

**OFFICE
FOR SALE**

The Metropolitan

320 First Street N. #703, Jacksonville Beach, FL 32250



- **Purchase Price: \$950,000**
- Unit 703: +/-1,589 SF
- Currently leased. Tenant to vacate October 31, 2026
- 2026 Association Fees:
Approximately \$7.00 SF Annually
- Class A, mixed-use building constructed in 2006
- Floor plan includes four offices, open work area, reception, kitchenette/break area, storage room and conference room
- Floor-to-ceiling windows, southern exposure, with beautiful ocean views of Jacksonville Beach
- On-site security, common area restrooms, dual elevators and garbage chute
- Four reserved parking in on-site garage and city parking is available to the north of the building
- The site is 1/2 block south of the Jacksonville Beach Pier and one block West of the Atlantic Ocean surrounded by various restaurants, shops and hotels in the heart of Jacksonville Beach Town Center

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,156	42,589	106,560
Average HH Income	\$171,476	\$167,611	\$160,882
Daytime Total Employees	7,399	24,529	44,142



For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

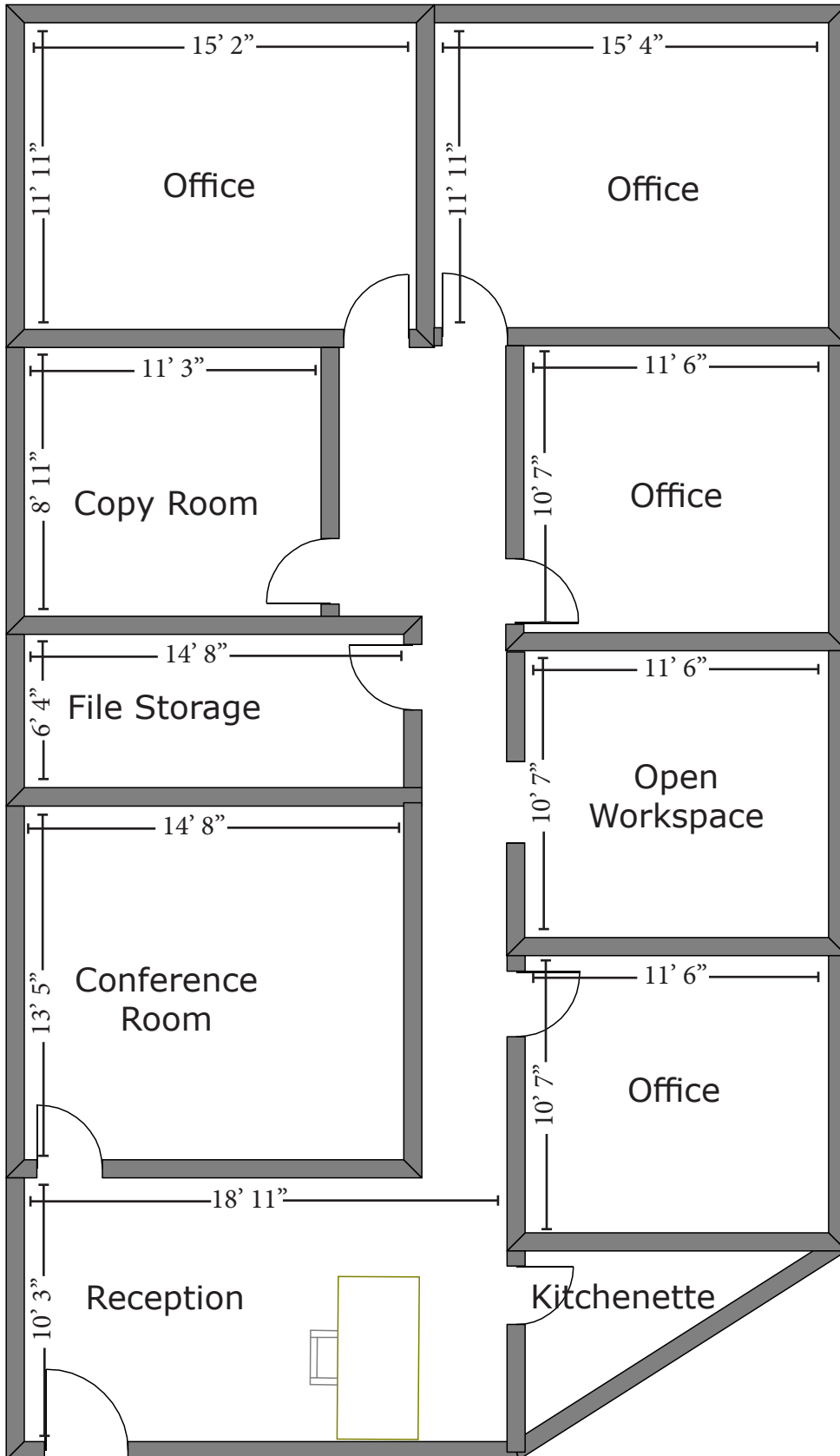
Katie Kirchner
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdraw without notice

Floor Plan +/-1,589 SF

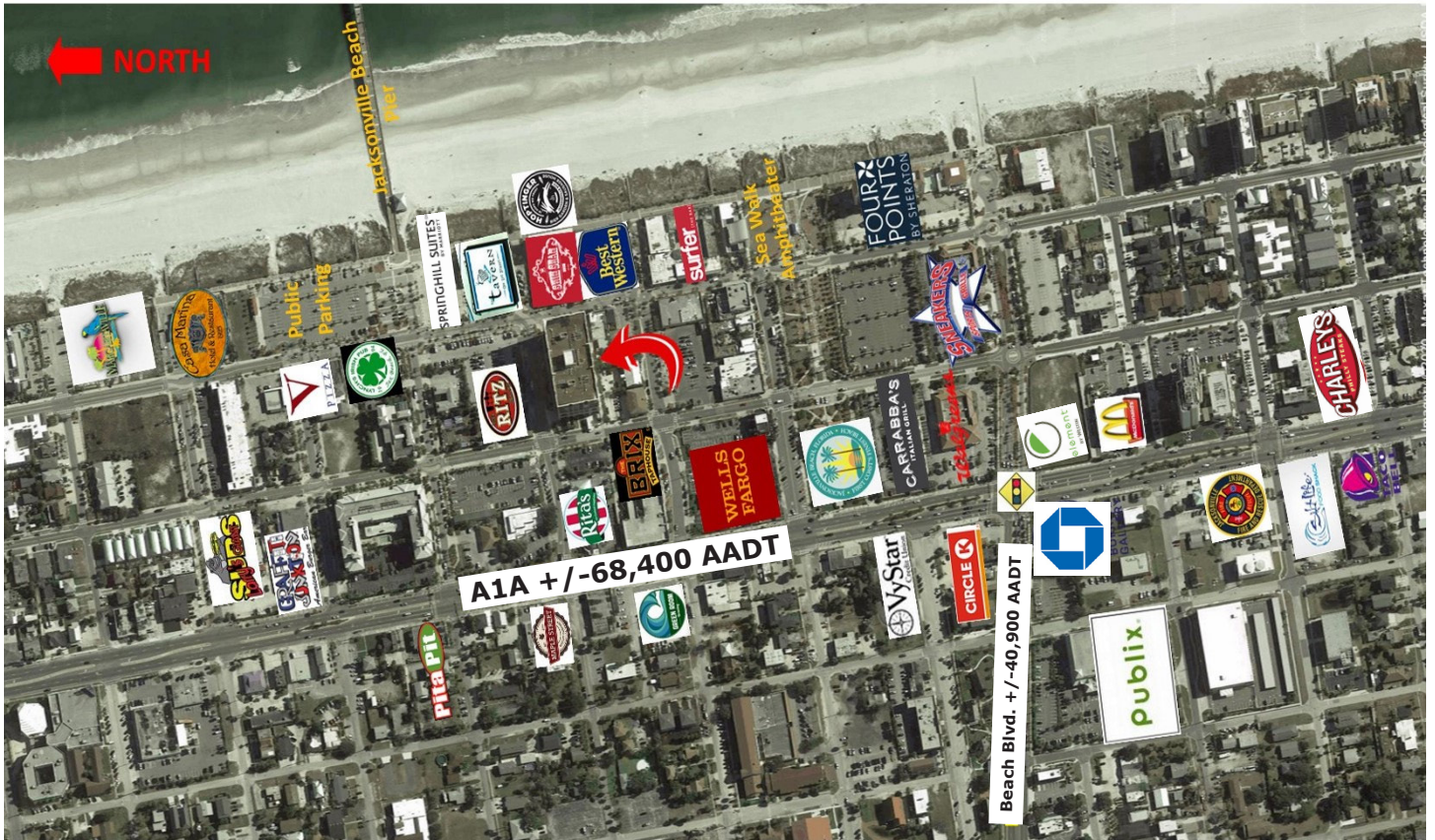


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Aerial



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