

New Office Building Recently Completed

11755 Palm Bay Parkway
Jacksonville, FL 32256

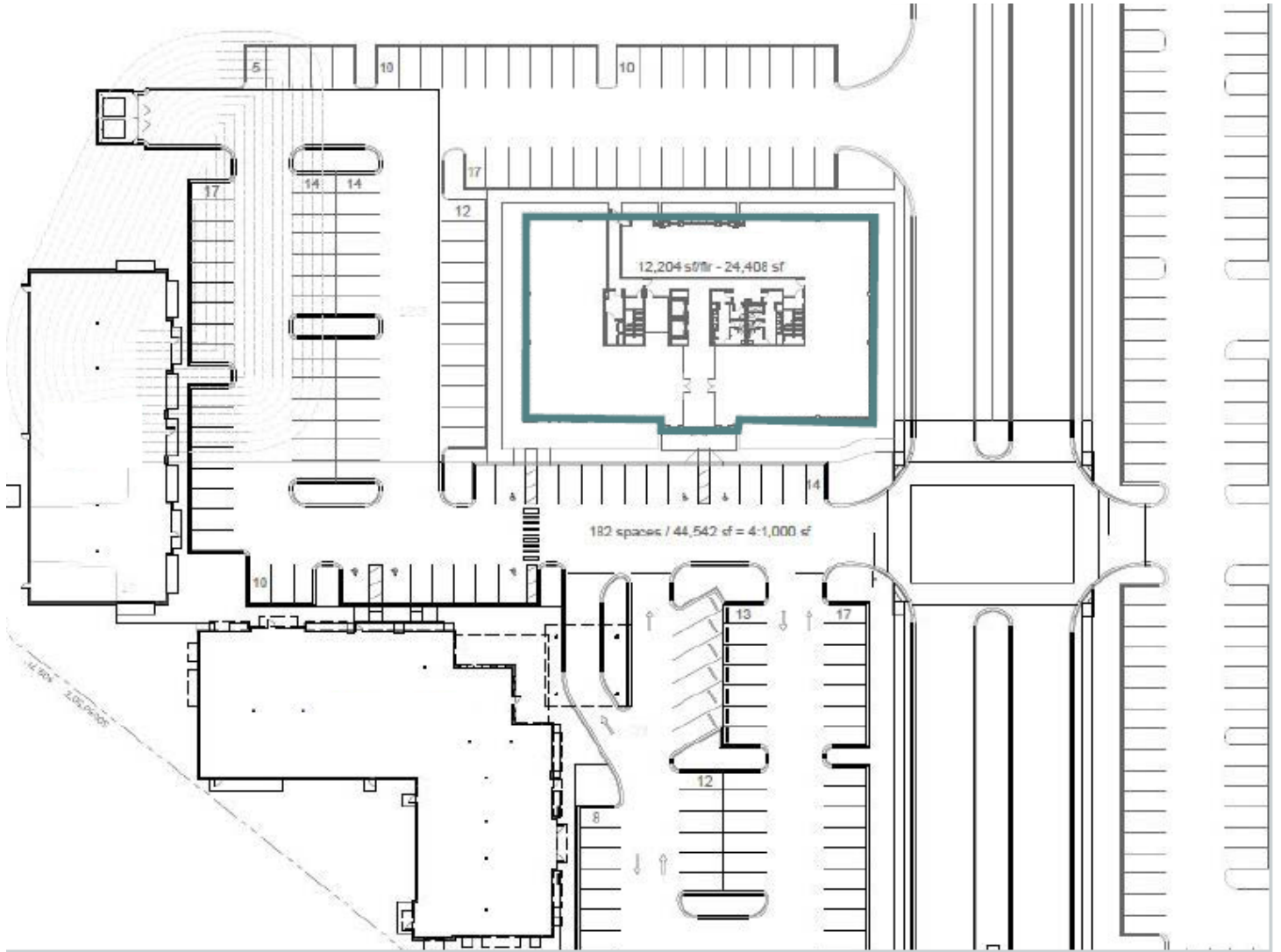
Up to 19,921 SF Available on Two Floors



Property Highlights

- + New Building completed 2nd Quarter 2024
- + Efficient floor plans
- + Monument Signage available along US-1 (Philips Hwy)
- + 4/1,000 parking
- + Near Florida 9B providing easy access to all areas of Jacksonville MSA
- + Conveniently located near central Jacksonville, Nocatee and St. Augustine

Site plan



Floor plans

First Floor



Second Floor



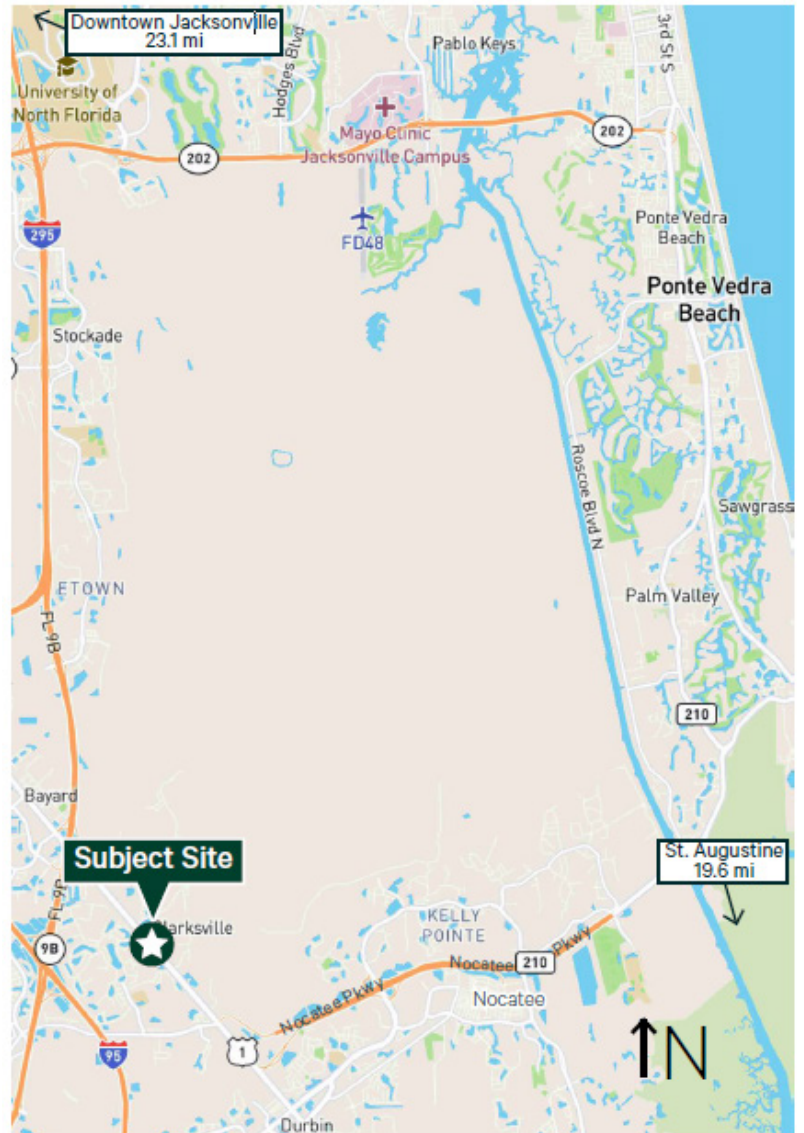
New, Modern Office for Lease

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Site Location

This office space is conveniently located off US-1 (Philips Hwy), close to Jacksonville, Nocatee, and St. Augustine, and is adjacent to Florida 9B, which provides immediate access to all areas of the Jacksonville MSA.

Distance to	Drive Distance	Drive Time
9B	2.2 mi	3 min
I-95	3.5 mi	5 min
I-295	4.7 mi	5 min
Nocatee Town Center	5.7mi	9 min
St.Johns Town Center	11.8 mi	15 min
Beaches	18.6 mi	20 min
St. Augustine	19.3 mi	29 min
Downtown Jacksonville	23.1 mi	30 min
Jax Int'l Airport	31.7 mi	32 min



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