

BELLE EPOQUE REALTY SERVICES LLC

FOR SALE | OWNER-OCCUPANCY OPPORTUNITY

1334 Walnut Street

Jacksonville, FL 32206
Historic Springfield

\$619,000

\$176.86 Per Square Foot

3,500 SF | Two Suites

Built 1928 | Renovated 2006-2008

HVAC Replaced 2021

KEY FEATURES

- Suite 1334 (2,333 SF) — Vacant, Move-In Ready
- Suite 1334-1 (~1,167 SF) — Month-to-Month Income
- Pressed-Tin Ceilings | Granite Finishes
- Conference Room | Full Kitchen
- Two ADA-Compliant Restrooms
- Rear Patio | Landscaped Frontage
- Historic Springfield District
- 1.2 Miles to Downtown | 0.6 Mi to I-95

EXCLUSIVE LISTING BROKER

Thomas Love

Broker | License #BK3118560

904-382-7695

info@homesforjacksonville.com

www.belleepoquerealty.com

118 West Adams St, Ste 400

Jacksonville, FL 32202



Executive Summary

1334 Walnut Street is a landmark 1928 masonry building on a quiet, tree-lined street in Jacksonville's Historic Springfield district. Gut-renovated between 2006 and 2008 to a full engineering specification under Baker Klein Engineering, and updated with a new HVAC system in 2021, the building presents in exceptional condition and offers a level of interior finish rarely found in comparably priced commercial product in this market.

The building totals 3,500 SF across two suites. Suite 1334 (approximately 2,333 SF) is vacant and immediately available for owner-occupancy, featuring a pressed-tin ceiling reception area with granite desk, multiple private offices, a dedicated conference room, a fully equipped kitchen, and two ADA-compliant restrooms with access to a shared rear patio. Suite 1334-1 is occupied on a month-to-month basis, providing modest income and flexibility for future expansion. This is an exceptional opportunity for a professional services firm seeking a distinguished headquarters in an established historic district, minutes from Downtown Jacksonville and I-95.

Address	1334 Walnut Street, Jacksonville, FL 32206	Offering Price	\$619,000
Total Building	3,500 SF	Price Per SF	\$176.86/SF
Year Built	1928	Renovation	Gut Renovation 2006-2008 HVAC 2021
Parcel	0725650010	Annual Taxes	\$7,397.28 (2024)
Lot Size	0.11 AC 66-ft ROW Frontage	Flood Zone	Zone X (Perret & Associates Survey)
Suite 1334	2,333 SF Vacant Owner-Occupancy	Suite 1334-1	~1,167 SF Month-to-Month Occupant
Lease Type	NNN	Sale Type	Owner-User
Construction	Masonry 1-Story Stucco Exterior	Zoning	Springfield Historic District



Street Elevation



Building Entry

Property Description

The Building

Constructed in 1928, 1334 Walnut Street underwent a complete gut renovation between 2006 and 2008 per engineering drawings prepared by Baker Klein Engineering (Drawing Set 06-1334). The masonry structure features pressed-tin ceiling panels, polished concrete floors, exposed structural elements, and oversized storefront glazing. A new HVAC system was installed in 2021. The property is in excellent condition.

Suite 1334 — 2,333 SF | Vacant

Immediately available for owner-occupancy. Includes a granite reception desk, open work room, multiple private offices, dedicated conference room with pressed-tin ceiling and pendant lighting, fully appointed kitchen with granite counters and stainless appliances, two ADA-compliant restrooms, and rear patio access. Floor-to-ceiling storefront glazing throughout.

Suite 1334-1 — approx. 1,167 SF

Occupied month-to-month with its own Walnut Street entrance, providing a modest income offset and flexibility for future expansion. Income details available to qualified inquiries.

Exterior

1928 masonry with stucco finish and Spanish clay tile accent detailing. Uniform black awning system. Period cast-iron wall sconces. Professionally landscaped frontage. Fenced rear yard with mature trees, palms, and concrete patio.

Systems and Compliance

Central HVAC replaced 2021. Public sewer, water, and utilities. Building security system. ADA-accessible common area, entrance, and kitchen. Full permitted engineering drawings on file.

Survey and Legal

Survey by Perret and Associates (10-5-2007). Lot 2, Block 87, Springfield. 66-ft ROW frontage. 5-ft ingress/egress easement on south boundary. FEMA Flood Zone X, Panel 1206TT-0161E.

Parking

On-street parking on Walnut Street (66-ft ROW). Additional surface parking on adjacent streets.



Reception Area | Suite 1334

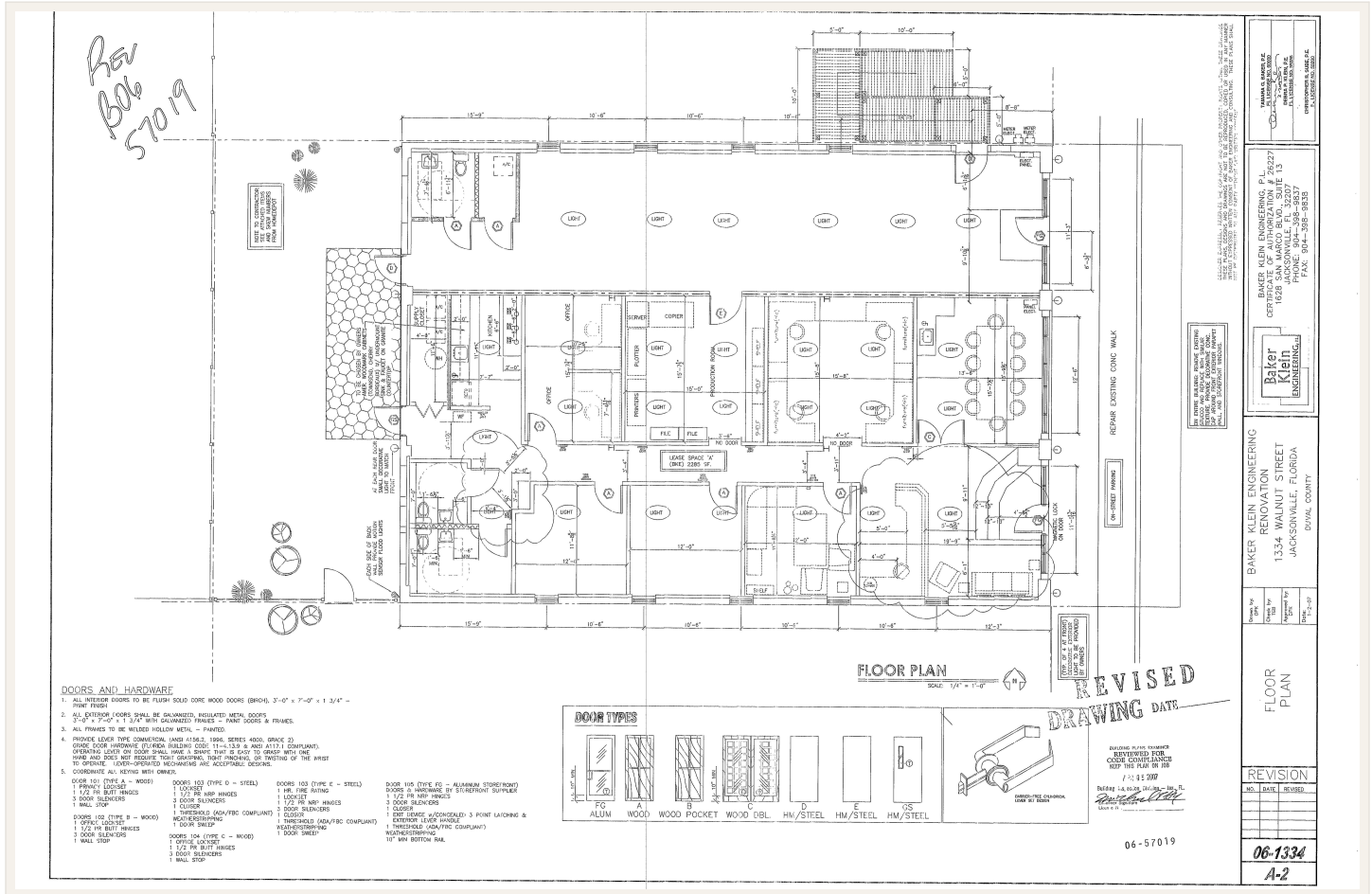


Main Work Area



Conference Room

Floor Plan



Baker Klein Engineering | Drawing 06-1334, Sheet A-2 | Scale 1/4" = 1'-0" | Suite 1334 (Lease Space A): 2,282 SF | Suite 1334-1: eastern portion

Suite 1334 (western suite) encompasses the reception area, open work room, private offices, conference room, kitchen, and two ADA restrooms with rear patio access. Suite 1334-1 occupies the eastern end with its own independent street entrance.

Property Gallery



Entry Lobby | Suite 1334



Suite 1334-1 Entry



Open Work Area



Office Corridor



Conference Room w/ Kitchenette



Kitchen

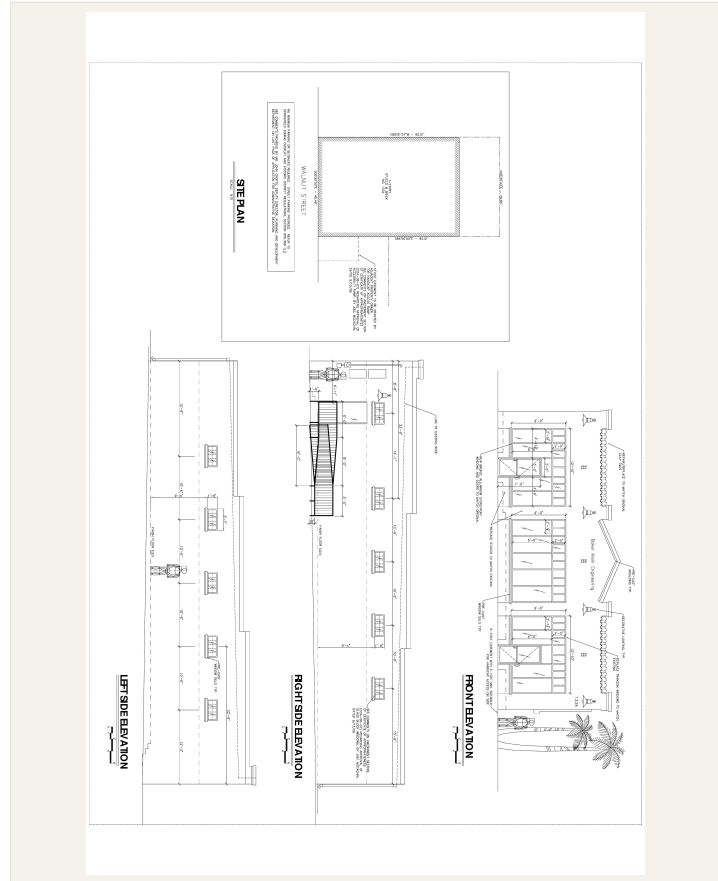
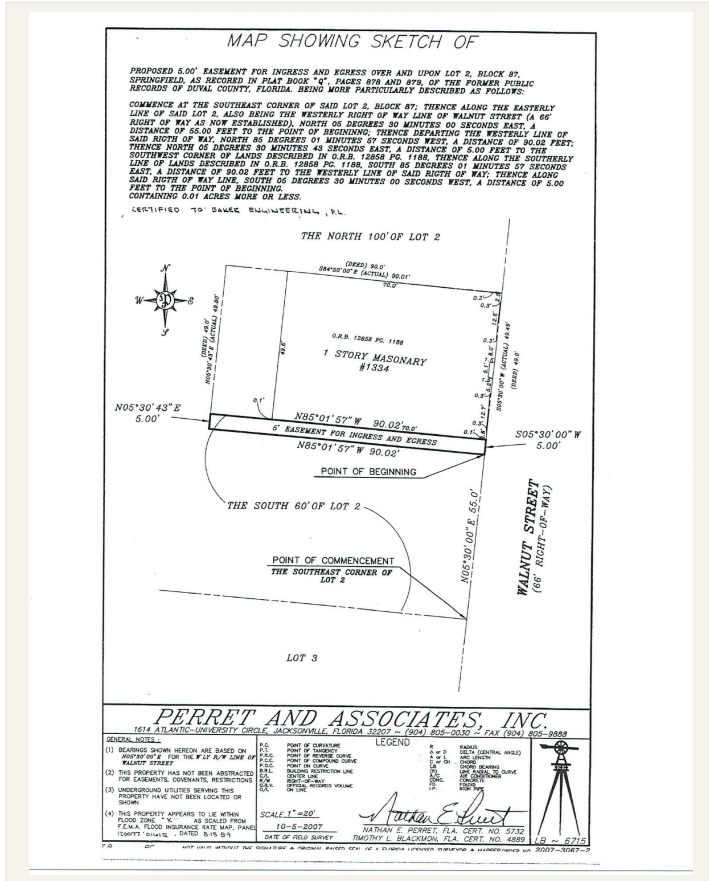


Kitchen Detail



Rear Patio

Survey and Site Plan



Survey — Perret and Associates, Inc. | Certified 10-5-2007 | Scale 1" = 20'

Site Plan and Elevations | Baker Klein Engineering Drawing 06-1334

The survey confirms a lot area of approximately 0.11 acres (Lot 2, Block 87, Springfield plat) with 66-ft right-of-way frontage on Walnut Street. A 5-ft ingress and egress easement is noted on the south boundary. The property lies within FEMA Flood Zone X per FIRM Panel 1206TT-0161E.

Location and Market Context



Aerial view with property indicated. Downtown Jacksonville skyline and St. Johns River visible in background.

Historic Springfield

Springfield is Jacksonville's oldest intact urban neighborhood and one of Florida's most significant historic districts, listed on the National Register of Historic Places. Defined by early 20th-century architecture and a mature tree canopy, Springfield has experienced sustained reinvestment over the past two decades and continues to attract owner-occupants drawn by its architectural character and proximity to Downtown.

Access

One block west of N. Main Street. Approximately 1.2 miles north of Downtown Jacksonville. I-95 via Myrtle Ave: 0.6 miles. Adjacent to Henry J. Klutho Park greenspace.

Key Distances

Downtown Core: 1.2 mi | I-95: 0.6 mi | Airport: 21 mi | FCCJ Transit Hub: 0.7 mi

Submarket Summary

The Downtown Northbank / Springfield submarket recorded a confirmed owner-user sale of a comparable 3,500 SF masonry office building at 1103 N. Laura Street for \$600,000 (\$171.43/SF) in September 2024. Submarket vacancy for 1-3 Star office product stands at approximately 5.3%, with NNN asking rents averaging \$23.05/SF.

Comparable Sale

1103 N. Laura Street — \$600,000 (\$171.43/SF), September 2024, same submarket, same size, confirmed owner-user, 1990 construction. 1334 Walnut offered at \$619,000 (\$176.86/SF), reflecting a modest premium for its 1928 historic character and superior renovation quality.

Ideal Buyer Profile

Law firm, financial advisory group, therapy or wellness practice, architectural firm, real estate company, or similar professional services organization seeking a distinguished, immediately occupiable headquarters in Historic Springfield.

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