



Office Building **For Lease**



TIFFANI SCUNCIO PATRICK KENNEY VASHA CARTER

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JACKSONVILLE, FL 32216

**OFFERING SUMMARY**

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	78,589 SF
Available SF:	3,000 - 9,431 SF
Year Built:	1984
Renovated:	1990
Zoning:	IBP-2
Market:	Jacksonville, FL
Submarket:	Southside

PROPERTY OVERVIEW

Discover the vibrant business community surrounding the property at 6800 Southpoint Pkwy, Jacksonville, FL 32216. Situated in the dynamic Southside neighborhood, the area is home to a multitude of professional services, dining options, and retail destinations. With convenient access to Interstate 95 and Downtown Jacksonville just a short drive away, tenants at this location can easily access St. Johns Town Center, the University of North Florida, and the corporate headquarters of major companies.

The property offers both office and flex space opportunities, providing businesses with versatile options to accommodate a variety of operational, office, and storage needs.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 9,431 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 500A -B	Available	3,000 - 9,431 SF	NNN	\$15.00 SF/yr -

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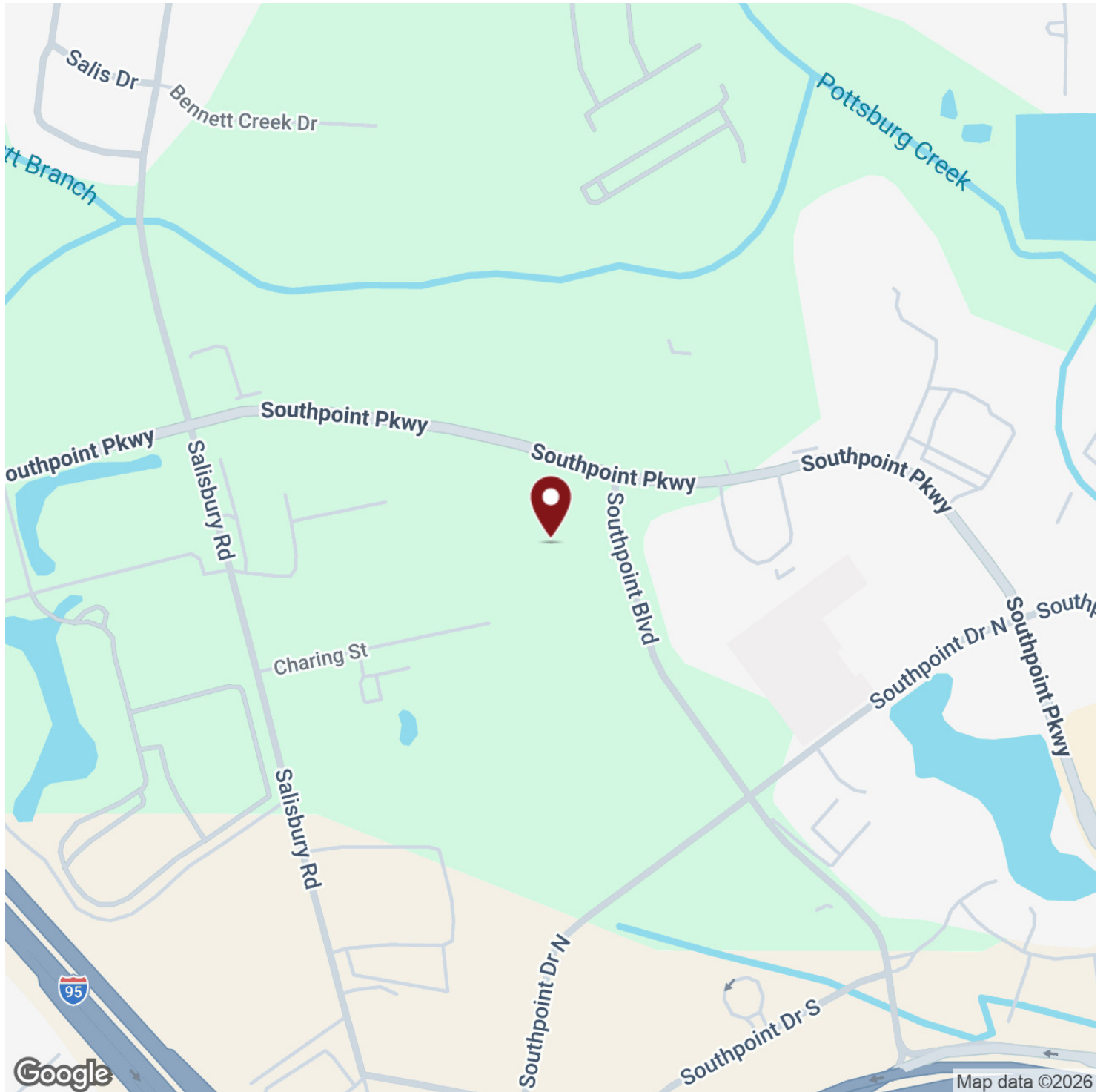
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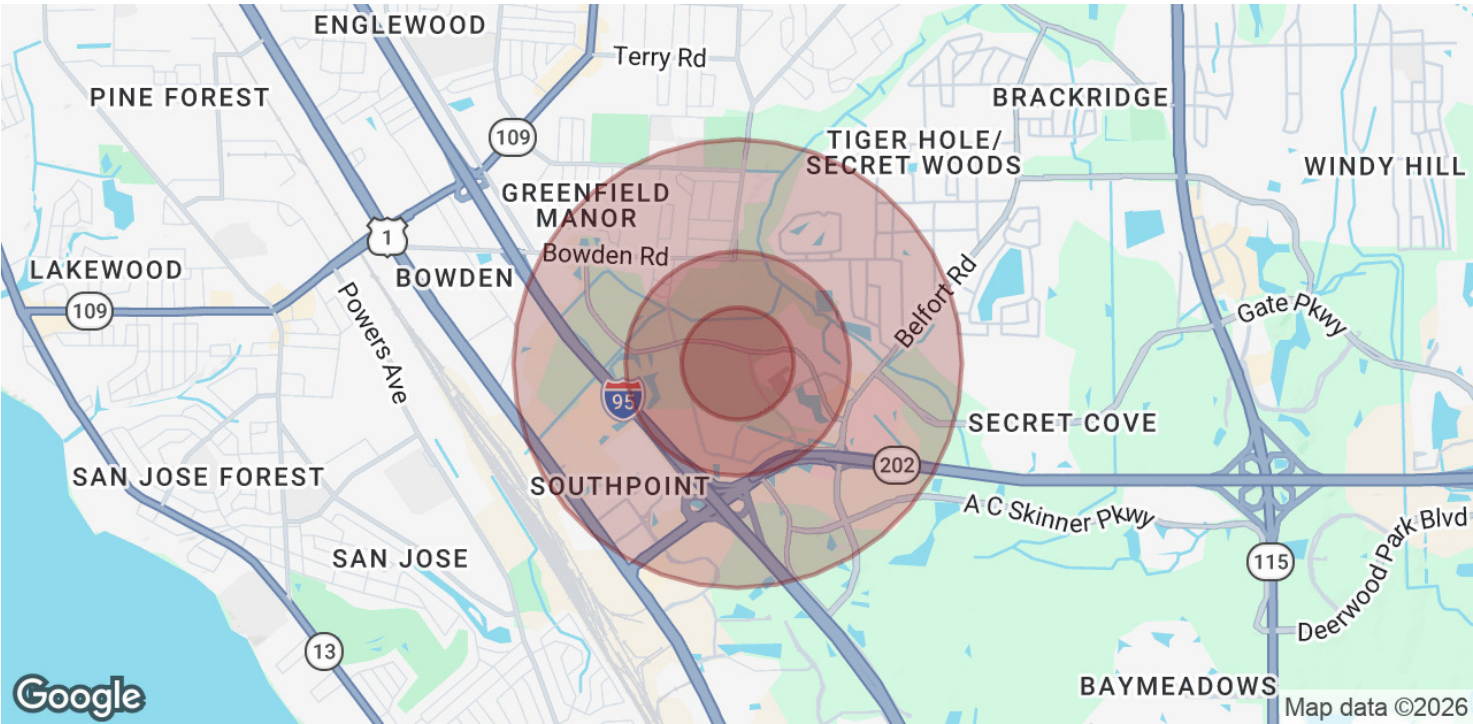
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	419	1,925	8,035
Average Age	43.6	40.1	36.3
Average Age (Male)	39.4	37.9	35.5
Average Age (Female)	50.1	44.6	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	163	751	3,267
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,393	\$90,244	\$87,635
Average House Value	\$292,796	\$284,880	\$288,306

2023 American Community Survey (ACS)

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