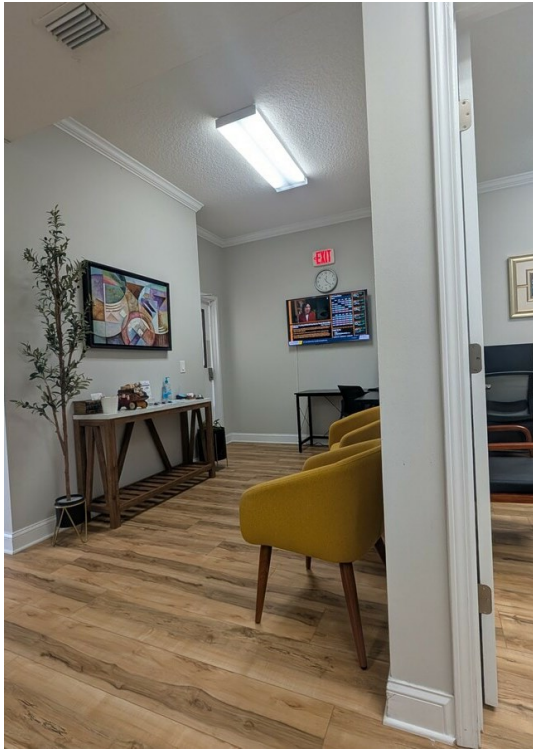




1629 Race Track Rd

1629 Race Track Rd, Jacksonville, FL 32259



KJ Parikh

Parco LLC

1629 Race Track Rd, Suite 103, Jacksonville, FL 32259

parcocorp@gmail.com

(850) 679-5850



1629 Race Track Rd

\$27.75 /SF/YR

UNIT 103: Newly renovated Ground office condo with modern finishes. Functional layout with private offices and conference space. Strategic location between Jacksonville and St. Johns County. High-visibility corridor with ±33,000 daily traffic count Surrounded by affluent neighborhoods and strong demographics. Positioned in one of St. Johns County's most desirable business corridors, this newly renovated office condo offers an exceptional opportunity for professionals seeking a strategic location between Jacksonville and Northwest St. Johns County. Bartram Executive Park is surrounded by affluent neighborhoods and thriving commercial hubs, creating a strong client base. Demographics underscore the area's appeal: over 115,000 residents within five miles, average household incomes exceeding \$148,000, and a daytime workforce of more than 33,000 employees. This combination of location, design, and demographics makes this office suite compelling choice for businesses seeking growth in Northeast Florida's fastest-growing county. Annual rent escalation is 4%. Property co-onwer is florida licensed real estate agent SL#3457647....

- NEW - Floor, Paint, HVAC
- Windows - Lots of natural light
- Signage, Secured access entry, Parking



Rental Rate:	\$27.75 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	12,397 SF
Year Built:	2005
Walk Score ®:	50 (Fairly friendly)

Rental Rate Mo:	\$2.31 /SF/MO
-----------------	---------------

1

1st Floor

Space Available	1,210 SF
Rental Rate	\$27.75 /SF/YR
Date Available	September 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

- Strategic location between Jacksonville and St. Johns County
- Functional layout with private offices and conference space
- Newly renovated office condo with modern finishes
- Surrounded by affluent neighborhoods and strong demographics
- High-visibility corridor with ±33,000 daily traffic count

Major Tenant Information

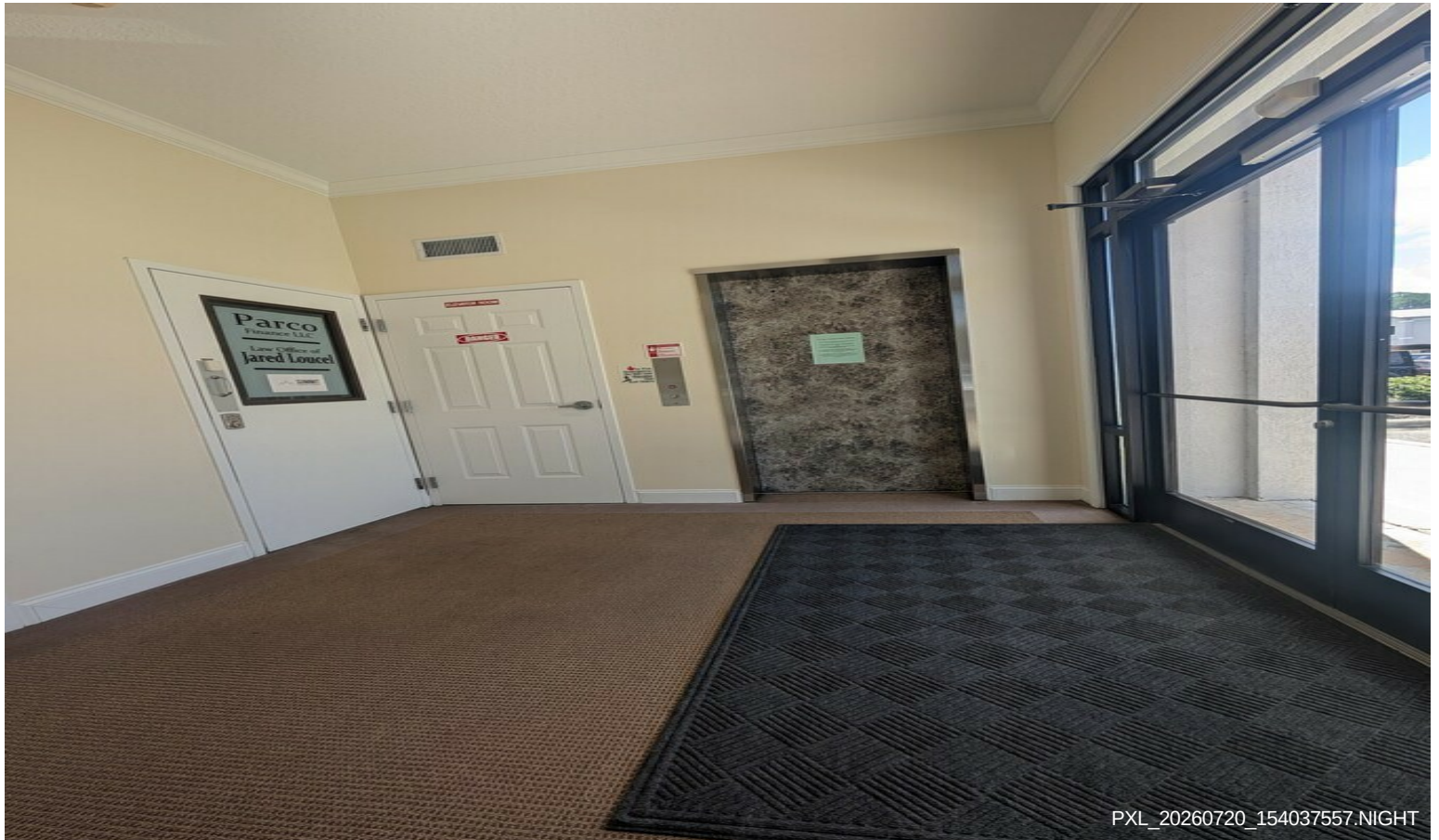
Tenant	SF Occupied	Lease Expired
Jacksonville Permanent Makeup & Skin Care	-	
M. Taveras, PsyD & Company Psychological Services	-	
Parco Finance Llc	-	
Railway Auditing & Management Services, Inc.	-	
Ross & Ross Accounting & Tax Service	-	
State Farm	-	



1629 Race Track Rd, Jacksonville, FL 32259

UNIT 103: Newly renovated Ground office condo with modern finishes. Functional layout with private offices and conference space. Strategic location between Jacksonville and St. Johns County. High-visibility corridor with $\pm 33,000$ daily traffic count. Surrounded by affluent neighborhoods and strong demographics. Positioned in one of St. Johns County's most desirable business corridors, this newly renovated office condo offers an exceptional opportunity for professionals seeking a strategic location between Jacksonville and Northwest St. Johns County. Bartram Executive Park is surrounded by affluent neighborhoods and thriving commercial hubs, creating a strong client base. Demographics underscore the area's appeal: over 115,000 residents within five miles, average household incomes exceeding \$148,000, and a daytime workforce of more than 33,000 employees. This combination of location, design, and demographics makes this office suite a compelling choice for businesses seeking growth in Northeast Florida's fastest-growing county. Annual rent escalation is 4%. Property co-owner is Florida licensed real estate agent SL#3457647.

Property Photos



Property Photos



Property Photos



Building Photo

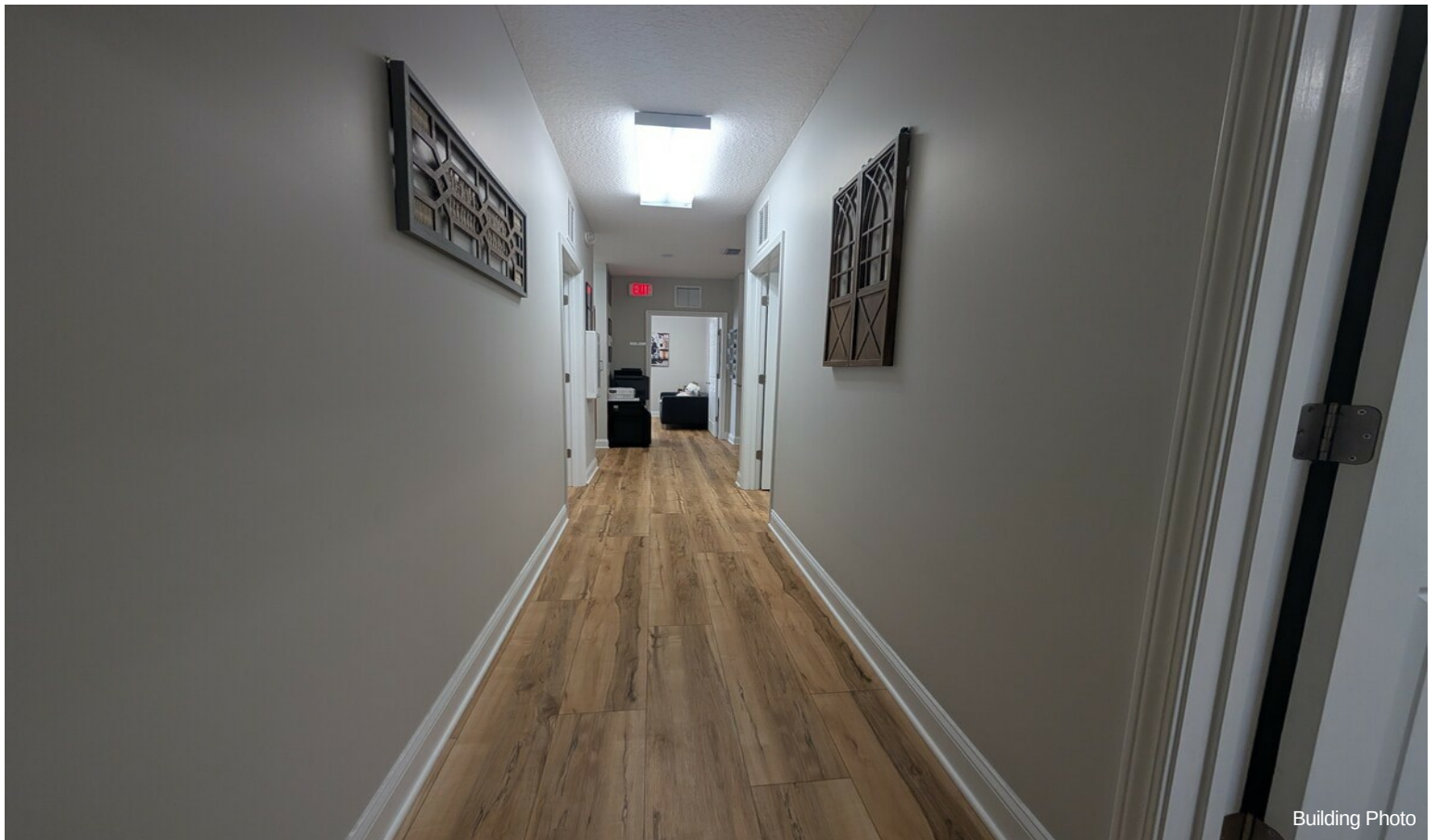


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



