



PROPERTY SUMMARY

- Sale Price: \$2,970,000
- 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

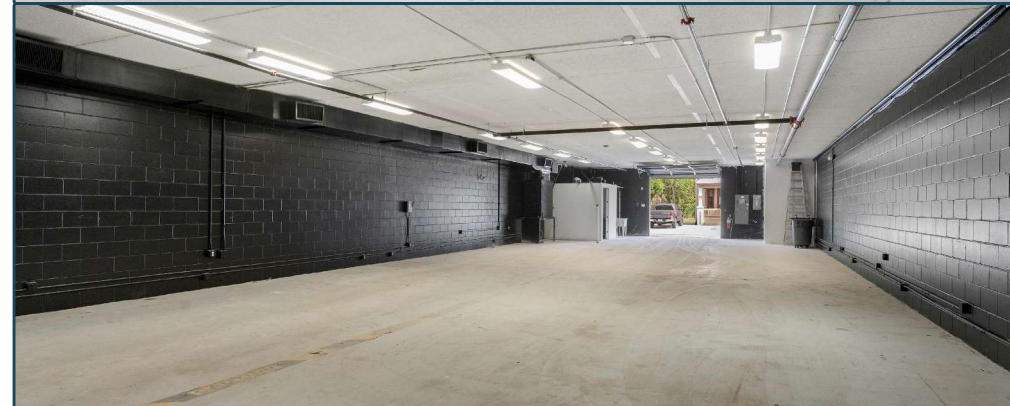
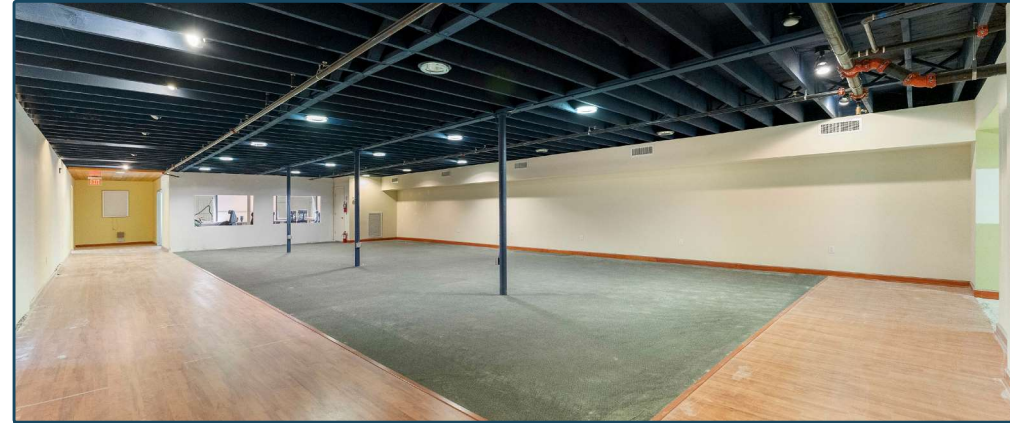
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PROPERTY DESCRIPTION

This unique building has recently undergone an overhaul that included installation of fire sprinklers, full ADA code compliance upgrades, and other infrastructure improvements. Currently, the space is in vanilla shell condition, ready for finishes. The building has been designed for use as an office and warehouse space, with the entire building (including warehouse) fully heated and cooled. Many large offices, ample storage, a conference room and showroom, as well as ample parking nearby, are included in this vast multi-use property. Approved signage will allow for visibility from I-95 North and South, which sees over 167,000 VPD.

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

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SIGNAGE

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

BACKLIT ALUMINUM CHANNEL ADDRESS SIGNAGE

1451

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

EXISTING STUCCO TO BE PAINTED

SIGNAGE CAN BE SEEN FROM I-95 -->



NEW CANTILEVERED ALUMINUM SHADE AWNING OVER LEVEL TWO WINDOWS

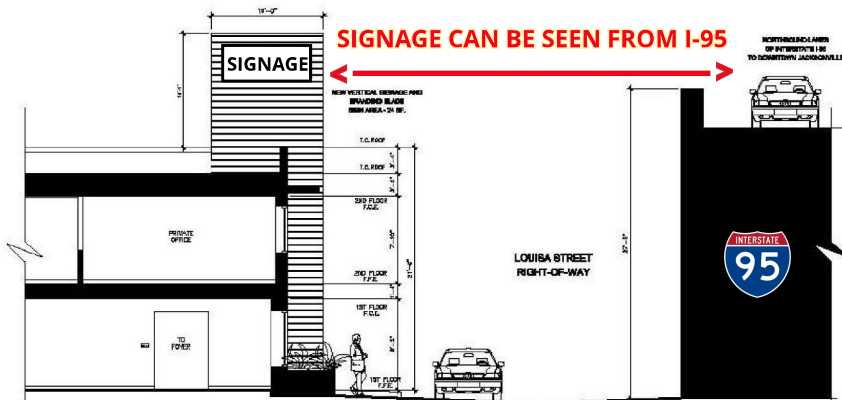
EXISTING BRICK TO BE PAINTED

NEW CANTILEVERED ALUMINUM SHADE AWNING OVER EXISTING ENTRY

NEW ENTRY DOOR W/ OFFSET HINGE PROFILE

EXISTING BRICK PLANTER TO BE PAINTED

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



AERIAL



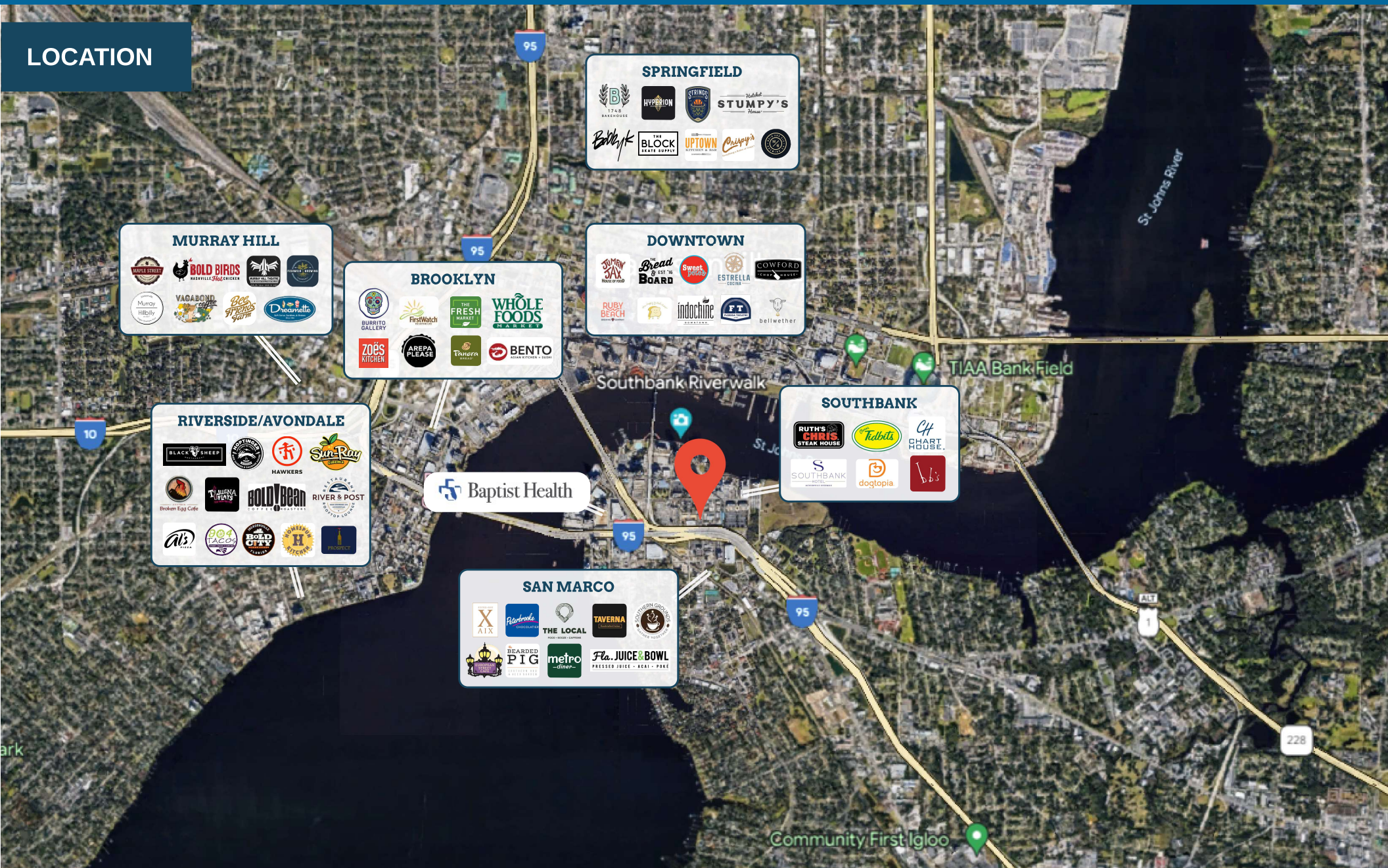
SIGNAGE CAN BE SEEN FROM I-95



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LOCATION



SPRINGFIELD

1768 BAKEHOUSE, HYPERION, STUNGS, STUMPY'S, Bally's, THE BLOCK SEATS SUPPLY, UPTOWN, CRISPY'S

DOWNTOWN

SUMMER SAX, Bread Board, Sweet Peas, ESTRELLA COCINA, COWFORD, RUBY BEACH, inochope, FT, bellwether

BROOKLYN

BURRITO GALLERY, FirstWatch, THE FRESH MARKET, WHOLE FOODS MARKET, ZOË'S KITCHEN, AREPA PLEASE, TANGIER, BENTO

SOUTHBANK

RUTH'S CHRIS STEAK HOUSE, Tdbits, CHART HOUSE, SOUTH BANK, dogtopia, lbb

SAN MARCO

AIX, Plantains, THE LOCAL, TAVERNA, BEARDED PIG, metro, Fla. JUICE & BOWL

MURRAY HILL

MADE OFFER, BOLD BIRDS, VAGABOND, Big Springs Farm, D'Annunzio

RIVERSIDE/AVONDALE

BLACK SHEEP, HAWKERS, Sun-Ray, Broken Egg Cafe, RIVER & POST, a1s, 994 TACOS, BOLD CAT, PRESERVE

Baptist Health