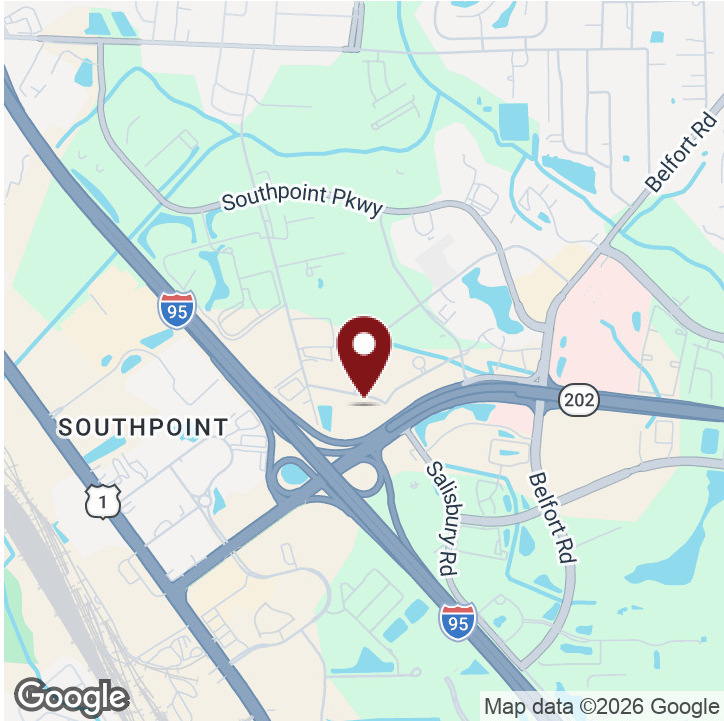


BULTER POINTE

4500 SALISBURY RD, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$18 - 20 SF/yr (Full Service)
Building Size:	74,346 SF
Available SF:	531 - 8,114 SF
Lot Size:	350,855 SF
Number of Units:	40
Year Built:	1986
Renovated:	2025
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Southpoint

PROPERTY OVERVIEW

Experience the epitome of modern workspace at 4500 Salisbury Rd, Jacksonville, FL, 32216. This premier property offers customizable office spaces designed to elevate productivity and collaboration. With contemporary architecture and state-of-the-art facilities, tenants can enjoy a professional environment tailored to their needs. Ample parking, convenient access to major roadways, and a welcoming lobby ensure a seamless arrival experience. The property also features versatile meeting rooms, high-speed internet, and an on-site fitness center for a well-rounded work-life balance. Elevate your business at this prestigious address, where every detail is thoughtfully curated to meet the demands of today's discerning professionals.

PROPERTY HIGHLIGHTS

- Modern customizable office spaces
- Contemporary architecture and design
- State-of-the-art facilities
- Ample parking for tenants and visitors
- Convenient access to major roadways
- Inviting and professional lobby

VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO

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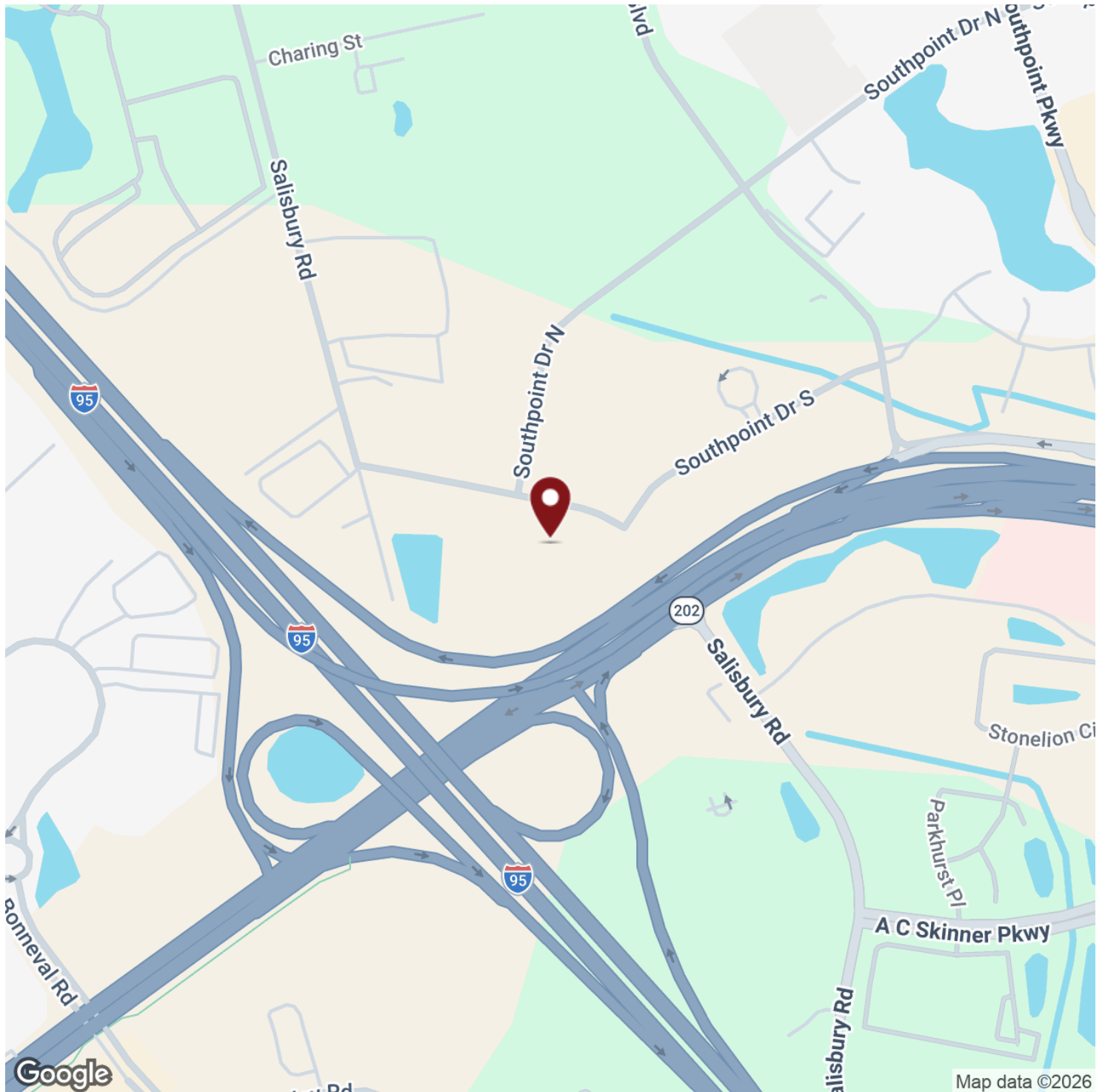
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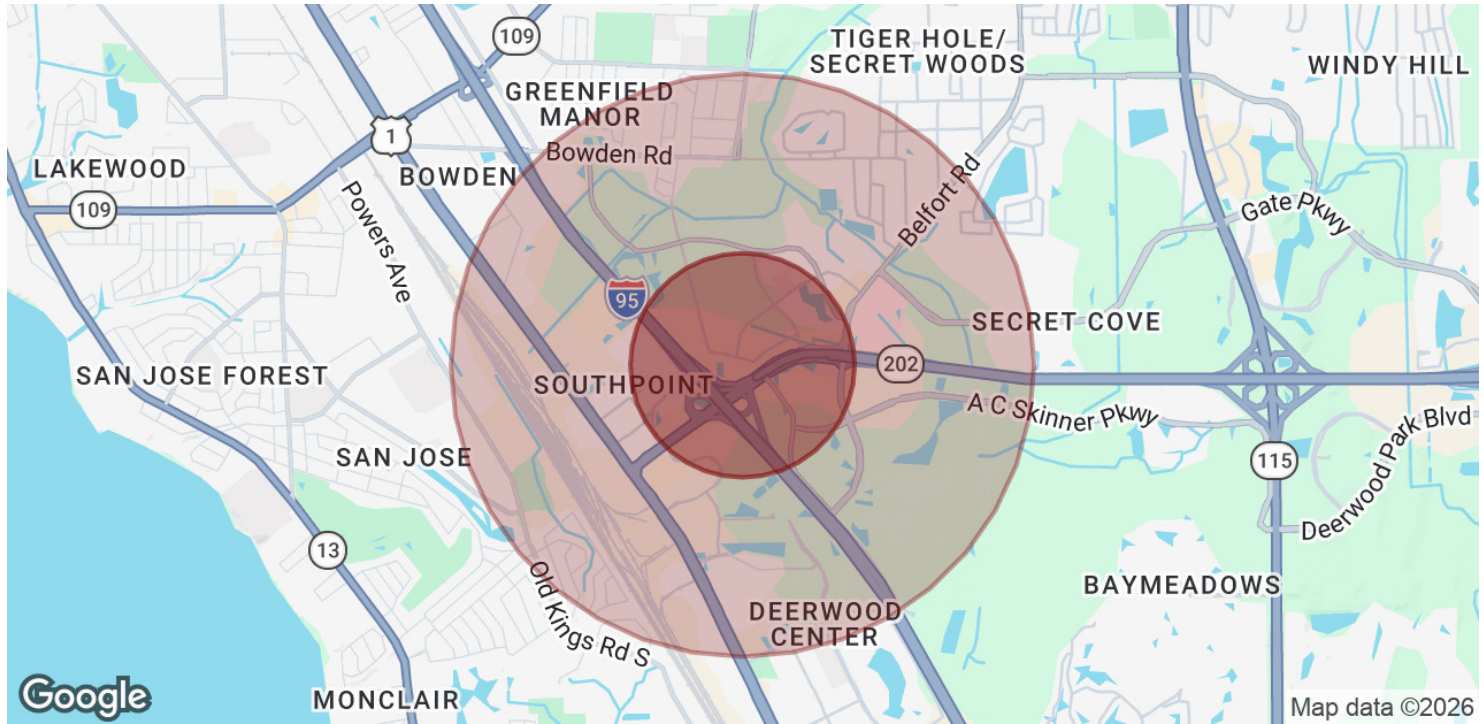
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BULTER POINTE

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POPULATION	0.5 MILES	0.5 MILES	1.3 MILES
Total Population	1,764	1,764	12,613
Average Age	36.4	36.4	34.4
Average Age (Male)	34.4	34.4	33.9
Average Age (Female)	39.1	39.1	35.0

HOUSEHOLDS & INCOME	0.5 MILES	0.5 MILES	1.3 MILES
Total Households	756	756	5,273
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,050	\$82,050	\$84,703
Average House Value	\$256,933	\$256,933	\$275,903

2023 American Community Survey (ACS)

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