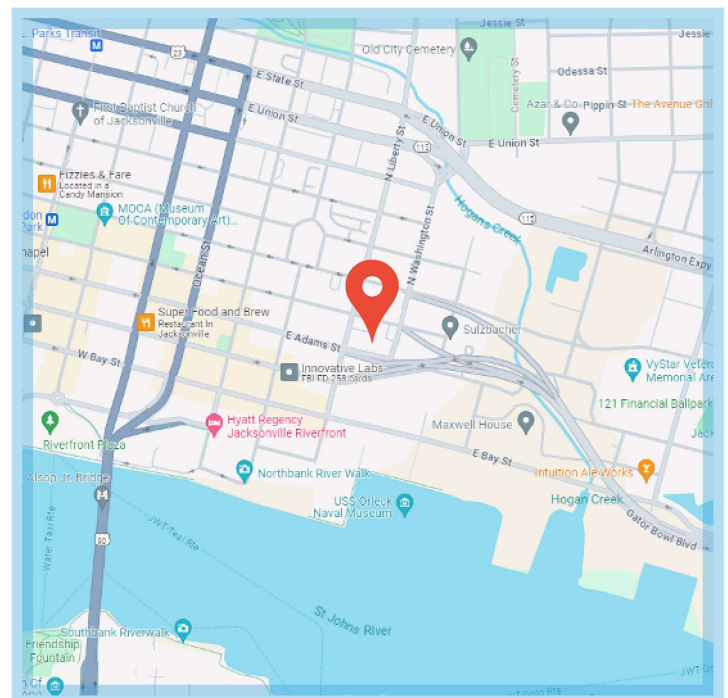




## PROPERTY DESCRIPTION

- ▶ Fully Renovated Standalone Office Building
  - ▶ 1,950 SF of Office Space
- ▶ Lease Rate: \$16 PSF + NNN
- ▶ 8 Offices & 2 Bathrooms
- ▶ 12" Ceiling Height
- ▶ Dedicated On-Site Parking with Lease
  - ▶ Approx. 19 Spaces
- ▶ Zoned CCBD
- ▶ 0.13 Acre Site
- ▶ Located in Downtown Jacksonville

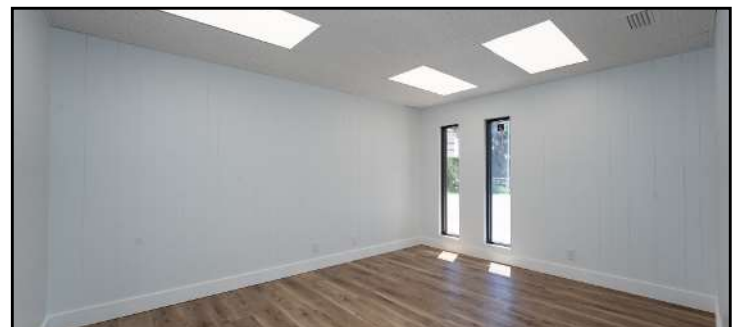




## ABOUT

Fully renovated standalone building located in the heart of downtown Jacksonville. This 0.13-acre site features eight offices, two bathrooms, and an impressive 12-foot ceiling height. The property is zoned CCBD and offers the convenience of dedicated on-site parking with approximately 19 spaces included in the lease. Ideal for businesses seeking a prime downtown location.

## INTERIOR PHOTOS







## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2023 Total Population:	14,410	88,057	229,351
Median Age:	43	40	39
<b>HOUSEHOLDS</b>			
2023 Total Households:	4,930	37,423	95,080
Average Household Income:	\$37,700	\$37,879	\$42,698

ELIAS HIONIDES | [ehionides@petrajax.com](mailto:ehionides@petrajax.com)

📞 | 904.241.1151

📠 | 904.241.0678

🌐 | [www.petrajax.com](http://www.petrajax.com)