location, located right outside of San Marco and just over the bridge from the Downtown Northbank. Tremendous amounts of nearby developments are completed and underway including SoBa (147 luxury apartment units), The Station at San Marco (345 luxury apartment units), and Artea Southbank (340 luxury apartment units) to name a few. Large employment centers of Baptist Health and high-income neighborhoods in close proximity give this space a prime location in the center of Jacksonville's cultural and trade scenes.

Elias Hionides, Vice President

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PROPERTY DESCRIPTION

Extremely rare warehouse and office opportunity WITHIN the downtown overlay. This unique property has recently undergone an overhaul that included installation of fire sprinklers, full ADA code compliance upgrades, new finishes, and other infrastructure improvements. This move-in ready building has been designed for use as an office and warehouse, with the entire building (including warehouse) fully heated and cooled. Many large offices, ample storage, a conference room and showroom, and two drive-in roll-up doors are included in this vast multi-use property. Over 100 FREE public parking spaces nearby. Approved signage will allow visibility from I-95 North and South, which sees over 167,000 VPD.

Located in a premier Southbank location, this site is zoned Commercial Central Business District, and is within the Downtown Overlay, opening the door for incentives from the Downtown Investment Authority.

PROPERTY HIGHLIGHTS

- Office and Warehouse Space in Desirable Southbank / San Marco Submarket
- Multiple Large Offices
- 100+ Shared Parking Spaces Available
- Expansive Storage Area with Space to Use as Showroom
- Conference Room / Break Area Included
- Near Local Hospitals and I-95



NEIGHBORHOOD

From Visit Jacksonville:

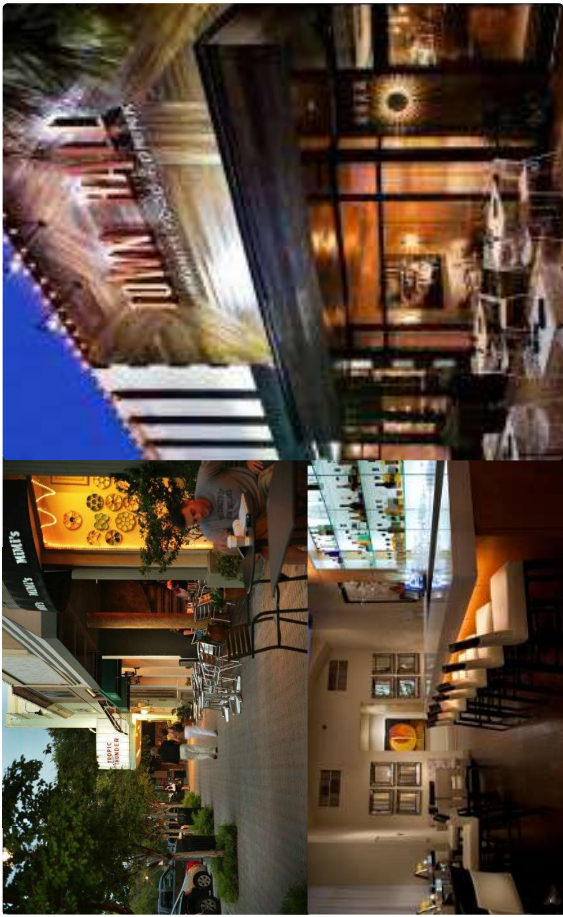
San Marco is a historic neighborhood just a few minutes from Downtown. Visit San Marco's distinctive boutiques and art galleries and enjoy the full-fledged dining district which has plenty of outdoor cafe seating and diverse options.

Don't miss the San Marco fountain of lions, which reflect the neighborhood's association with the Venice, Italy business district. Save your appetite and visit the new San Marco dining district, it includes some of Jacksonville's best restaurants. Don't stop at just dinner, the area is emerging with trendy craft cocktail bars and brewery hot spots. Beach Buggy App provides FREE rides and recommendations to the visitors of the San Marco community.

SEE & DO



EAT & DRINK



1 Mile 3 Mile 5 Mile



Total Population

6,475 76,080 215,148



Households

3,202 32,235 89,074



Average Household
Income

\$63,782 \$42,467 \$42,218

SIGNAGE

NEW CORNER ELEMENT
TO ANCHOR SOUTHWEST
CORNER - FUNDERMAX
EXTERIOR RAINDRAIN PANEL
0782 NT PETROLEUM

BACKLIT ALUMINUM
CHANNEL ADDRESS
SIGNAGE

NEW VISUAL VERTICAL
ELEMENT WITH TENANT
SIGNAGE BY OTHERS
CLAD WITH FUNDERMAX
EXTERIOR RAINSCREEN PANEL
0782 NT PETROLEUM

SIGNAGE CAN BE SEEN FROM I-95 -->



NEW CANTILEVERED
ALUMINUM SHADE
AWNING OVER
-LEVEL TWO WINDOWS

EXISTING BRICK
TO BE PAINTED

EXISTING STUCCO
TO BE PAINTED

NEW CANTILEVERED
ALUMINUM SHADE
AWNING OVER
EXISTING ENTRY

EXISTING BRICK
PLANTER TO BE-
PAINTED

VERTICAL SUNSHADE
NEW PERFECTED
7.2 METAL PANELS
WITH KYDEX CARBON
FIBER PRINT

SIGNAGE CAN BE SEEN FROM I-95

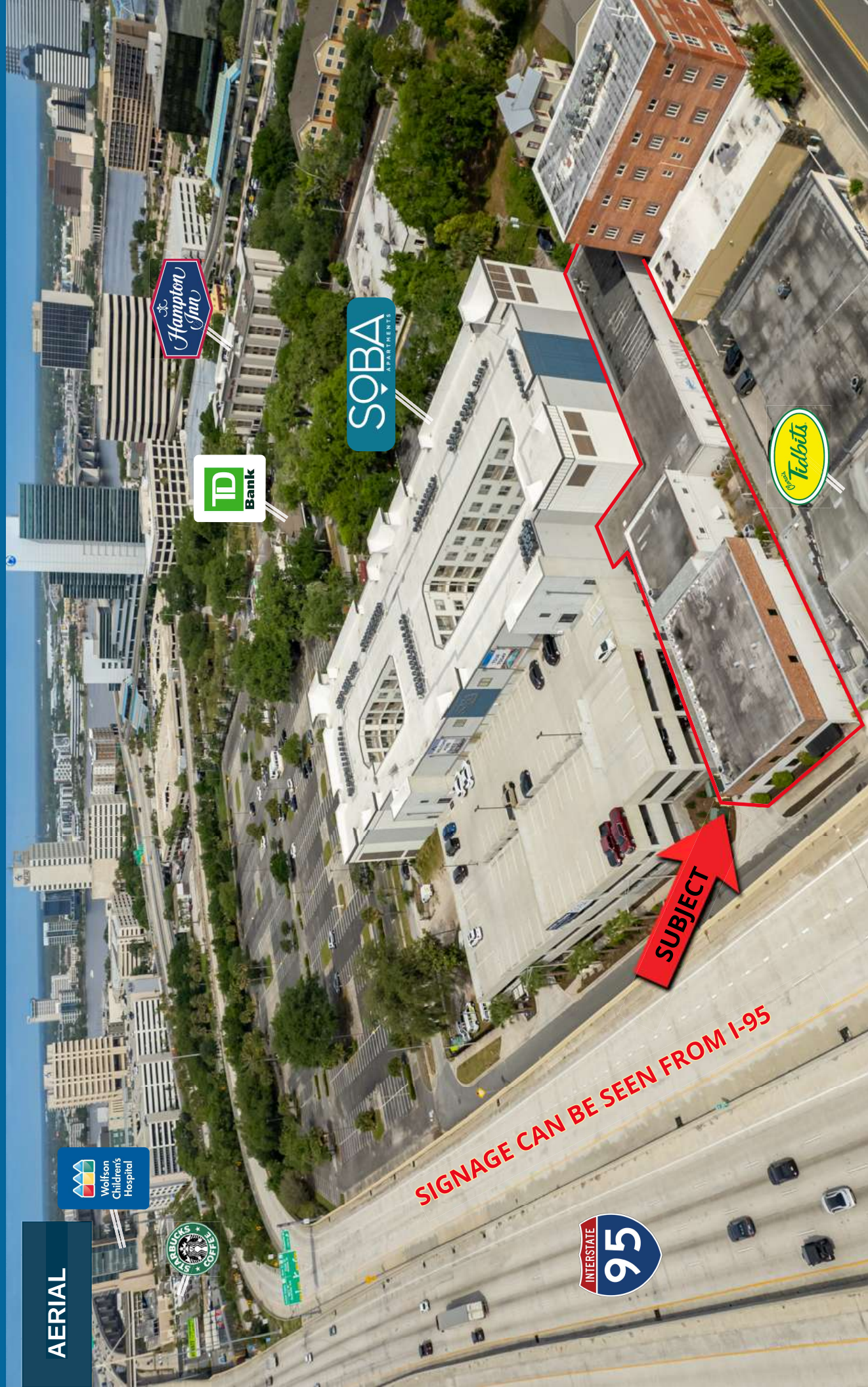
POSTHUMOUS
IN RECOGNITION
OF
CONTRIBUTION

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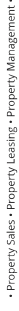
AERIAL



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RIVERSIDE/AVONDALE

