



SPECTRUM
REALTY SERVICES LLC

Parkside Place Offices | FOR LEASE

1112 3rd Street, Neptune Beach, FL 32266




**The Beaches' newest Class A Office Building!
Located on A1A, adjacent to Jarboe Park in Neptune Beach.**

Available for lease:

- First Floor: 12,238 Square Feet (divisible to 1,000+/- Square Feet)
 - Suite 101: 9,475 Square Feet
 - Suite 102: 2,763 Square Feet
- Second Floor: 6,706 Square Feet (divisible to 1,000+/- Square Feet)
 - Suite 202: 2,508 Square Feet
 - Suite 203: 4,198 Square Feet

For more information, please contact:

Marc Hassan, MBA, LCAM, Realtor
CEO/Broker

 (904) 297-3799

 mhassan@spectrumrealtyco.com

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Executive Summary

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Parkside Place presents a rare opportunity to lease space in a newly developed Class A office building located in the highly desirable Jacksonville Beaches submarket. Positioned directly along A1A (Jimmy Buffett Memorial Highway) and adjacent to Jarboe Park, in Neptune Beach, the property offers unmatched visibility, accessibility, and lifestyle-driven amenities.



The building features efficient floor plates, a single-load-factor design, and exclusive private balconies for select tenants creating a premium workplace environment not commonly found in the market.

A rarity of new developments in the Beaches submarket, this property includes onsite surface parking.



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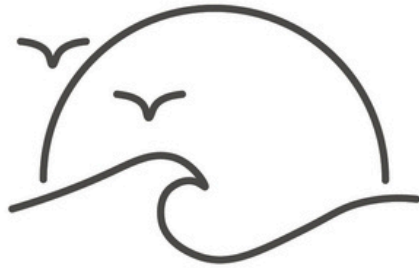
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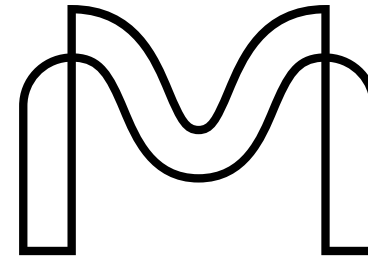
Committed Tenants

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SALT AIR
WEALTH MANAGEMENT



**THE
MARQUE**
LONGEVITY
LAB



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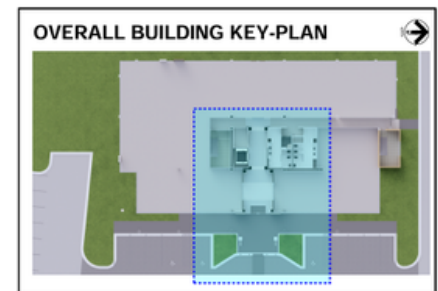
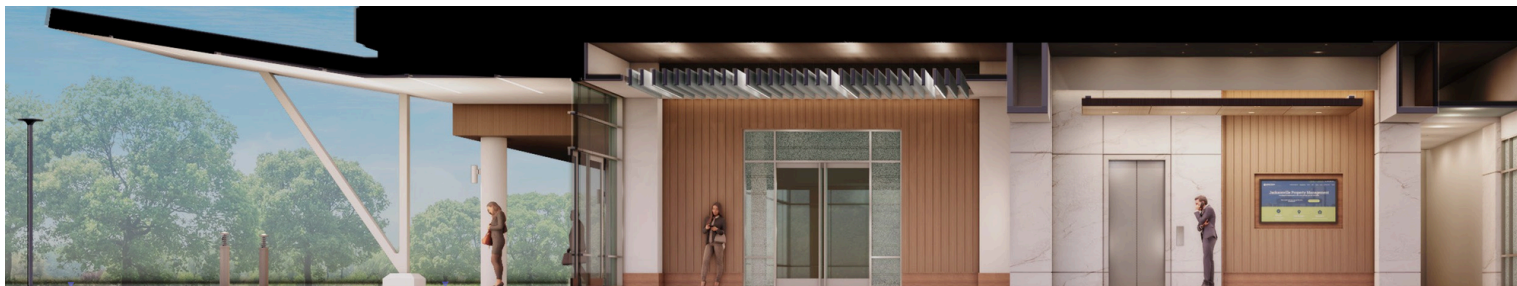
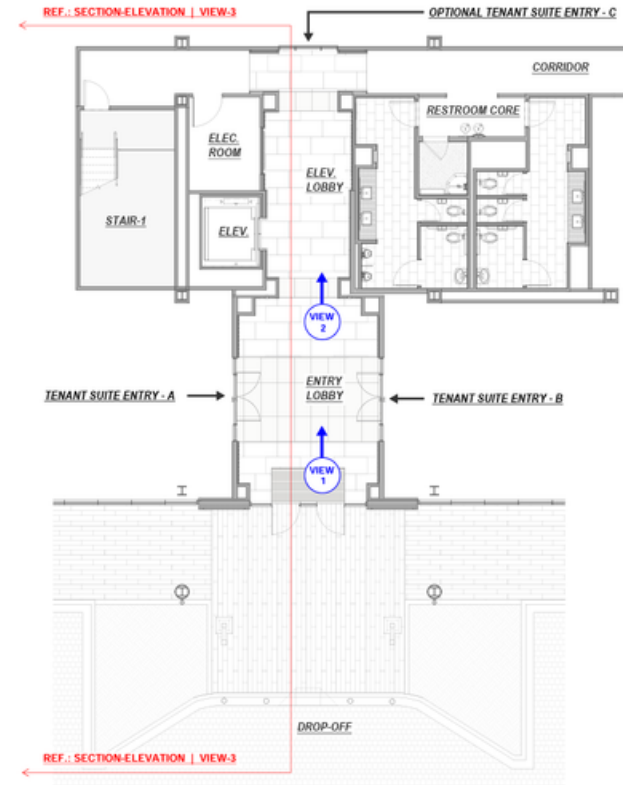
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First Floor Lobby Rendering

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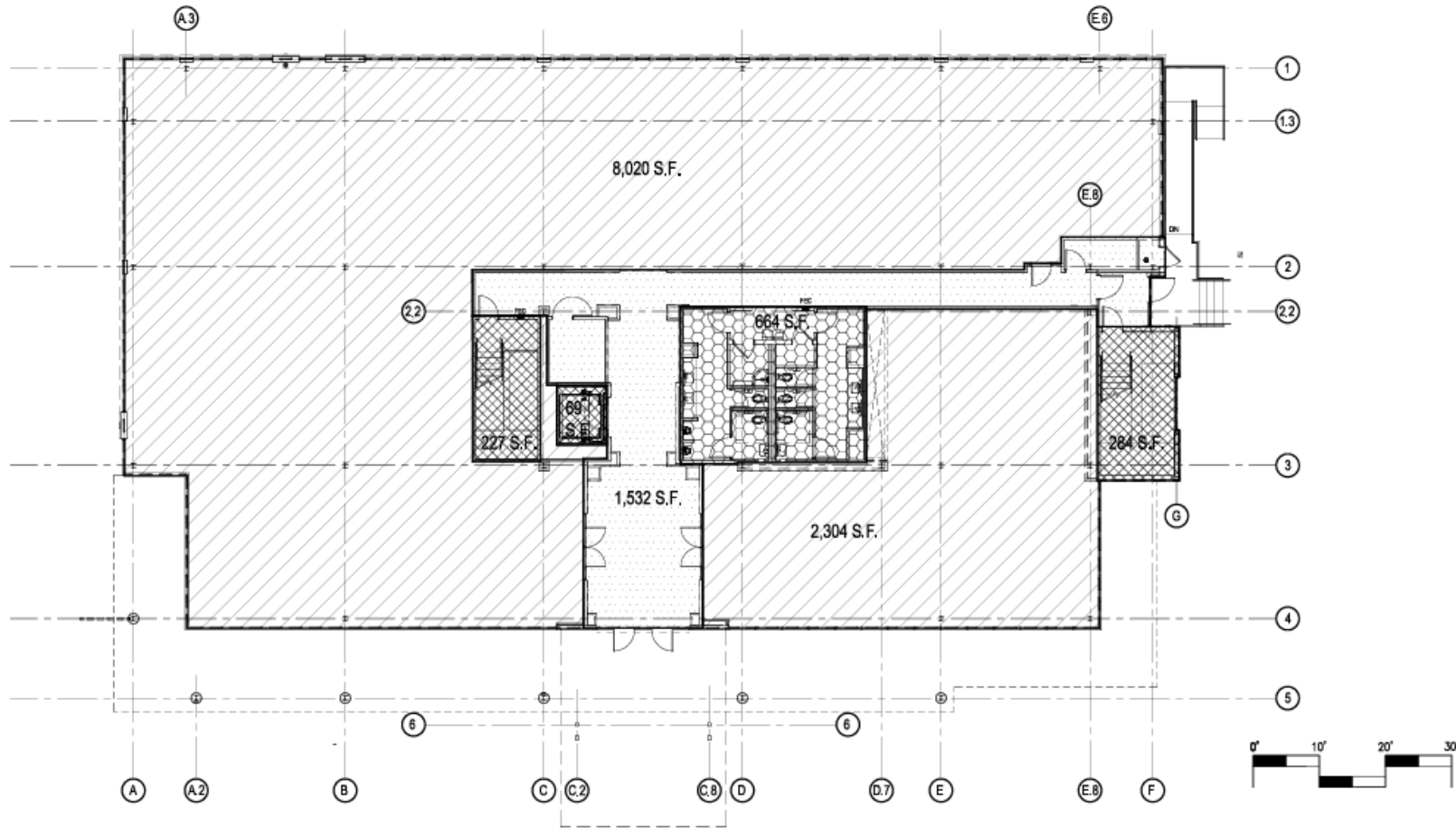
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First Floor

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NOTE:
 AREA TABULATIONS CALCULATED IN ACCORDANCE WITH ANSI/BOMA Z65.1-2017 METHOD 'A'. AREA DESIGNATION TERMS INDICATED IN PARENTHESIS ARE THE EQUIVALENT BOMA-1996 TERMS. IN ACCORDANCE WITH BOMA-2017, THE TABULATIONS ARE "DEEMED ACCURATE IF A RE-MEASUREMENT GIVES RESULTS WITH VARIANCE OF TWO PERCENT (2%) OR LESS."

FIRST FLOOR AREA

TOTAL GROSS AREA (IGA)	13,100 S.F.
MAJOR VERTICAL PENETRATIONS (MAJOR VERTICAL PENETRATIONS)	580 S.F.
BUILDING SERVICE AND AMENITY AREA (BUILDING COMMON AREA)	1,532 S.F.
FLOOR SERVICE AND AMENITY AREA (FLOOR COMMON AREA)	664 S.F.
FLOOR OCCUPANT AREA (FLOOR USABLE TENANT AREA)	10,324 S.F.

1ST. FLOOR PLAN

1112 THIRD STREET OFFICE SHELL BUILDING

SCALE: 1/16" = 1'-0"
 APRIL 6, 2026

2024-003



INVISION
 PLANNING | ARCHITECTURE | INTERIORS

6420 Southpoint Parkway
 Suite 120
 Jacksonville, Florida 32216
 904.398.3939
www.invisionarch.com

For more information, please contact:

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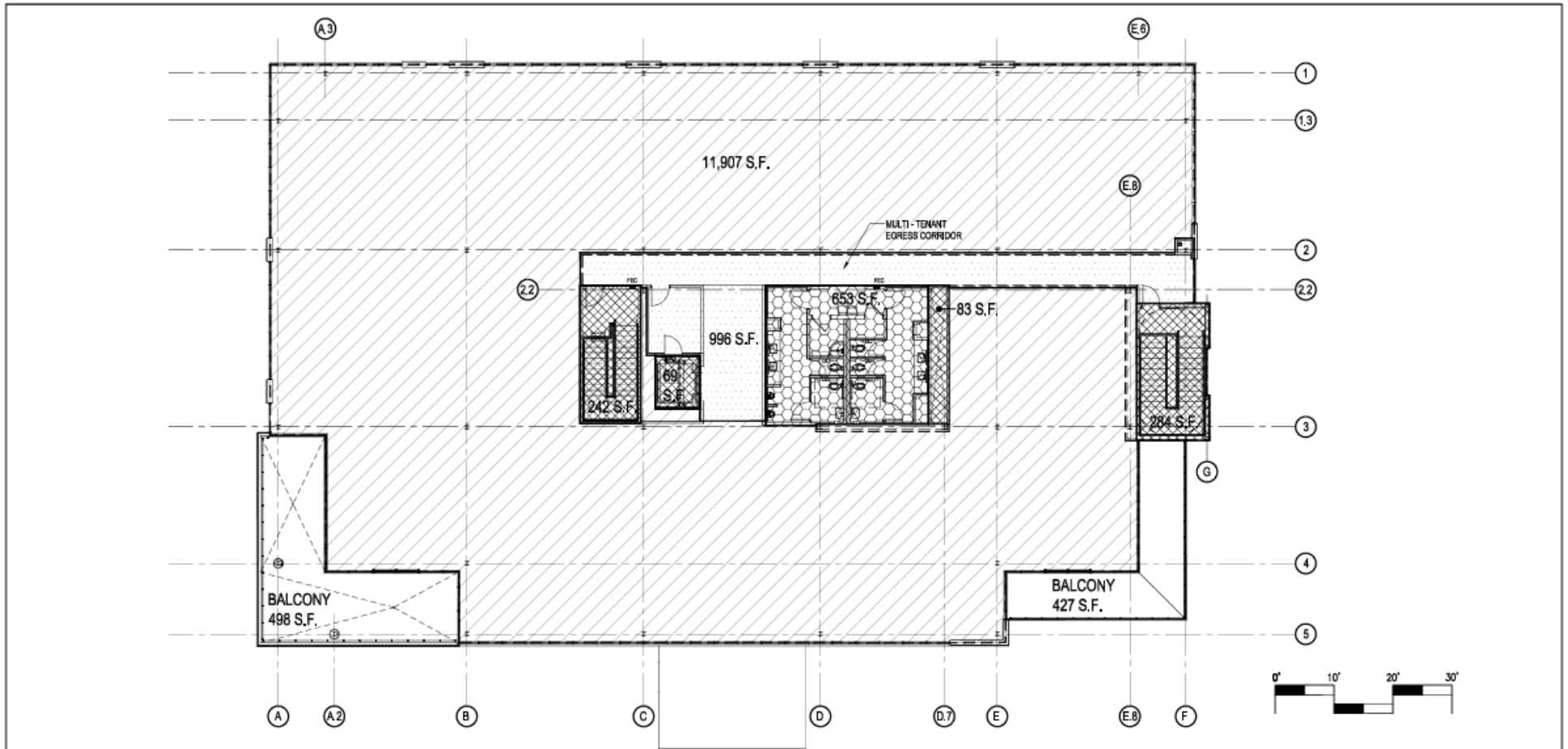
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Second Floor

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SECOND FLOOR AREA

TOTAL GROSS AREA (IGA)	14,234 S.F.
MAJOR VERTICAL PENETRATIONS (MAJOR VERTICAL PENETRATIONS)	678 S.F.
BUILDING SERVICE AND AMENITY AREA (BUILDING COMMON AREA)	996 S.F.
FLOOR SERVICE AND AMENITY AREA (FLOOR COMMON AREA)	853 S.F.
FLOOR OCCUPANT AREA (FLOOR USABLE TENANT AREA)	11,907 S.F.
EXTERNAL COVERED CIRCULATION AND BALCONIES	925 S.F.

2ND. FLOOR PLAN

1112 THIRD STREET OFFICE SHELL BUILDING

SCALE: 1/16" = 1'-0"
 APRIL 6, 2026

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Property Highlights

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Property Highlights

Building Size:	27,581 SF
Stories:	2
Year Built:	New Construction - Q2 2027
Minimum Suite Size:	1,200+/- SF
Maximum Contiguous Suite Size:	9,475 SF
Parking:	Onsite Surface Parking
Management:	Professional Management
Additional Features:	Class A Construction Class A Finishes Modern Building Systems Fully Fire Sprinklered Monitored Security System Efficient Multi-Tenant Layout Private Balcony (Select Suites) High Visibility on A1A Adjacent to Jarboe Park



New Class A Coast Office Product
Highly Efficient Building Design
Premium Tenant Mix Potential
Strong Visigibilty and Branding Opportunity
Lifestyle-Driven Location

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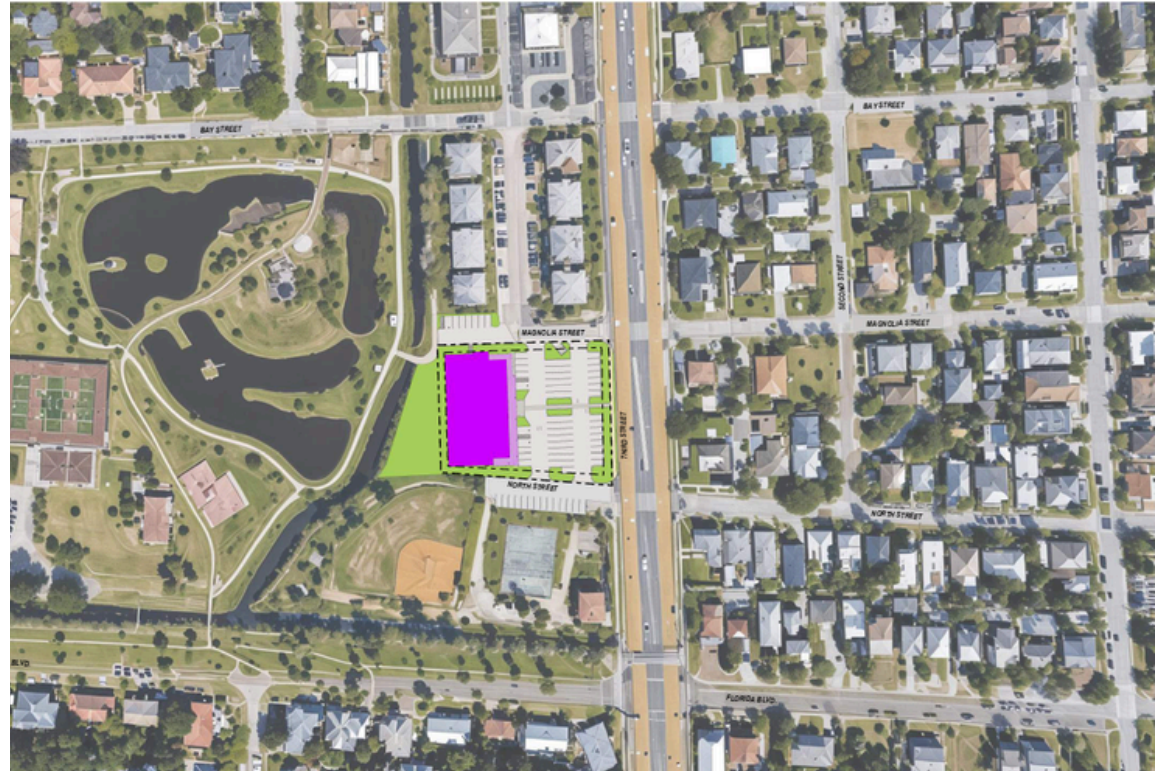
Location Advantages

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Location Advantages

- Newest Class A Office at the Beaches
- One of the most desirable office markets in Northeast Florida
- Strong demographics and high-income population
- Direct frontage on A1A
- Situated immediately between Jacksonville Beach & Atlantic Beach
- Immediately adjacent to Jarboe Park
- Minutes from J. Turner Butler Boulevard aka JTB (State Road 202)



Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
3rd St	Florida Blvd N	27,841	2025	0.08 mi	
3rd Street	Cedar St SE	24,066	2025	0.27 mi	
3rd St	Oleander St N	34,712	2025	0.35 mi	
3rd Street	Myra St SE	27,383	2025	0.38 mi	
20th Ave N	4th St W	3,696	2018	0.54 mi	
3rd St N	19th Ave N S	34,965	2025	0.58 mi	
Seagate Avenue	5th St E	4,376	2025	0.59 mi	
3rd St	Lemon St S	31,301	2025	0.59 mi	
Penman Road	Penman Rd NW	5,582	2025	0.62 mi	
Atlantic Blvd	Sherry Dr W	28,476	2025	0.65 mi	

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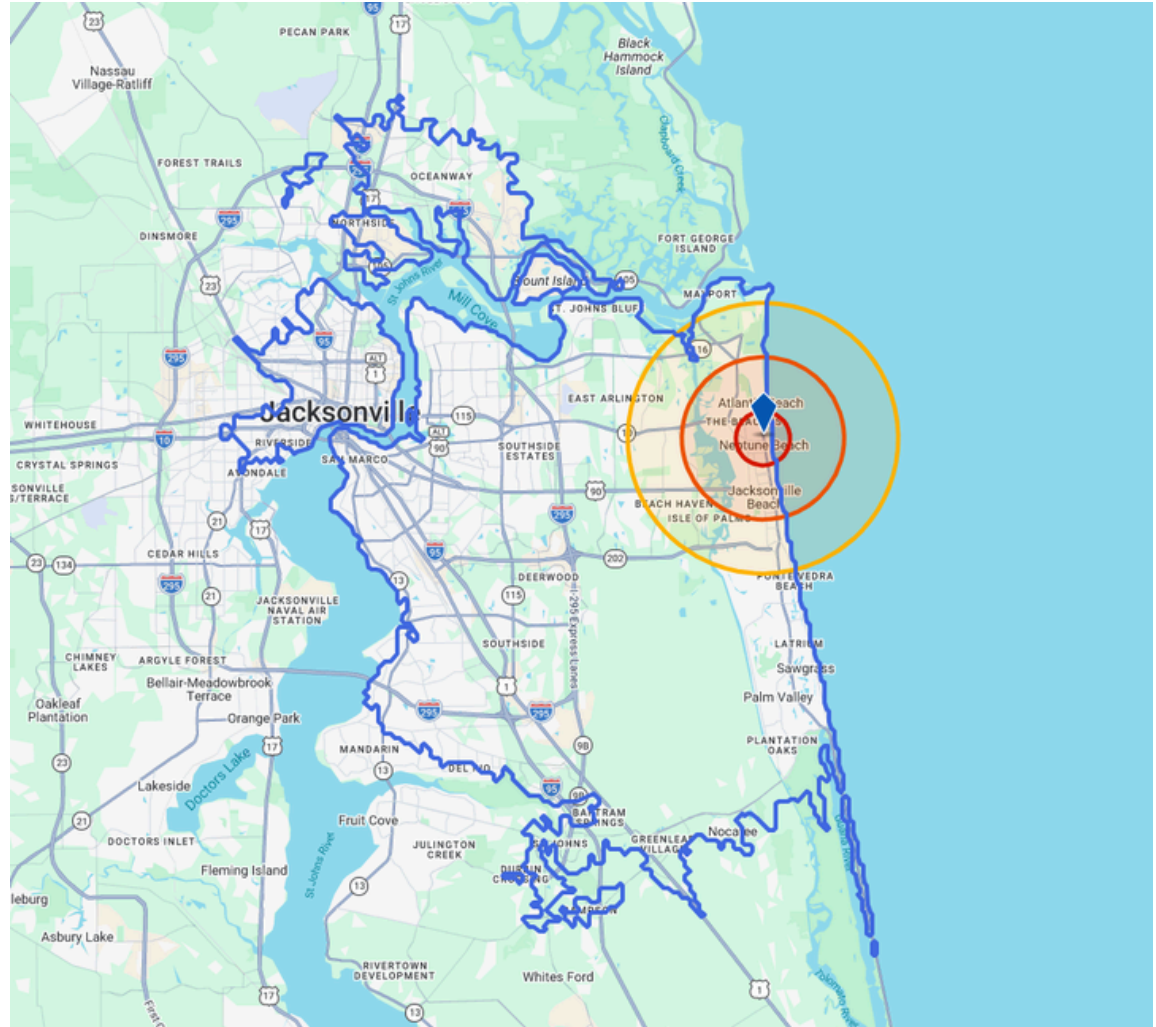
Proximity Details

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Proximity Details

City	Neptune Beach
Postcode	32266
Submarket	Beaches
Submarket Cluster	Beaches
Location Type	Suburban
Market	Jacksonville (Florida)
County	Duval
State	Florida
CBSA	Jacksonville, FL
DMA	Jacksonville, FL-GA
Country	United States



1 Mile

3 Miles

5 Miles

30 Min Drive

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Demographics

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Population			
	2 miles	5 miles	10 miles
2020 Population	25,997	110,318	267,731
2025 Population	26,819	115,574	282,255
2030 Population Projection	28,299	122,688	301,190
Annual Growth 2020-2025	0.6%	1.0%	1.1%
Annual Growth 2025-2030	1.1%	1.2%	1.3%
Median Age	43	40.9	39.4
Bachelor's Degree or Higher	50%	44%	43%
U.S. Armed Forces	79	4,943	7,819

Households			
	2 miles	5 miles	10 miles
2020 Households	11,787	46,676	110,725
2025 Households	12,257	49,133	117,167
2030 Household Projection	12,985	52,352	125,496
Annual Growth 2020-2025	1.1%	1.8%	2.0%
Annual Growth 2025-2030	1.2%	1.3%	1.4%
Owner Occupied Households	8,496	33,078	76,028
Renter Occupied Households	4,488	19,274	49,467
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$452.3M	\$1.7B	\$3.9B

Population By Race			
	2 miles	5 miles	10 miles
White	22,399	87,550	189,538
Black	1,092	7,369	29,147
American Indian/Alaskan Native	54	247	553
Asian	480	4,696	19,124
Hawaiian & Pacific Islander	6	61	147
Two or More Races	2,788	15,651	43,745
Hispanic Origin	1,849	12,378	36,552

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$144,047	\$133,558	\$120,778
Median Household Income	\$114,581	\$101,223	\$91,249
< \$25,000	944	4,230	11,365
\$25,000 - 50,000	1,377	6,191	17,012
\$50,000 - 75,000	1,550	7,803	20,126
\$75,000 - 100,000	1,354	6,089	15,508
\$100,000 - 125,000	1,549	5,193	14,344
\$125,000 - 150,000	1,178	4,100	8,639
\$150,000 - 200,000	1,365	5,302	10,526
\$200,000+	2,940	10,226	19,646

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$621,113	\$497,039	\$438,899
Median Year Built	1978	1990	1994

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Demographics

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Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	13,107	2,031	6	44,740	7,235	6	106,910	14,633	7
Trade Transportation & Uti...	1,878	303	6	8,136	760	11	21,667	1,899	11
Information	275	34	8	829	95	9	3,169	241	13
Financial Activities	1,379	302	5	4,936	842	6	12,579	2,126	6
Professional & Business S...	1,598	376	4	4,590	985	5	13,618	2,286	6
Education & Health Services	2,150	421	5	12,573	3,117	4	25,453	5,098	5
Leisure & Hospitality	4,155	253	16	9,278	597	16	21,081	1,264	17
Other Services	1,288	310	4	3,460	767	5	7,922	1,617	5
Public Administration	384	32	12	938	72	13	1,421	102	14
Goods-Producing Industries	939	199	5	3,388	583	6	9,162	1,289	7
Natural Resources & Mining	29	8	4	67	15	4	139	32	4
Construction	662	154	4	2,275	469	5	5,234	1,002	5
Manufacturing	248	37	7	1,046	99	11	3,789	255	15
Total Daytime Employment	14,046	2,230	6	48,128	7,818	6	116,072	15,922	7

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REALTY PROPERTY MANAGEMENT LLC



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