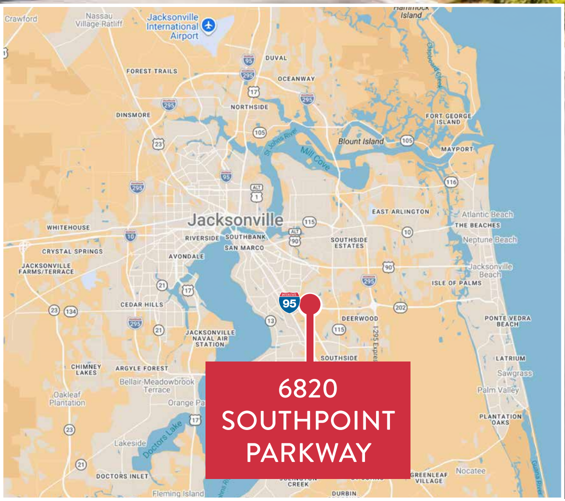
6820 Southpoint Parkway
Jacksonville, Florida 32216

FOR SALE $3,500,000
Multi-Tenanted Office with Turnkey Medical Procedure Suite Available

PRIME USER BUYER OR INVESTOR VALUE-ADD OPPORTUNITY



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EXECUTIVE SUMMARY

NAI Hallmark, as exclusive advisor, is pleased to present the opportunity to acquire 6820 Southpoint Parkway, Jacksonville, Florida 32216 (the "Property"). Situated on approximately 2.09 acres, the Property is comprised of a 20,233 square foot multi-tenanted office building, in a premier office destination in Jacksonville due to its central location and immediate proximity to the interchange of I-95 and J. Turner Butler, two of the most heavily trafficked roads in Northeast Florida with more than 170,000 average daily vehicle trips.

Configured into three suites, the Property is currently 75% occupied with one 4,962-square-foot highly improved medical procedure suite available for immediate occupancy. Purpose-built for an outpatient cardiovascular and vascular practice, the suite features an extensive clinical buildout including procedure rooms, clinical support areas, exam rooms, consultation space, and administrative offices. The existing improvements offer medical owner-users the opportunity to significantly reduce the cost, timeline, and disruption associated with a ground-up medical buildout. Ideal for cardiovascular, vascular, pain management, interventional radiology, orthopedics, gastroenterology, ophthalmology, urology, dialysis access, vein, or other specialty medical practices, the suite also presents investors with a compelling value-add leasing opportunity in one of Jacksonville's premier medical office submarkets.

OFFERING SUMMARY

Address	6820 Southpoint Parkway Jacksonville, Florida 32216
Price	$3,500,000
Price/SF	$173
Number of Buildings	One (1)
Number of Floors	One (1)
Tax Real Estate Number	152854-0100
Year Built	2000
Building Size	20,233 SF
Land Size	2.09 acres
Zoning	IBP (Industrial Business Park)
Parking	120 spaces (5.93/1,000 SF)
Current Occupancy	75%

INVESTMENT HIGHLIGHTS

TURNKEY HIGH-END SPECIALTY MEDICAL BUILDOUT WITH IMMEDIATE OCCUPANCY POTENTIAL

The Property features one remaining 4,962-square-foot specialty medical suite available for immediate owner occupancy or lease. Originally designed for a procedure-oriented outpatient practice, the suite includes an extensive clinical buildout that can significantly reduce tenant improvement costs and accelerate occupancy. The space is well suited for a variety of specialty medical users, including cardiovascular, pain management, gastroenterology, orthopedics, urology, ophthalmology, and other procedure-oriented physician groups.

PRIME SOUTHPOINT LOCATION NEAR ASCENSION ST. VINCENT'S HOSPITAL

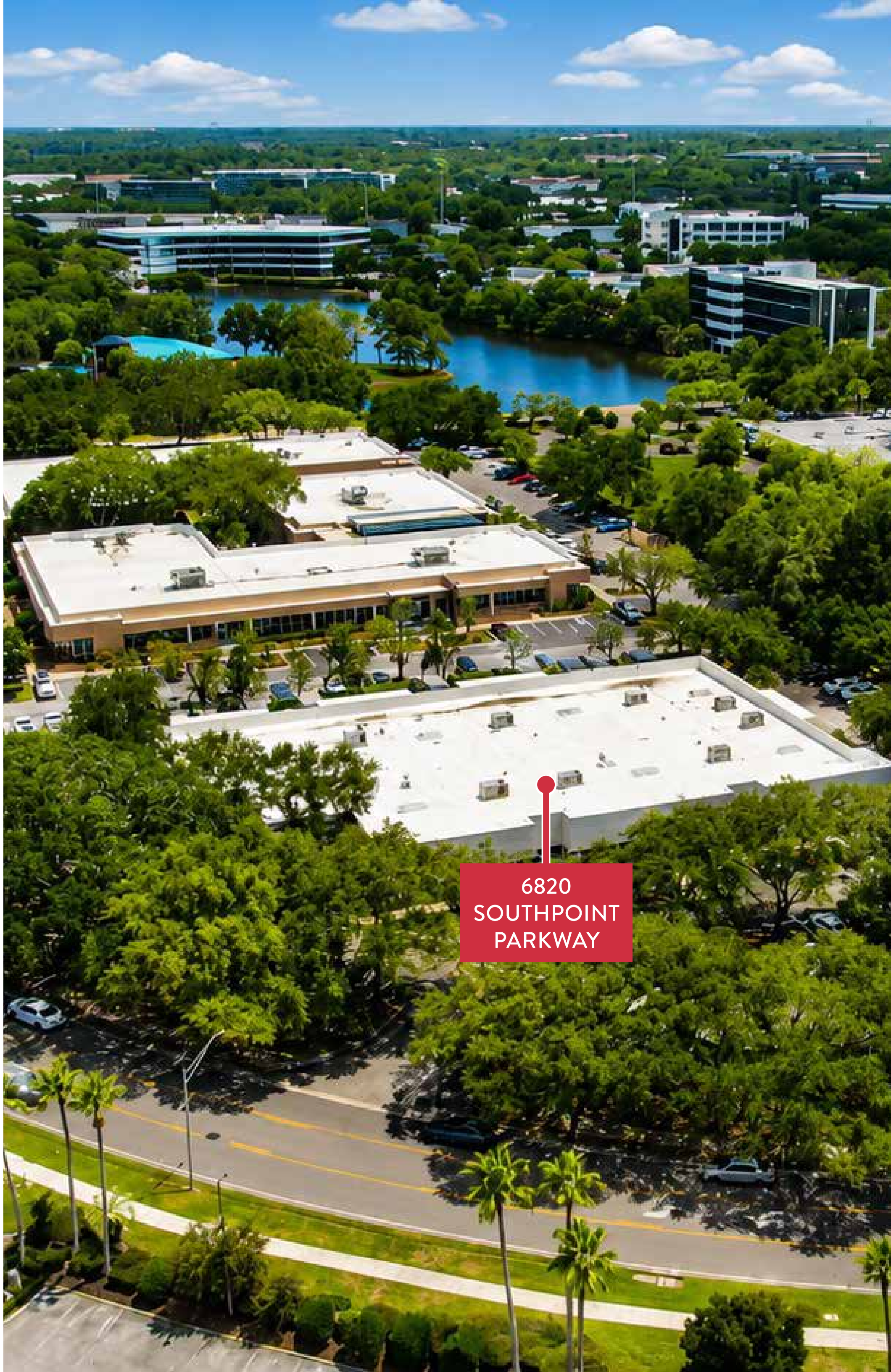
Located within Southpoint Business Park, one of Jacksonville's premier office and medical submarkets, the Property is less than one mile from Ascension St. Vincent's Southside Hospital, one of the region's leading healthcare campuses. The central location attracts healthcare providers and office tenants from across the Jacksonville MSA while benefiting from nearby residential neighborhoods, medical services, hotels, restaurants, and other everyday amenities. The Property is also less than four miles from St. Johns Town Center, Jacksonville's premier lifestyle destination featuring more than two million square feet of retail, dining, and entertainment.

ACCESSIBILITY TO MAJOR ROADS

The Property offers outstanding regional connectivity, located within a mile of the SR-202 (J. Turner Butler Blvd)/I-95 interchange, two of the most heavily trafficked roads in Northeast Florida with more than 170,000 average daily vehicle trips. It also provides convenient access to US-1 and I-295, for easy access to the entire Jacksonville MSA.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



AERIAL - VIEW TO THE SOUTH

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