



2442 Atlantic Blvd

Jacksonville, Florida 32207

Property Highlights

- Direct frontage and access along Atlantic Blvd, a primary east-west thoroughfare, and immediate proximity to I-95.
- Situated in the desirable San Marco submarket, the Property is minutes from Downtown Jacksonville and San Marco Square, two of the city's most active commercial districts.
- Prime owner-user opportunity featuring a desirable building footprint with existing office buildout ready for immediate use.
- Sale includes additional adjacent land, offering future expansion, parking, or redevelopment potential beyond the existing improvements.
- Complete with a kitchen & reception area, 9 private offices, 5 conference rooms (large offices), and 4 bathrooms. 2 Private entrances allowing for space to be demised.
- The building is currently tenant occupied by First Coast Court Reporters who vacate on 10/31/27.

Offering Summary

Duval County RE#	145371-0000 ; 130070-0000
Property Size:	3,614 SF Bldg on 1.32 Acres
Year Built	1953
Zoning	CCG-2 / RLD-60
Parking	20 spaces (5.53 / 1,000 SF)
Roof	2020 TPO w/10-year warranty
Flood Zone	Zone X (lowest risk zone)

For More Information



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For Sale
3,614 SF | \$899,000
Office Building



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