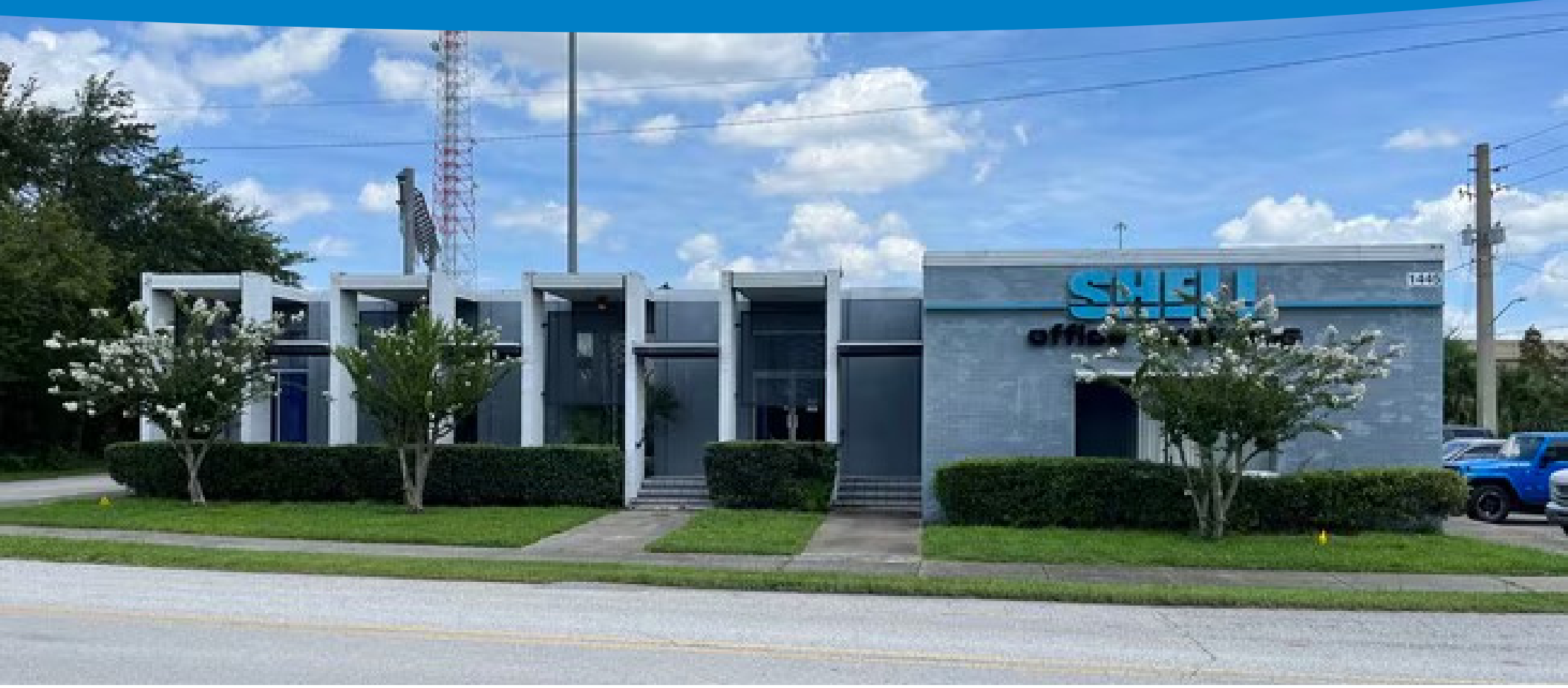


INDUSTRIAL/OFFICE/RETAIL OPPORTUNITY IN SAN MARCO

1445 MONTANA AVE | JACKSONVILLE, FL 32207



LOCAL MARKET EXPERTS

TAYLOR CALFEE
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LADSON MONTGOMERY
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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

PROPERTY OVERVIEW

1445 MONTANA AVE | JACKSONVILLE, FL 32207



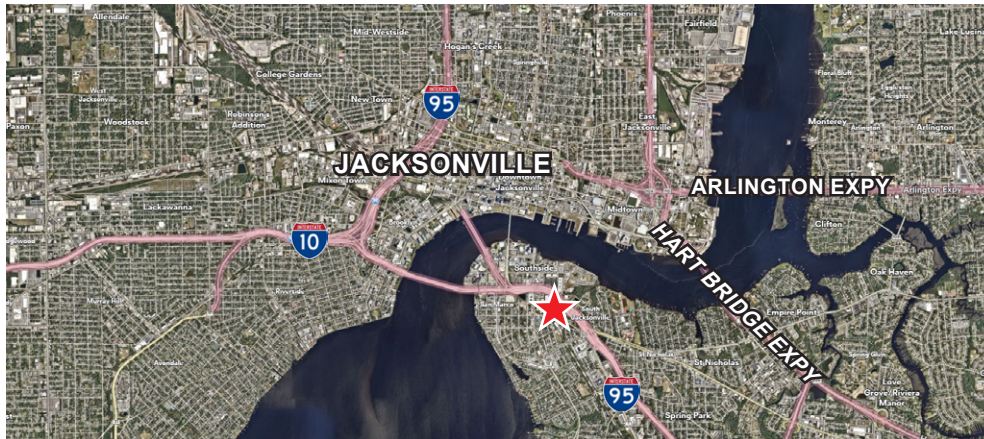
Available Size:
8,328 SF



Visibility:
Central Location
Close to All Major
Highway Systems



Zoning:
Light Industrial
(LI)



1445 MONTANA AVE | Premier Central Jax Location

- Unique combination of industrial functionality and professional office space
- Climate-controlled warehouse area designed for year-round comfort and storage flexibility
- Conveniently walkable to a variety of national brands and locally owned shops in San Marco Square
- Located near the transformative RiversEdge mixed-use development, planned to include approximately 120,000 square feet of retail, nearly 1,000 residential units, hotel accommodations, marina access, riverfront walkways, and expansive green spaces along the St. Johns River
- Minutes from Downtown Jacksonville with convenient access, abundant nearby dining, and dedicated onsite parking

Property Highlights

- Ample Power
- NNN Lease with Building Improvements TBD
- Zoned Light Industrial
- Walkable neighborhood
- ±4,000 SF of Climate Controlled Warehouse

Offering Summary

Located in San Marco Square, this unique property combines modern office space with a climate-controlled warehouse featuring grade-level doors and 12-foot ceilings. Floor-to-ceiling windows bring natural light into the conference room and executive offices, creating a bright, professional setting. The property is walkable to nearby shops and restaurants, with direct access via Montana Avenue to the nearby RiversEdge development.

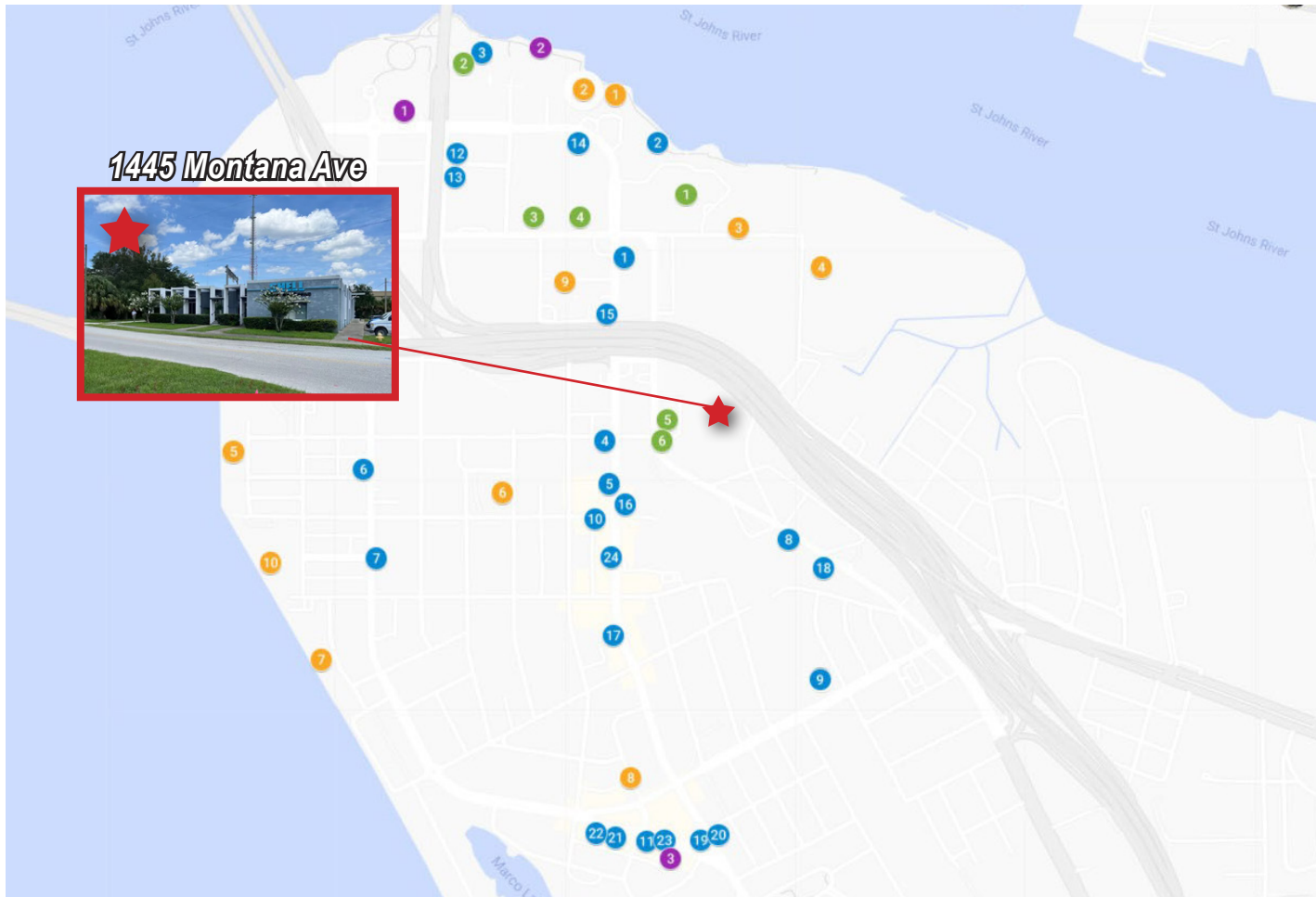
- **Number of Units:** 1
- **Available SF:** 8,328 SF
- **Lot Size:** 17,858 SF
- **Building Size:** 8,328 SF

Lease Rate: \$9.50/SF/YR NNN



LOCAL AMENITIES

1445 MONTANA AVE | JACKSONVILLE, FL 32207



RESTAURANTS

1. BB's Restaurant
2. Chart House
3. Ruth's Chris
4. V Pizza/Sidecar
5. Mayday Icecream
6. Pink Salt Wine Bar
7. The Flame Broiler
8. The Bearded Pig
9. Southern Ground Coffee
10. Bold Bean Coffee
11. Maple Street Biscuit Co.
12. High Tide
13. Akel's Deli
14. Sake House
15. Tidbits
16. Aardwolf Brewing
17. Good Dough Donuts
18. Florida Cracker Kitchen
19. Rue Saint Marc
20. Matthew's
21. Taverna
22. Starbucks
23. Town Hall
24. Hightide Burrito Co.
25. 11 East Forsyth Apartments

HOTELS

1. Southbank Hotel Riverwalk
2. DoubleTree Riverfront Hotel
3. Hampton Inn
4. Extended Stay America
5. Hilton Garden Inn
6. Homewood Suites

MULTI-FAMILY

1. The Peninsula
2. The Strand
3. Broadstone River House
4. The District
5. The Towers of Jacksonville
6. The Lofts of San Marco
7. River Rd Apartments

8. San Marco Place
9. SoBa Apartments
10. The Alexandria

ENTERTAINMENT

1. Museum of Science and History
2. Southbank River Walk
3. San Marco Theater