

OFFERING MEMORANDUM

6100 GREENLAND ROAD

SUITE 603 | JACKSONVILLE, FL 32258

Professional Office Condo For Sale

1,096 SF | \$410,000 | HVAC Replaced March 2026

OFFERED AT

\$410,000

603 = LEFT ENTRANCE | 604 ADJACENT

UNIT 603

Left entrance under this portico

1,096 SF

HEATED OFFICE CONDO

MARCH 2026

HVAC REPLACEMENT

I-95 / I-295 / US-1

MAJOR HIGHWAY ACCESS

A right-sized South Jacksonville office ownership opportunity.

6100 Greenland Road, Suite 603

Suite 603 is a 1,096 SF heated professional office condominium within Greenland Road Office Center. The single-story suite combines an established professional buildout, direct exterior access, surface parking and convenient connectivity to Jacksonville's major Southside transportation corridors.

The existing configuration includes a client reception and waiting area, multiple private offices/workspaces, a dedicated conference room, kitchenette/break area, support/storage space and an in-suite restroom. A significant recent improvement is the central HVAC system, replaced in March 2026.



WHY THIS ASSET STANDS OUT

- **EXISTING BUILDOUT**

Professional configuration already in place.
- **DIRECT ACCESS**

Single-story, ground-level entry with surface parking.
- **RECENT CAPEX**

Central HVAC replaced March 2026.
- **CONNECTED LOCATION**

Convenient to I-95, I-295 and US-1 / Philips Highway.

POSITIONING

Suite 603 is primarily positioned for an owner-user seeking control of a professional business location without acquiring substantially more office space than the business requires. The manageable footprint, existing layout, direct access and recent HVAC replacement create a practical ownership platform for an established professional firm or satellite office.

At a Glance

\$410,000

ASKING PRICE

1,096 SF

HEATED AREA

\$374/SF

PRICE PER HEATED SF

1,141 SF

TOTAL AREA INCL. CANOPY

\$4,005.16

2025 PROPERTY TAXES

2017 / IL

YEAR BUILT / ZONING

Property Details

- Professional office condo / general professional office
- Single-story, direct ground-level exterior access
- Reception and client waiting area
- Multiple private offices / workspaces
- Dedicated conference room
- Kitchenette / break area with sink, refrigerator and microwave
- Copy / IT / storage / support area
- In-suite restroom
- Surface parking directly serving the office center
- Central HVAC replaced March 2026
- Furniture and FF&E may be negotiable separately



Designed for day-one functionality.

Clean professional finishes, natural light and a practical small-office layout.



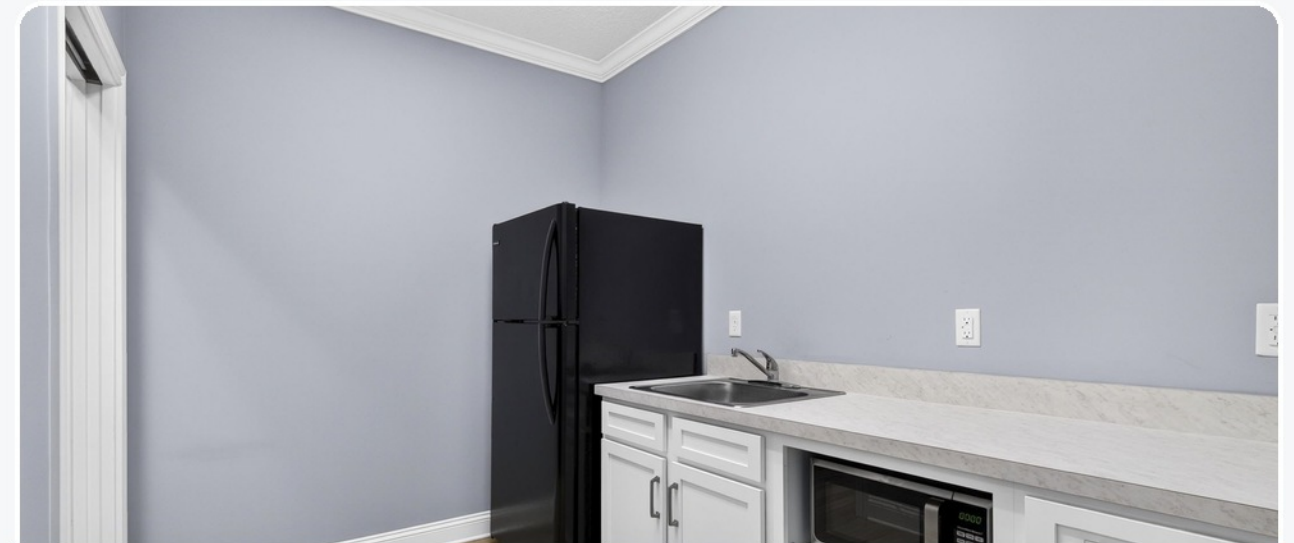
RECEPTION / WAITING AREA



PRIVATE EXECUTIVE OFFICE



DEDICATED CONFERENCE ROOM



KITCHENETTE / BREAK AREA

FINISH + FUNCTION

Neutral professional finishes, white trim, wood-look flooring and natural light throughout primary work areas support a polished client experience without requiring a major interior buildout.



Functional Office Components

- Reception and client waiting area
- Multiple private offices / consultation rooms
- Dedicated conference room
- Kitchenette and employee break area
- Copy / IT / storage support space
- In-suite restroom
- Direct exterior entry - no interior common corridor

Potential Owner-User Profiles

- Legal and professional services
- Accounting / CPA firms
- Financial and wealth-management firms
- Insurance agencies
- Consulting and advisory businesses
- Real estate / title-related businesses
- Administrative or corporate satellite offices

USE NOTE

All intended uses are subject to independent buyer verification of zoning, condominium restrictions, Certificate of Use requirements and other applicable governmental approvals.



6100 GREENLAND ROAD

UNIT 603 | EXACT SUITE LOCATION

Jacksonville, FL 32258

UNIT 603

Left entrance under this portico

603 = LEFT ENTRANCE | 604 ADJACENT

Exact suite identification is confirmed by the visible "603" number in the inset photo.
No roofline boundaries are represented as legal or surveyed unit boundaries.

UNITED | GALLERY
REAL ESTATE

Suite Access

Suite 603 is located at ground level with its entrance positioned under the identified portico. Employees, clients and visitors can access the suite directly from the office center without navigating interior common corridors or stairs.

Parking + Arrival

Surface parking directly serves the office center, providing convenient arrival and direct pedestrian access to the suite entrance.

LOCATION + ACCESS

6100 Greenland Rd • Unit 603

Roads and Nearby Demand Drivers

INTERSTATE 295

I-95 / I-295 INTERCHANGE

1.2 Miles

GREENLAND ROAD

★

6100 GREENLAND RD

OFFICE CENTER • UNIT 603

ST. JOHNS TOWN CENTER

Regional Shopping Destination

7.0 Miles

7.0 MI

BAPTIST HEALTH

BAPTIST MEDICAL CENTER SOUTH

Hospital / Emergency Care

2.6 Miles

2.6 MI

PAVILION AT DURBIN PARK

Shopping • Dining • Services

1.6 Miles

1.6 MI

REGIONAL ACCESS

95

I-95

2.0 Miles

295

I-295

1.2 Miles

1

US-1 / PHILIPS HWY

1.2 Miles

UNITED REAL ESTATE

GALLERY

Off frame amenities are labeled by verified geographic direction—not pinned to an invented spot in the photo.

SOUTH JACKSONVILLE CONNECTIVITY

The Greenland Road location provides access to Jacksonville's Southside and Mandarin business base while remaining convenient to Bartram Park, northern St. Johns County and major regional transportation corridors.

I-95

2.0 miles

I-295

1.2 miles

US-1 / Philips Hwy

1.2 miles

Baptist Medical Center South

2.6 miles

Pavilion at Durbin Park

1.6 miles

St. Johns Town Center

7.0 miles

For professional-service businesses, the location supports convenient access to South Jacksonville, Mandarin, Bartram Park, northern St. Johns County and the surrounding employment and residential base.

Own the workplace. Control the business environment.

For an established professional business, real estate ownership can provide something leased space cannot: greater long-term control over the business location itself.

Suite 603 combines that ownership opportunity with an existing professional buildout, manageable 1,096 SF heated footprint, direct access and a major HVAC replacement completed in March 2026.

Rather than acquiring an oversized office or beginning with unfinished space, an owner-user can evaluate a property already configured around the core needs of a small professional firm.



OWNER-USER VALUE DRIVERS

- **CONTROL**
Ownership provides greater control over the business location and physical environment.
- **RECENT CAPITAL IMPROVEMENT**
Central HVAC replaced March 2026.
- **DIRECT ACCESS**
Ground-level exterior entry and adjacent surface parking simplify client and employee arrival.
- **EXISTING BUILDOUT**
Reception, private offices, conference space, kitchenette, support space and restroom are already incorporated.
- **RIGHT-SIZED FOOTPRINT**
1,096 SF heated provides a manageable footprint for smaller professional firms and satellite offices.
- **CONNECTED LOCATION**
Convenient access to South Jacksonville, Mandarin, Bartram Park and northern St. Johns County.

OWNER-USER THESIS: Professional office ownership without the footprint or complexity of a larger standalone building.

Transaction Snapshot

\$410,000 ASKING PRICE	1,096 SF HEATED AREA	1,141 SF TOTAL AREA INCL. CANOPY	\$4,005.16 2025 PROPERTY TAXES	IL ZONING - PUBLIC RECORD	MAR 2026 HVAC REPLACED
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Offering Information

- Professional office condominium offered for sale.
- Furniture and FF&E are not included in the asking price; potentially negotiable separately.
- Single-story suite with direct exterior access and surface parking.

Condominium + Association

- Ownership includes membership in the Greenland Commerce Office Center Owners Association.
- Buyer should verify current regular assessments, special assessments, rules and restrictions.
- Business signage is subject to association approval.
- Association documents should be reviewed during due diligence.

Use + Occupancy Due Diligence

- Verify intended use against zoning and condominium restrictions.
- Confirm Certificate of Use and other governmental requirements applicable to buyer business.
- Verify accessibility and applicable code requirements.
- Confirm possession / delivery terms.
- Confirm association dues, assessments, insurance responsibilities and other ownership expenses.
- Verify square footage and all public-record information.

DISCLAIMER

Information is believed reliable but is not warranted. Prospective purchasers should conduct independent due diligence and verify all matters material to a purchase decision, including square footage, taxes, zoning, permitted use, association documents and assessments, insurance, building systems, accessibility, code requirements and possession terms. Marketing information is subject to change, withdrawal or correction without notice.

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TYRONE JACKSON

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For property information, tours or buyer-broker inquiries, please contact Tyrone Jackson.

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SCHEDULE A PRIVATE TOUR