

100,000± SF for Lease in Building B

14000 Citicards Way, Jacksonville, FL 32258

Colliers

Building A
TTF

Building D
Amenities
Building

Building B
Floors 2 & 3: Available

Building C
Citicard

Full Floor or Multi-Tenant Opportunities Available

10,000 SF to 100,000 SF

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This property offers an excellent opportunity for corporate or regional headquarters with its well-maintained seven-building campus, constructed in 2005. Recent renovations enhance the facilities and amenities, while flexible signage and branding options provide visibility in Jacksonville's prime office market. The campus boasts large floorplates for efficiency, fully furnished floors, equipped with generator/UPS backup for reliable operation. Walking trails, a café (Aramark) and fitness center offer employees relaxing amenities to enjoy. This location is second to none in the north Florida office market. The campus is located in the middle of the population growth corridor in south Duval County.

The location provides easy access to popular Jacksonville amenities, including Tinseltown and St. Johns Town Center, with a range of dining, shopping, and recreational options nearby. Top-tier on-site amenities and on-site security personnel ensure a comfortable and safe environment for employees and visitors alike. This property combines convenience, accessibility, and quality and efficiency, making it an ideal choice for businesses looking to establish a significant presence in the area. **Rebranding of the Citicard Campus to a multi-tenant office park is in the early stages and will progress as Citicard consolidates their operations into Building C and first floor of Building B. All amenities will become common area for multi-tenant's use.**

Lease Price: \$26.00/RSF
Full Service Gross (FSG)



Property Highlights

73 AC campus offering:

- Floors can be subdivided for multi-tenant options
- Class A fully furnished space
- Best in market amenities including Café and Dining, Fitness Center, Conference Center with various sized meeting rooms, Environmental Walking Trails
- Close to residential, and retail amenities
- Easy access from I-95, I-295 US-1
- 5.4 spaces/1,000 SF

14000 CITICARDS WAY | Property Overview

Address	14000 Citicards Way, Jacksonville, FL 32258
County	Duval County
Building Type	Office
Building A: Building B: Building C:	TTF Floors 2 & 3 available (98,645± SF); Floor 1 - Citicard Citicard
No. of Floors	Three
Year Built	2005
Parking Ratio	5.4/1,000
Zoning	PUD, Planned Unit Development
Construction Type	Masonry
Foundation	Poured concrete
Structural Frame	Pre-cast
Exterior Walls	Stucco
Roof	Single-ply EPDM
HVAC	Chilled water
Location	The Property represents the Citigroup Jacksonville Campus, located at the southern terminus of Citicards Way, south of Flagler Center Boulevard in Jacksonville, Florida.
Ingress/Egress	The property is accessible via two entrances on Citicards Way
Parking	The site contains 2,652 surface parking spaces for a ratio of 5.4 per 1,000 RSF
Flood Zone	The Property is located in Flood Zone X, defined as an area outside of the 500-year floodplain.





**\$12.9M Renovations
recently completed**



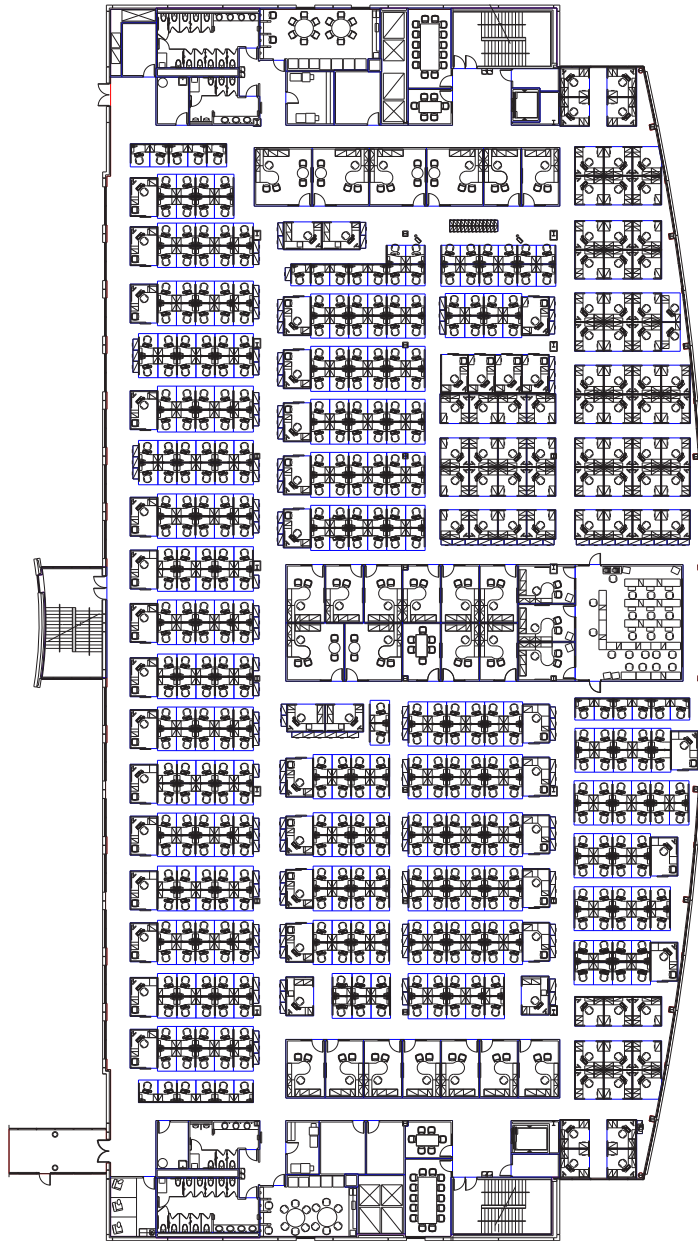
**Cafe with indoor dining,
patio, fitness center and
walking trails, daycare
on site**



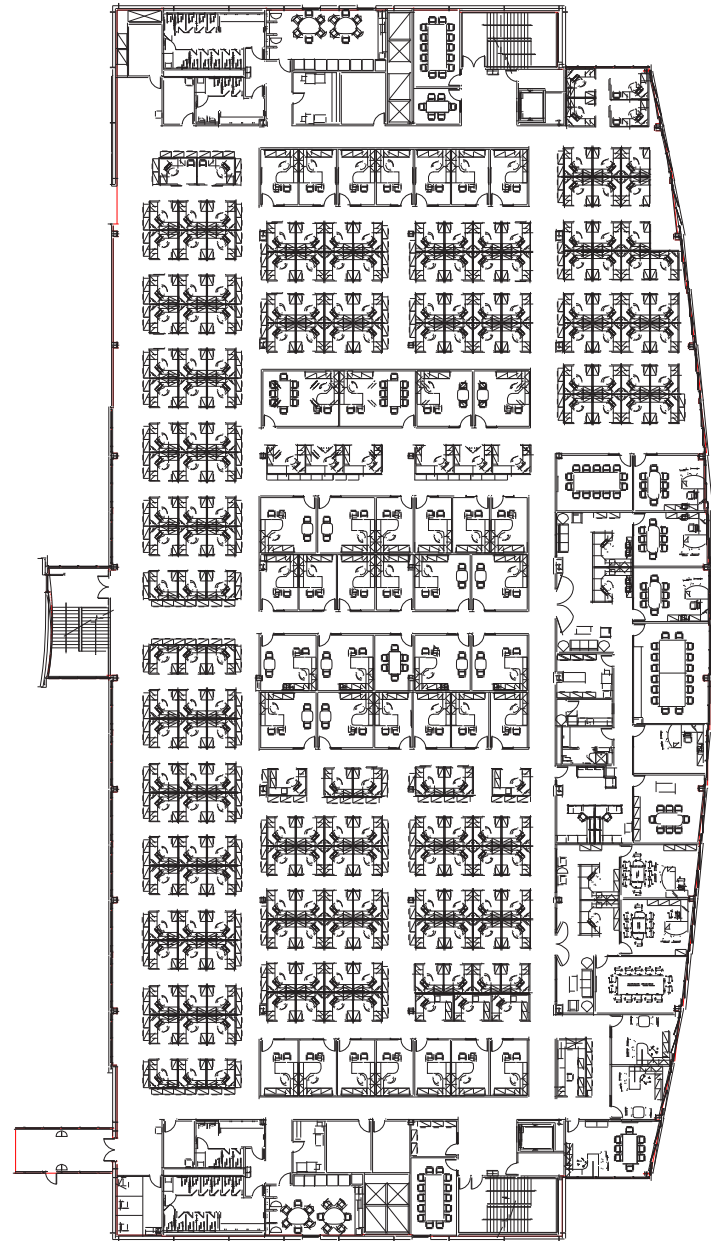
**Conveniently located in
Butler/Baymeadows with
access to I-95, Philips
Highway, and SR 9-B**



**Jacksonville is the
fastest growing metro
marking in the state of
Florida**

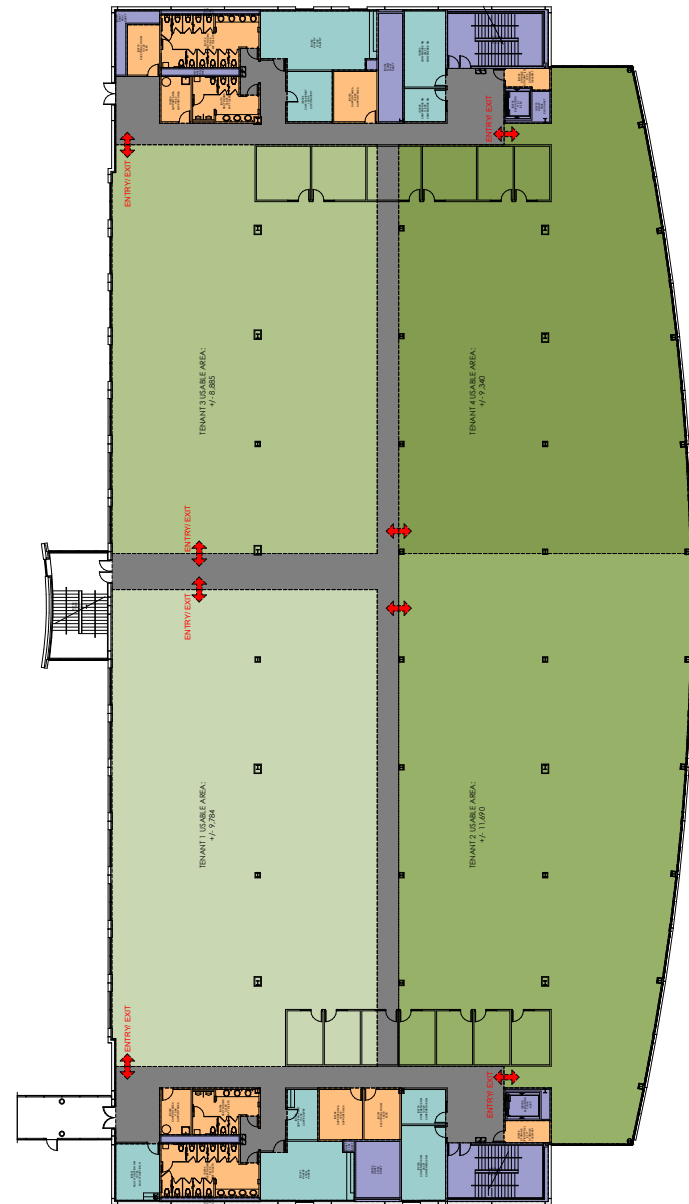
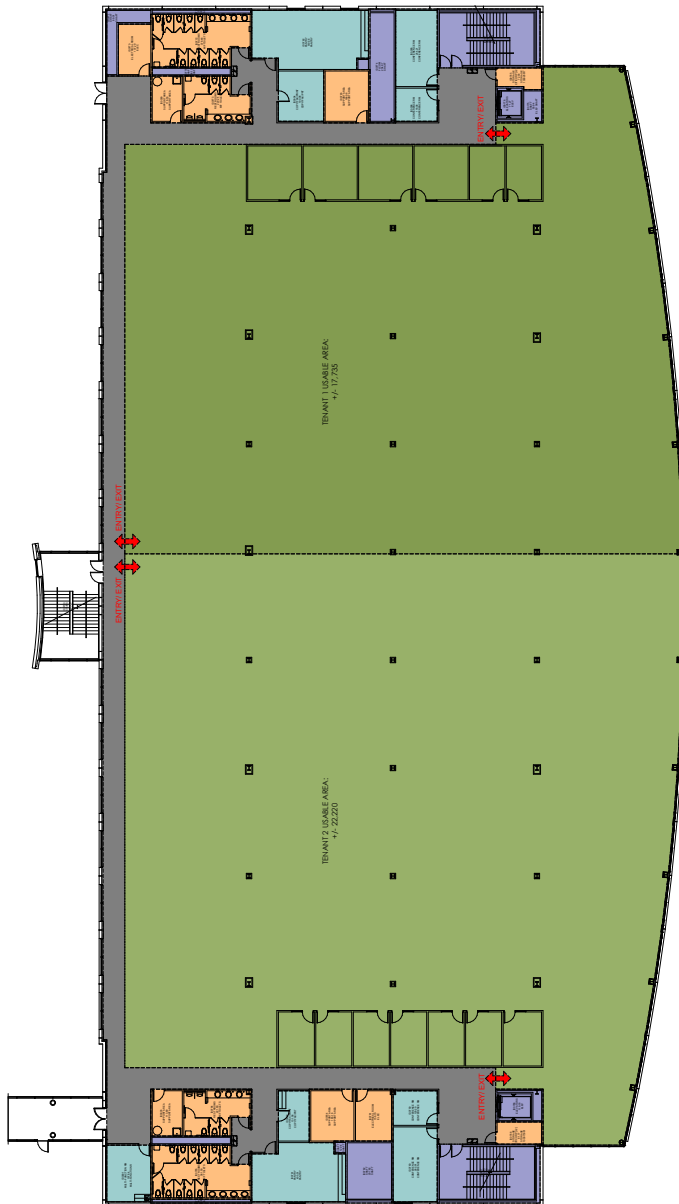


Floor 2 | 48,899± SF | Full floor available



Floor 3 | 49,755± SF | Full floor available

Conceptual Plans | 10,000± SF up to full floor users





Conference Rooms



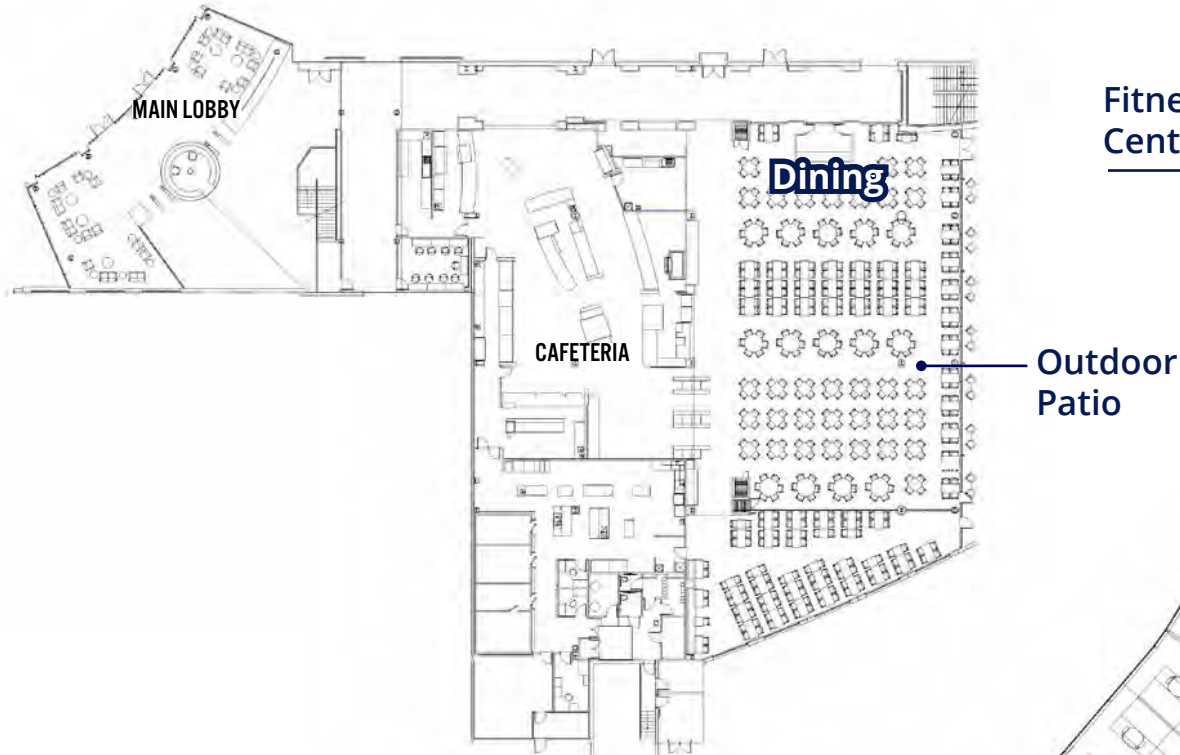
Break Rooms



Executive Area



Building D



Building D is the amenities building. Level 1 includes a full cafeteria with indoor seating that converts to a meeting room holding 400 people, patio and fitness center while level 3 has conference rooms and training rooms available for tenant's use.

Building A



Building D

Conference Center - Floor 3



Café



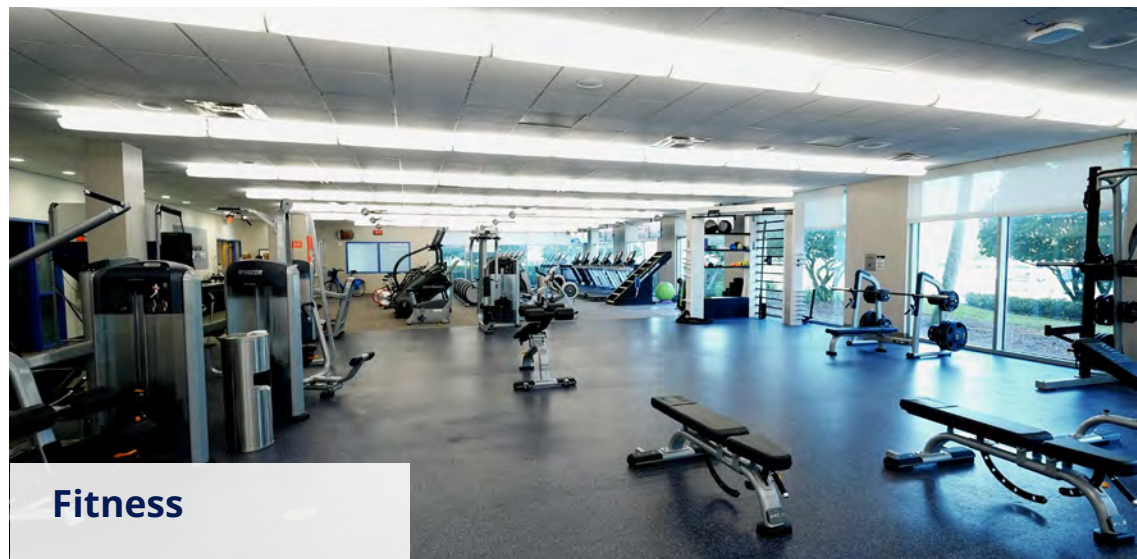
Multi-purpose/pickleball



Patio



Indoor dining



Fitness



Building D
Amenities

Building A
TTF

Building B
Multi-tenant

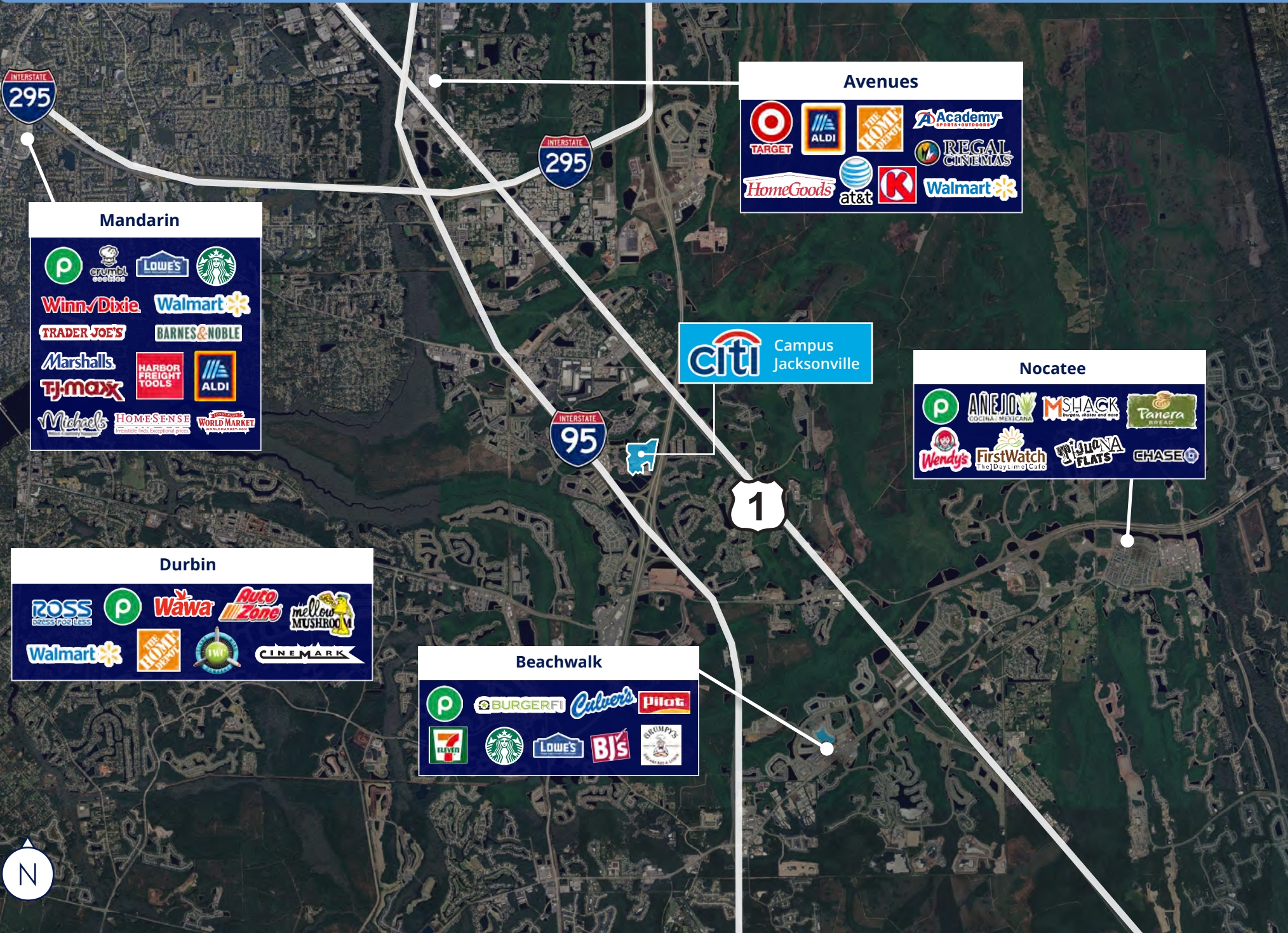
Building C
Citicard



Baptist Medical Center South
407 Beds

Site





Mandarin



Durbin



Beachwalk

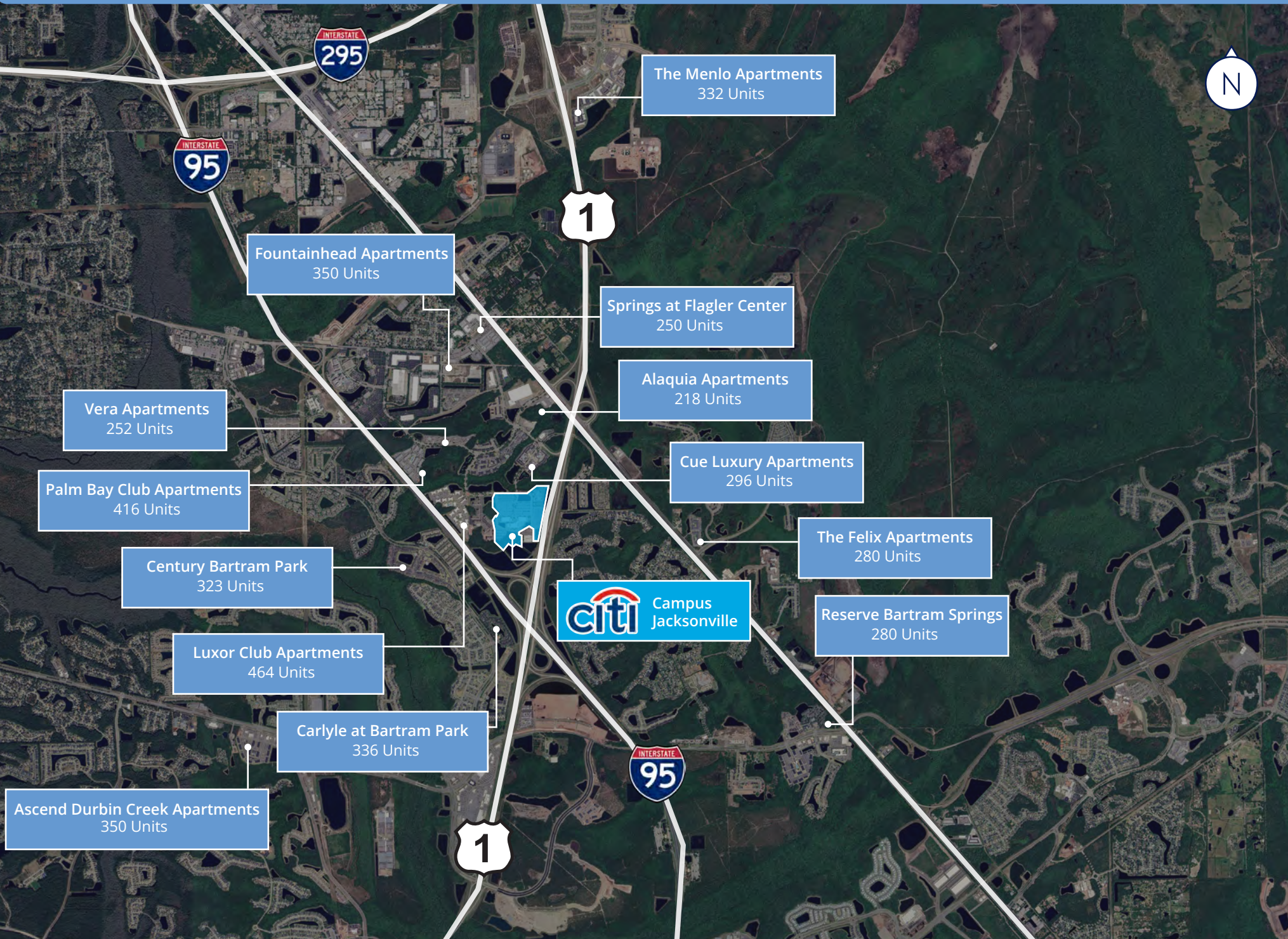


Avenues



Nocatee







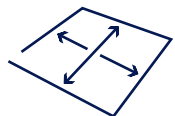
17.1M SF
of office space



70,000
Employees



LIMITED CONSTRUCTION PIPELINE
No comparable buildings
under construction in the submarket



61K SF
12 month net absorption

The Butler/Baymeadows submarket is a highly appealing area for employers due to its favorable demographics and amenities. It features a young, well-educated workforce, with 56% of residents within a 3-mile radius of the area holding a bachelor's degree compared to 30% across Jacksonville. This high level of educational attainment, combined with a strong concentration of jobs in finance, insurance, and healthcare sectors, has attracted numerous Fortune 500 companies to the area.

Furthermore, the submarket offers abundant dining and entertainment options, enhancing its appeal for both employers and residents. The southern part of Butler/Baymeadows has seen a boom in multi-family residential development, creating increased tenant demand. With nearly 3,000 residential units under development within a 5-mile radius, this growth signals a robust trend towards residential expansion, supporting the needs of a growing workforce and drawing more businesses to the area.

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