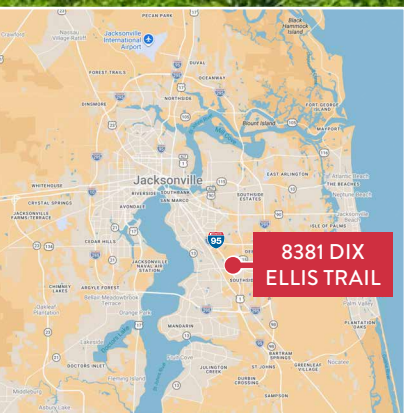


For Sale \$7,850,000
8381 Dix Ellis Trail
Jacksonville, FL 32256

114,655 Square Foot Vacant Office Building
Prime User / Investor Value Add Opportunity



NAL Hallmark

Property Summary

NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Building 500 at Prominence Office Park, located at 8381 Dix Ellis Trail, Jacksonville, Florida 32256 (the “Property”). The Property consists of a four-story office building totaling 114,655 gross square feet. The property is situated on approximately 7.76 acres of land and lies within the Prominence Office Park, a seven-building office park currently undergoing redevelopment into a mixed-use destination. The property offers easy access to Baymeadows Road, US-1, and I-95, 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 building features unique architecture, is fully built out for office use, and offers prominent signage opportunities.





26 RTU's Installed 2004-2022
17 Trane, 9 Carrier
(sizes range from 5-15 Tons)
1 Lennox Split Air System (2017)

Four Hydraulic Elevators-
Original to Building
3 Dover (3,000lb capacity)
1 Dover (4,000lb capacity)

Johns Manville TPO
Installed 2016
Warranty through 2036



INTERSTATE 95 - 170,000 AADT

8381 Dix Ellis Trail, Jacksonville, FL 32256



Year Built

1989



Gross Building
Area

114,655 SF



Rentable
Building
Area

104,653 SF



Current
Occupancy

0%



Number of
Stories

4



Land Area

7.76 acres



Tax ID

152683-0580



Zoning

PUD



Number of
Parking Spaces

485 spaces
(4.63/1,000 SF)

Property Highlights



Prime Owner-User Or Value-Add Opportunity: The Property is currently vacant and offers the rare opportunity for a large-size user to occupy a well-located office property with unique architecture, modern finishes, and lakefront views. For investors, the property offers a compelling value-add opportunity to stabilize the asset through lease-up and capitalize on strong market fundamentals.

Central Location with Excellent Accessibility: Strategically located in a central Jacksonville location with excellent access to Baymeadows Road, US-1, and I-95, the property offers seamless connectivity across the Jacksonville MSA. The building benefits from great visibility along I-95, presenting a unique opportunity for prominent signage.

Property Highlights

Situated in Major Office Park with Plans for Redevelopment

The Property lies within Prominence Office Park, which is currently being redeveloped into mixed use. See the following page for conceptual plans.

Signage

Baymeadows Rd

Prominence Pkwy

Dix Ellis Trail

Nashville Lot

700

600

100

Lot 2A

300

200

500

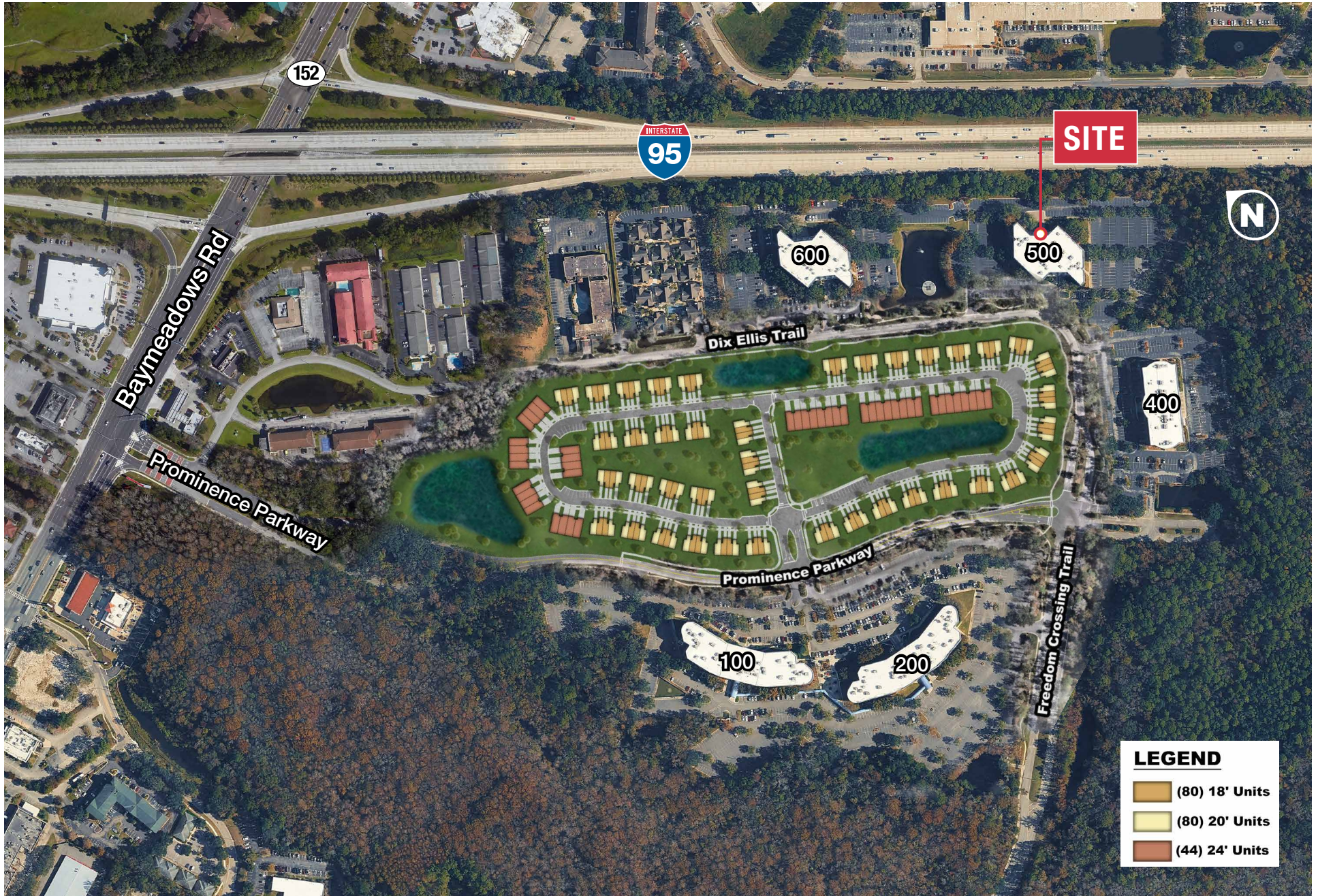
400

95

Dix Ellis Trail



Prominence Redevelopment Plan



View to the North

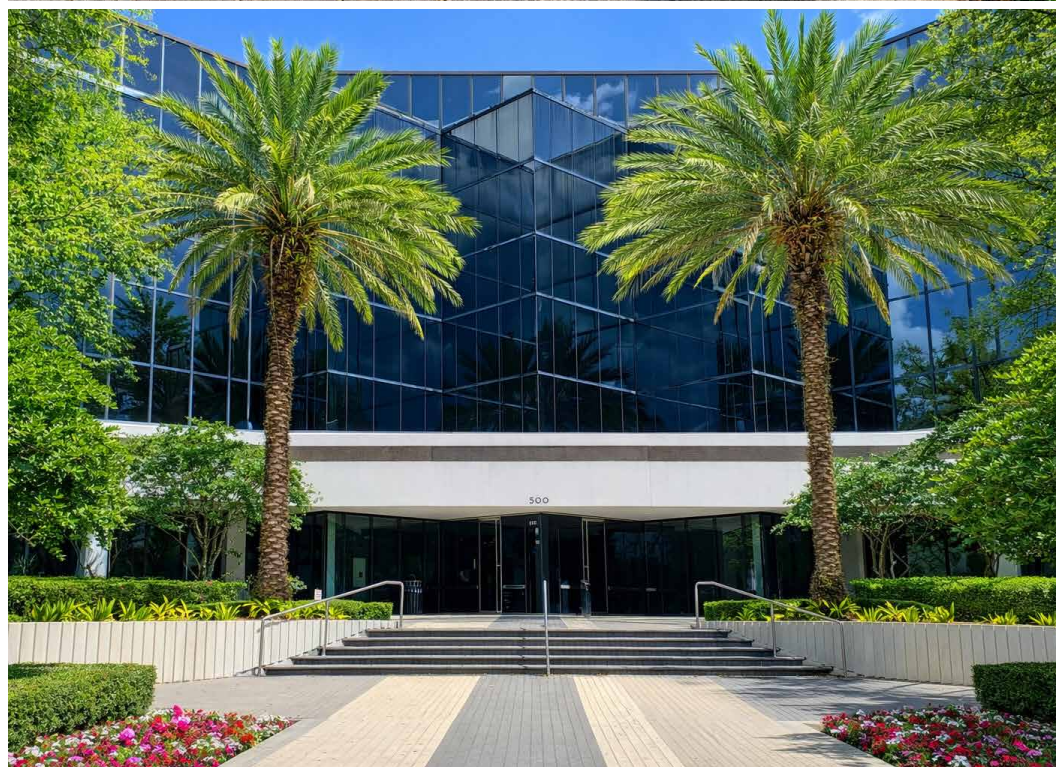
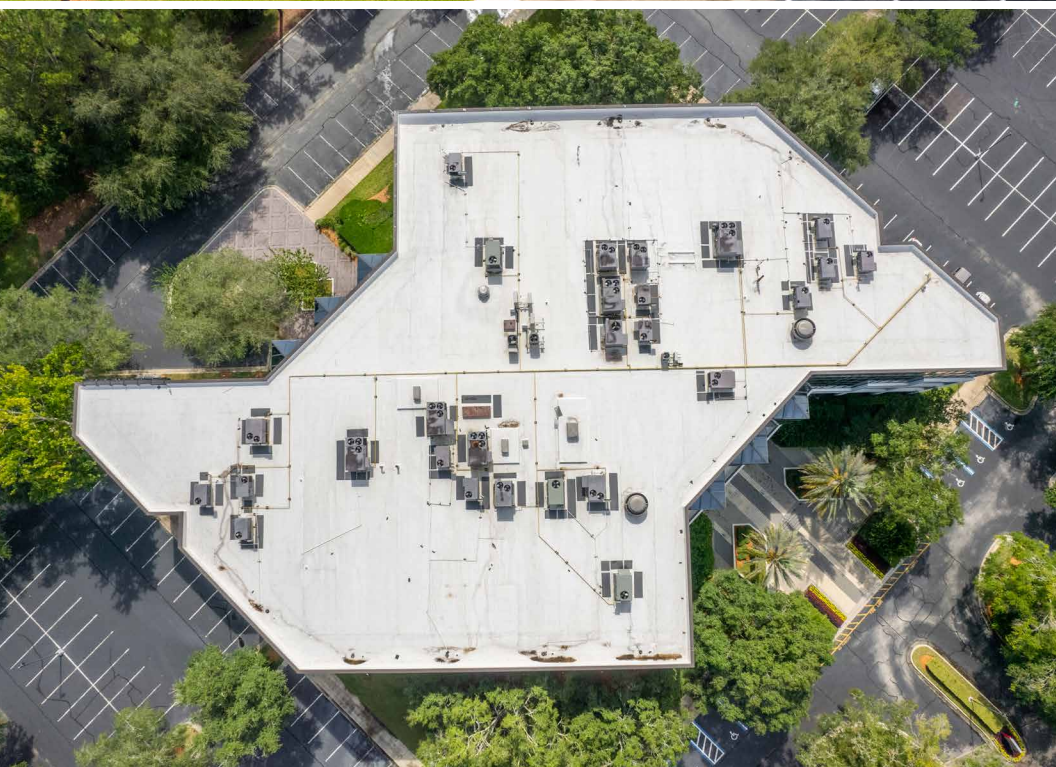
**DOWNTOWN
JACKSONVILLE**



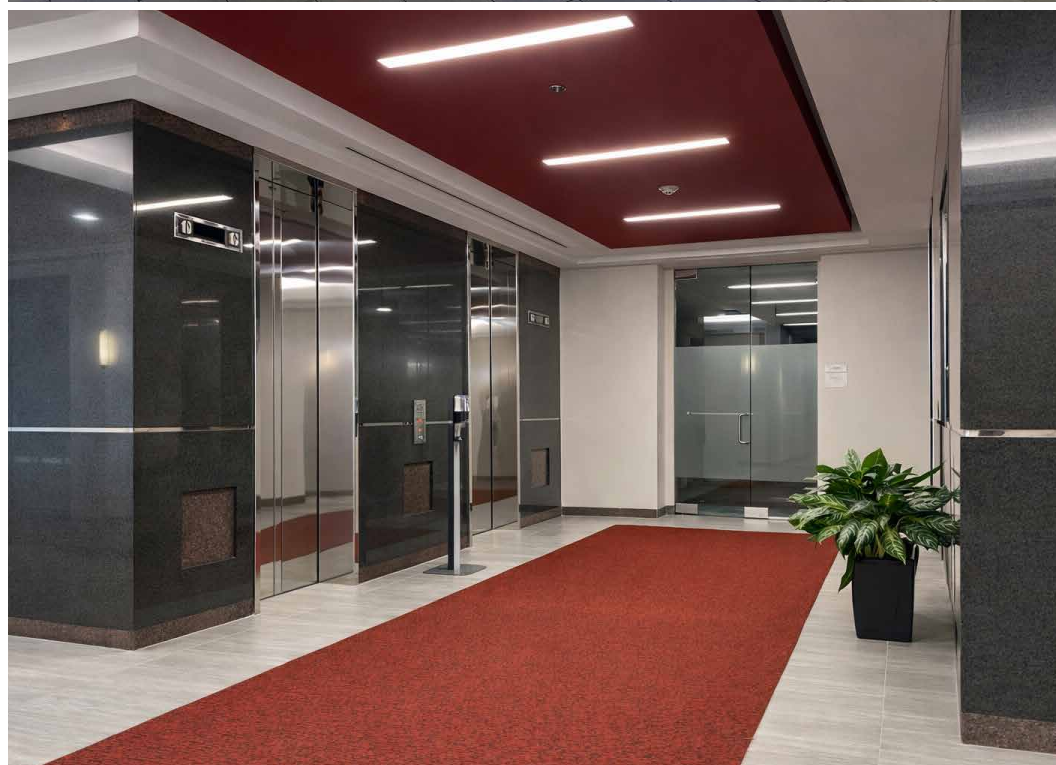
View to the East



Exterior Pictures



Interior Pictures



Nearby Amenities





naihallmark.com

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