

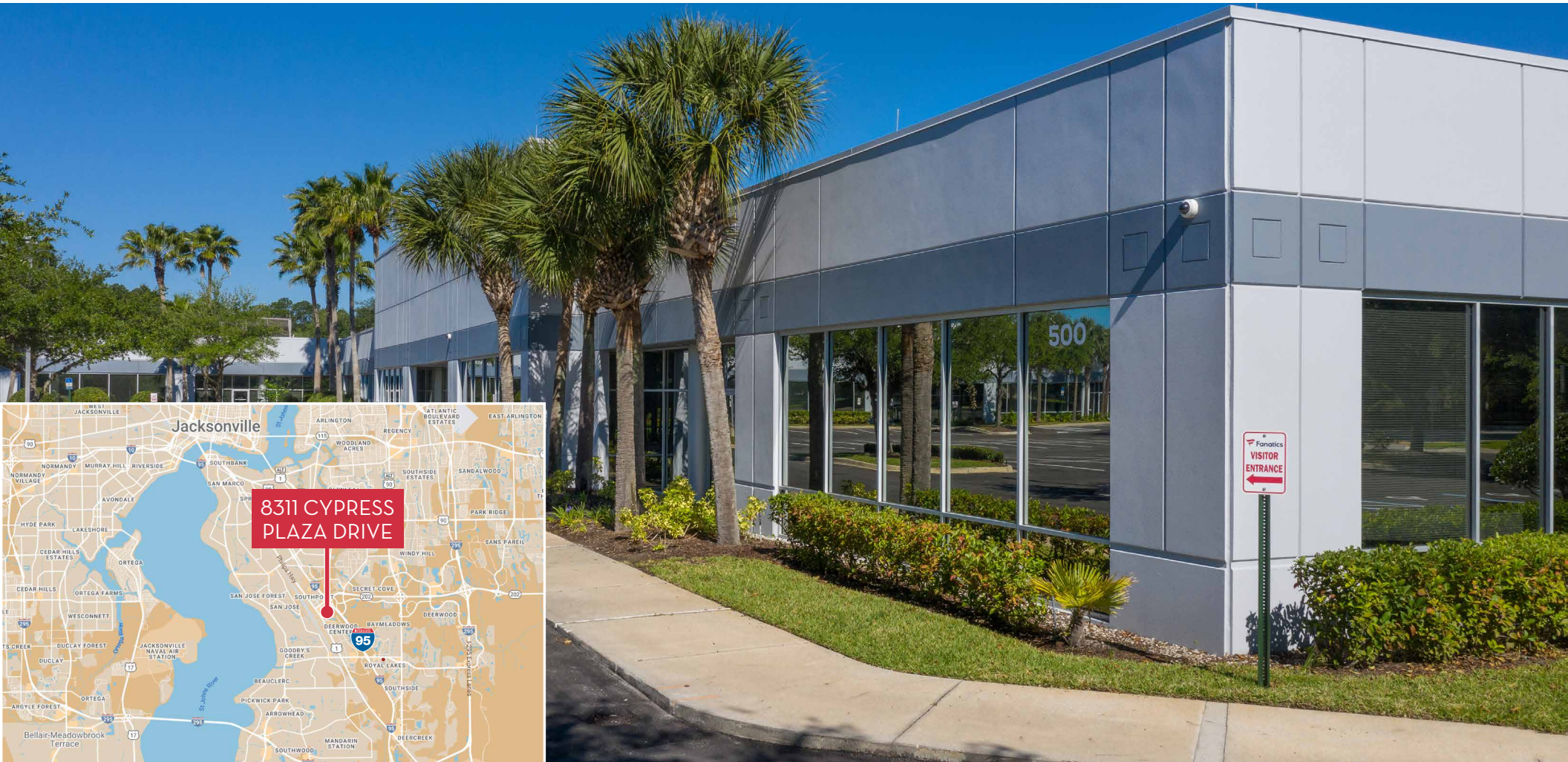
8311 CYPRESS PLAZA DRIVE JACKSONVILLE, FLORIDA 32256

FOR SALE

\$6,500,000

44,701 SF VACANT OFFICE

PRIME USER BUYER / INVESTOR VALUE ADD OPPORTUNITY



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NAI Hallmark, as exclusive advisor, is pleased to present 8311 Cypress Plaza Drive, a distinctive office property located within Cypress Business Center in Jacksonville's highly desirable Butler/Baymeadows submarket. The property offers direct access to US-1 and is in immediate proximity to the I-95 and JTB interchange, providing exceptional regional connectivity throughout the Jacksonville MSA. The surrounding area offers a diverse mix of dining, retail, and service amenities, enhancing convenience for both employees and visitors. The Property is in turn-key condition for owner-users or investors looking to capitalize on a uniquely amenitized, one-of-a-kind space.

PROPERTY DETAILS

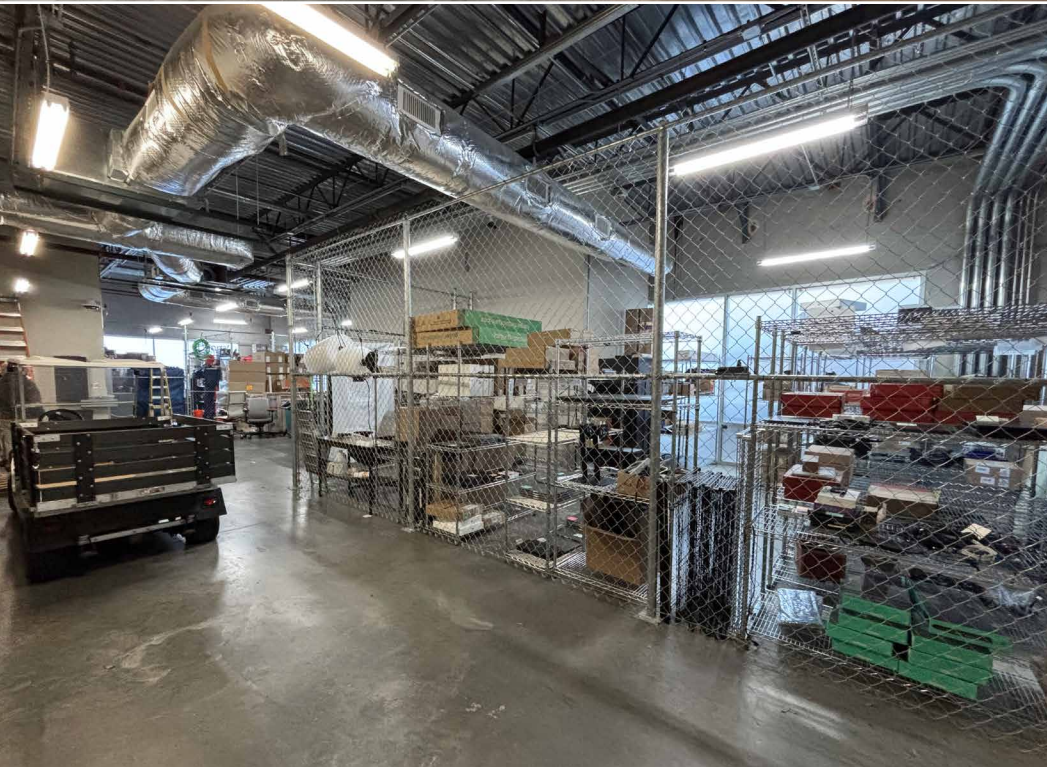
Address	8311 Cypress Plaza Drive Jacksonville, Florida 32256
Duval County RE#	152577-1035
List Price	\$6,500,000
List Price PSF	\$152.20
Gross Rentable Area	44,701 SF
Rentable Building Area	42,708 SF
Land Size	5.26 acres
Year Built	2004
Zoning	PUD
HVAC	4 Trane RTU's (2020) Two 35-Ton Two 40-Ton One 40-Ton Carrier RTU
Generator	Caterpillar SR4B, installed 2006
Roof	Modified Bitumen (original to building) Extensive repairs done in 2021
Flood Zone	Zone X (lowest risk zone)
Parking	299 parking spaces (7.1/1,000 SF) Full reseal & restripe done in April 2026



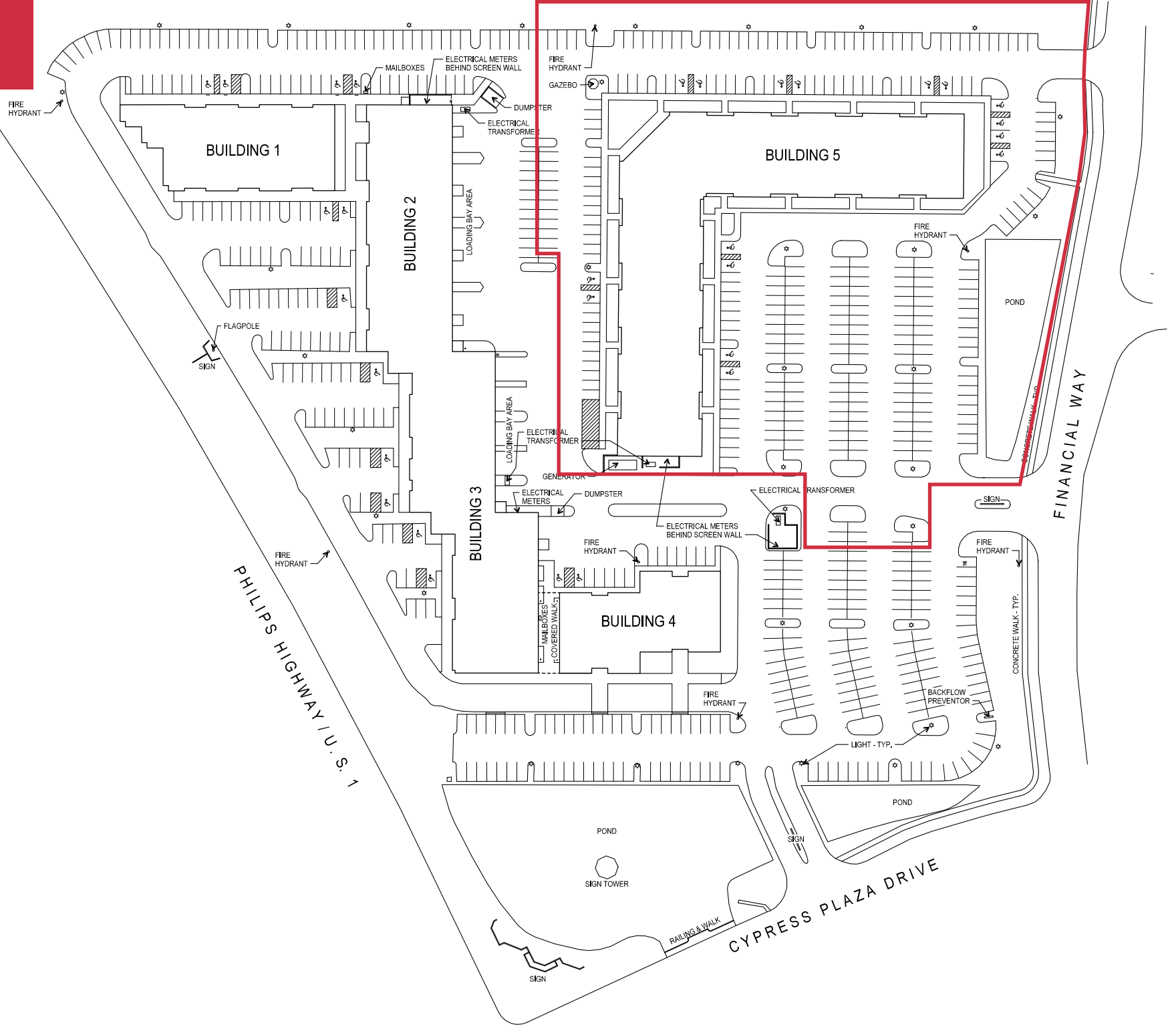
EXTERIOR PICTURES



INTERIOR PICTURES



SITE PLAN



NEARBY AMENITIES

