

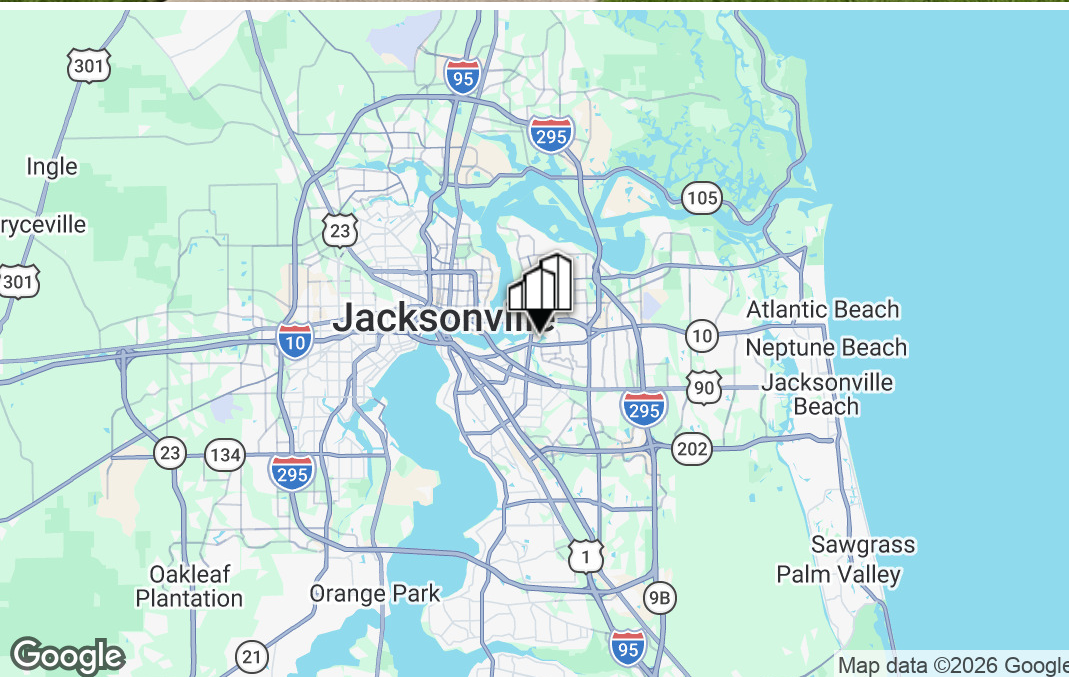
OFFICE BUILDING FOR LEASE

6440 ATLANTIC BLVD

JACKSONVILLE, FL 32211



PRIMEREALTY



For More Information:

Brent Dennis

Director

904.930.4299

bdennis@primerealtyinc.com

Conrad Boylan

Director

904.515.2590

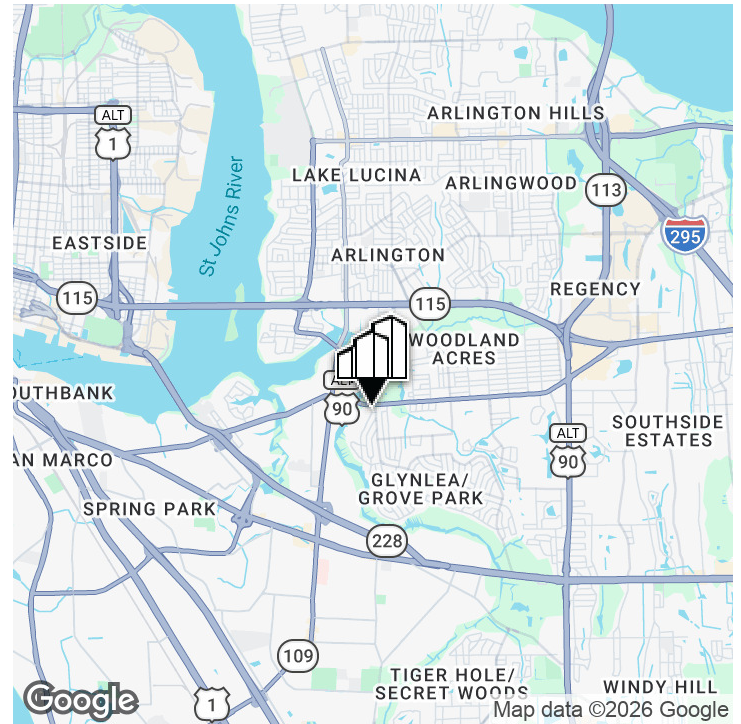
cboylan@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32211



OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (MG)
Building Size:	9,730 SF
Available SF:	4,303 SF
Lot Size:	46,379 SF
Year Built:	1964
Zoning:	CRO
Market:	Southside
Submarket:	Grove Park / Glynlea

PROPERTY OVERVIEW

Centrally located with plenty of parking, this well appointed office space on Jacksonville's Southside is available for lease. First floor, 4,303 square feet available with access to approximately 75 gated parking spaces. Versatile layout and some offices have exposed brick walls. Prominent entrance foyer with built-in reception desk.

PROPERTY HIGHLIGHTS

- Prime location on Atlantic Blvd in Jacksonville, FL
- Ample parking space for tenants and visitors
- Flexible floor plan to accommodate diverse businesses
- High visibility with prominent signage opportunities
- Close proximity to major transportation routes
- 24/7 access for tenants

Brent Dennis

Director
904.930.4299
bdennis@primerealtyinc.com

Conrad Boylan

Director
904.515.2590
cboylan@primerealtyinc.com

Office Building For Lease | 6440 Atlantic Blvd



Jacksonville, FL 32211



Brent Dennis
Director
904.930.4299
bdennis@primerealtyinc.com

Conrad Boylan
Director
904.515.2590
cboylan@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family

Office Building For Lease | 6440 Atlantic Blvd



Jacksonville, FL 32211

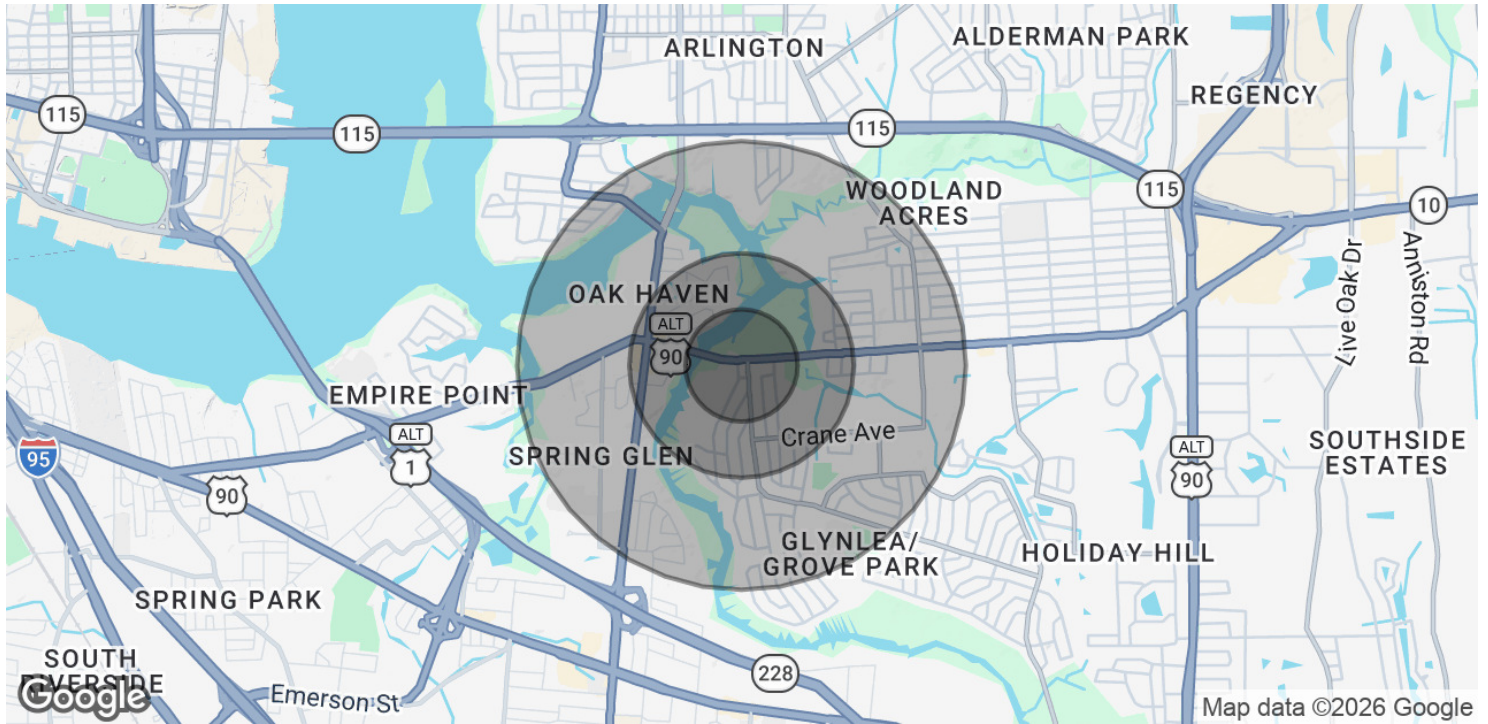


Brent Dennis
Director
904.930.4299
bdennis@primerealtyinc.com

Conrad Boylan
Director
904.515.2590
cboylan@primerealtyinc.com



Jacksonville, FL 32211



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	572	2,237	9,957
Average Age	41.1	41.9	39.3
Average Age (Male)	41.4	41.9	38.0
Average Age (Female)	41.5	42.7	40.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	976	4,144
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,962	\$82,481	\$79,182
Average House Value	\$251,802	\$243,082	\$234,814

2023 American Community Survey (ACS)

Brent Dennis
 Director
 904.930.4299
 bdennis@primerealtyinc.com

Conrad Boylan
 Director
 904.515.2590
 cboylan@primerealtyinc.com