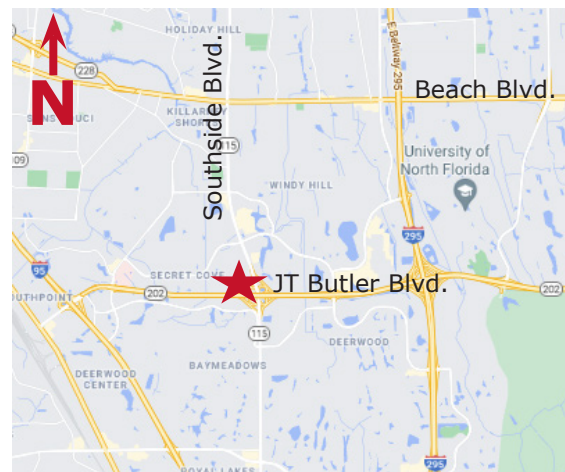


**OFFICE
FOR SALE
OR LEASE**

8833 Perimeter Park Blvd. #404, Jacksonville, FL 32216



- **Lease Rate: \$27.00/SF Modified Gross**
plus electric & janitorial
- **Purchase Price: \$299,000**
- Unit #404: +/-1,140 SF (Available July 1, 2024)
- 2024 Association Dues: \$3.16/SF Annually
- Zoning: IBP - Industrial Park (allows for medical, dental, professional, business offices)
- Floor plan includes 3 offices, conference room, lobby, reception, restroom, and breakroom
- Well located in Perimeter Park Office Center off Southside Blvd., near JT Butler Blvd.
- Close proximity to Tapestry Park, Tinseltown and St. Johns Town Center



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

Katie Kirchner
katiek@strategicsites.com

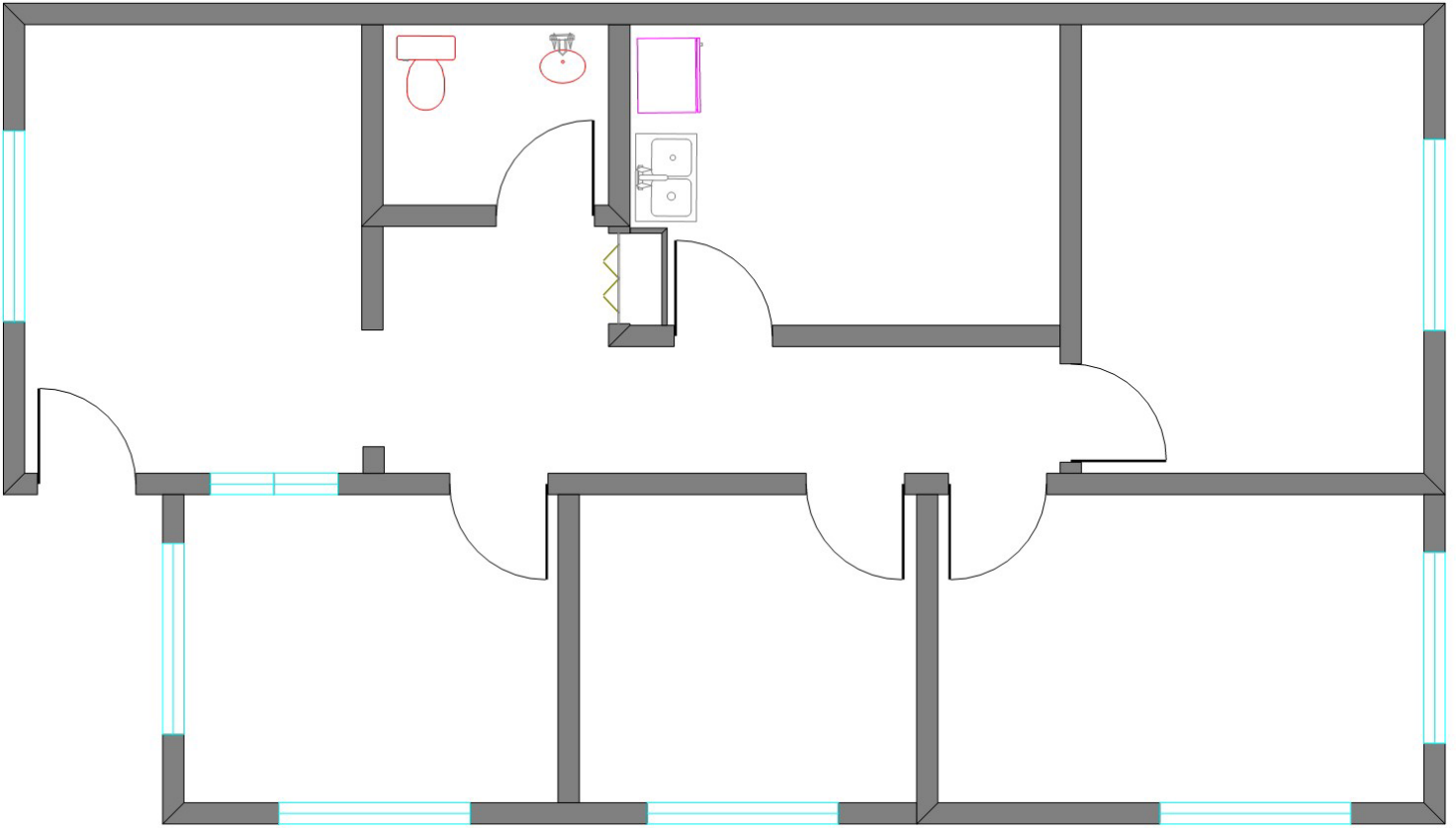
2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	14,768	76,202	207,168
Average HH Income	\$84,919	\$94,362	\$105,376
Daytime Total Employees	16,388	81,416	146,116

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan +/- 1,140 SF



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