

OFFICE BUILDING FOR LEASE

6440 ATLANTIC BLVD

JACKSONVILLE, FL 32211



PRIMEREALTY



For More Information:

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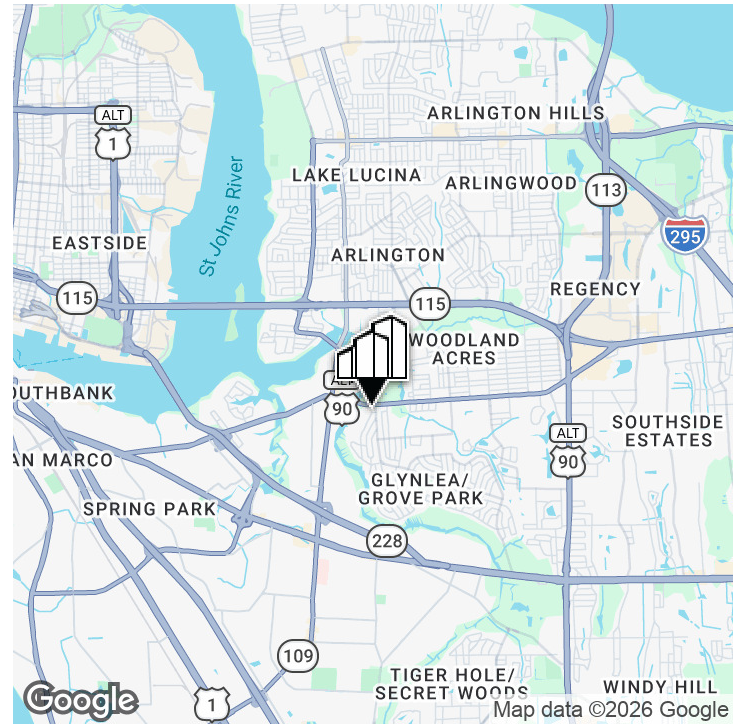
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32211



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Building Size:	9,730 SF
Available SF:	4,303 SF
Lot Size:	46,379 SF
Year Built:	1964
Zoning:	CRO
Market:	Southside
Submarket:	Grove Park / Glynlea

PROPERTY OVERVIEW

Centrally located, well parked, and well appointed office space on Jacksonville's Southside. First floor, 4,303 square feet available with access to approximately 75 gated parking spaces. Versatile layout and some offices have exposed brick walls. Prominent entrance foyer with built-in reception desk.

PROPERTY HIGHLIGHTS

- Prime location on Atlantic Blvd in Jacksonville, FL
- Ample parking space for tenants and visitors
- Flexible floor plan to accommodate diverse businesses
- High visibility with prominent signage opportunities
- Close proximity to major transportation routes
- 24/7 access for tenants

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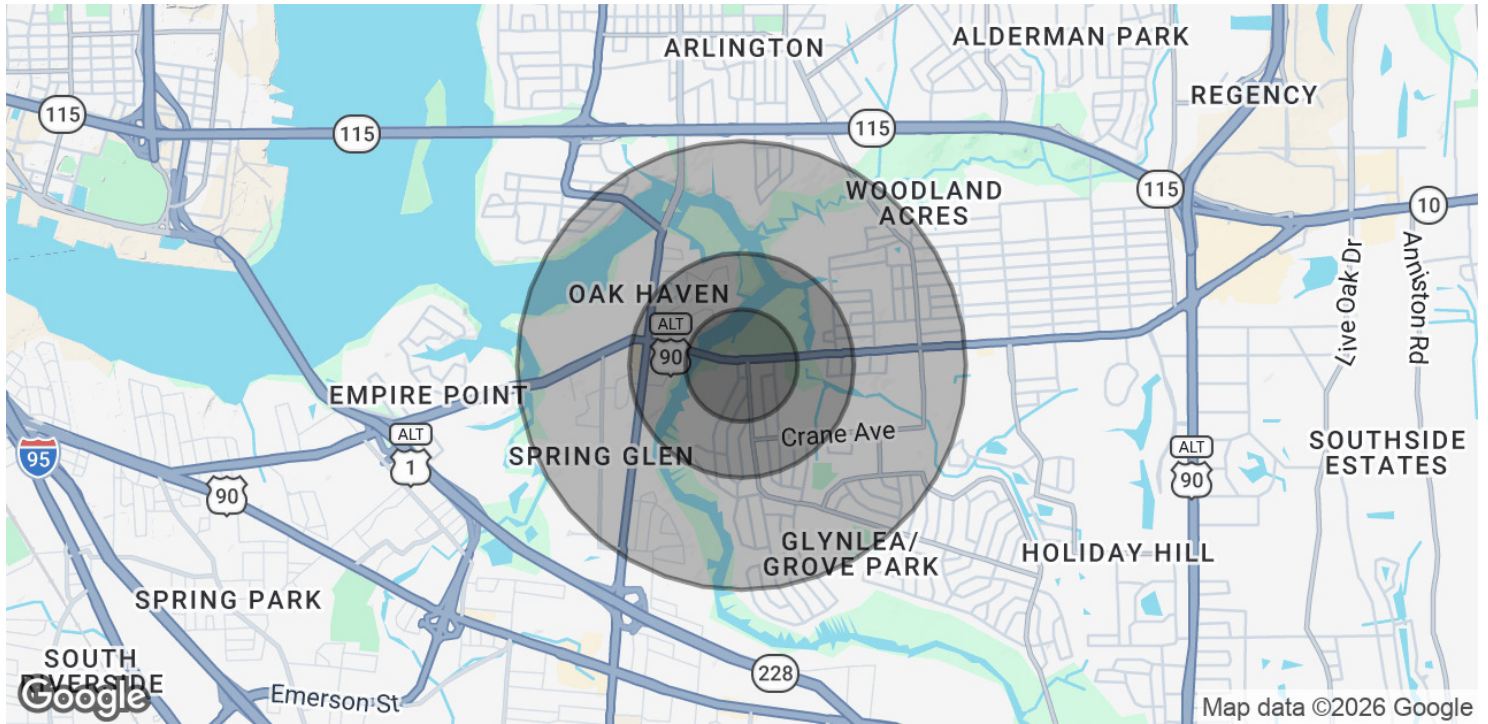


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	572	2,237	9,957
Average Age	41.1	41.9	39.3
Average Age (Male)	41.4	41.9	38.0
Average Age (Female)	41.5	42.7	40.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	976	4,144
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,962	\$82,481	\$79,182
Average House Value	\$251,802	\$243,082	\$234,814

2023 American Community Survey (ACS)

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