

# SPORTSMEDIA TECHNOLOGY

OFFICE SALE LEASEBACK | 10275 CENTURION COURT, JACKSONVILLE, FL 32256 | \$6,780,000 | 12 YEAR TERM | 7.0% CAP | ABSOLUTE NNN



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# SPORTSMEDIA TECHNOLOGY

## EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of SportsMEDIA Technology's 24,354 square foot office building located on a 2.8 acre site in Jacksonville, FL. SportsMEDIA Technology will execute a new 12 year absolute NNN lease at closing.

- PRICE: \$6,780,000
- CAP RATE: 7.0%
- 10 YEAR TERM
- NOI: \$474,903
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$19.50 PSF
- 24,354 SF
- 10275 CENTURION COURT, JACKSONVILLE, FL 32256



**INDUSTRY PIONEER** | SportsMEDIA Technology (SMT) is a premier provider of sports broadcast technology and real-time data visualization solutions. SMT supports thousands of live events worldwide through a scalable technology and operations platform.



**BLUE-CHIP EVENT EXPOSURE** | Their technology is deployed across the world's most recognized sporting events, including the Super Bowl, Olympics, PGA majors, NASCAR, NCAA championships, and Grand Slam tennis.



**PROPRIETARY TECHNOLOGY** | SMT develops and deploys proprietary graphics, tracking, scoring, replay, and augmented reality solutions that enhance live sports broadcasts and fan engagement. Its OASIS platform integrates real-time video, analytics, and data visualization.



**ESTABLISHED HISTORY** | Founded more than 35 years ago, SMT has established a durable market position through continuous innovation & longstanding broadcaster and sports league relationships.



**NATIONWIDE PLATFORM** | Their Jacksonville operation represents an important component of the company's nationwide platform, supporting the delivery of advanced scoring, statistics, and event technology systems utilized across global sports properties.



**STRATEGIC LOCATION** | Jacksonville provides SMT with a strategic Southeast operating location supported by strong transportation infrastructure, business-friendly operating costs, and access to a growing technical and media workforce.



# PROPERTY DESCRIPTION

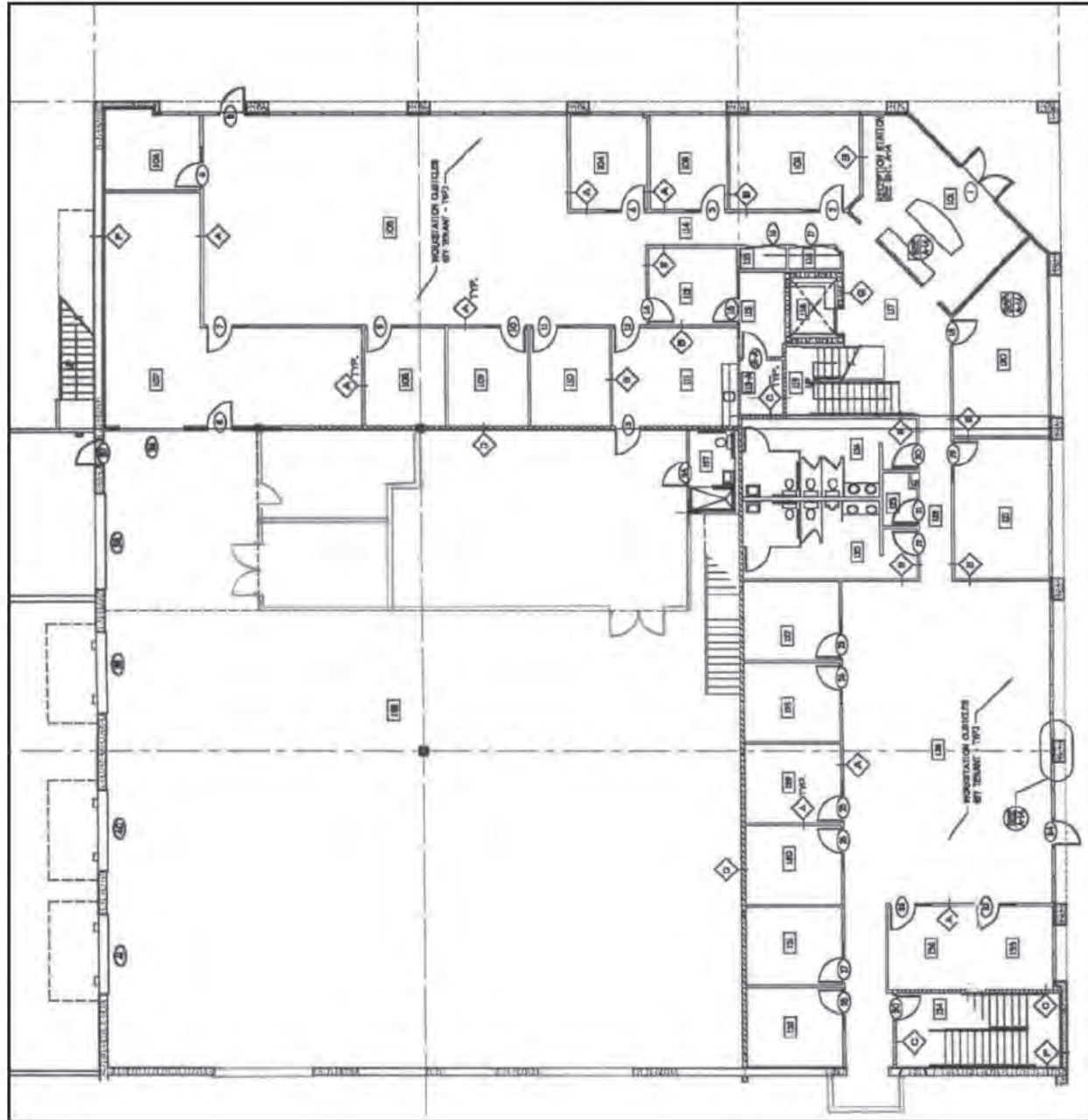
ADDRESS	10275 CENTURION COURT	CONSTRUCTION	MASONRY
CITY, STATE	JACKSONVILLE, FL 32256	ROOF	STEEL JOIST, METAL DECKING, RUBBER MEMBRANE COVER
TOTAL SF	24,354	CLEAR HEIGHT	24'
INDUSTRIAL SF	8,442	DOCK   OVERHEAD DOORS	3   1
OFFICE SF	15,912	STORIES	2
ACRES	2.89	PARKING	70
YEAR BUILT	1997	ZONING	PUD   PLANNED UNIT DEVELOPMENT
PARCEL NUMBER	147982-8525   147982-8510	FLOOD ZONE	X



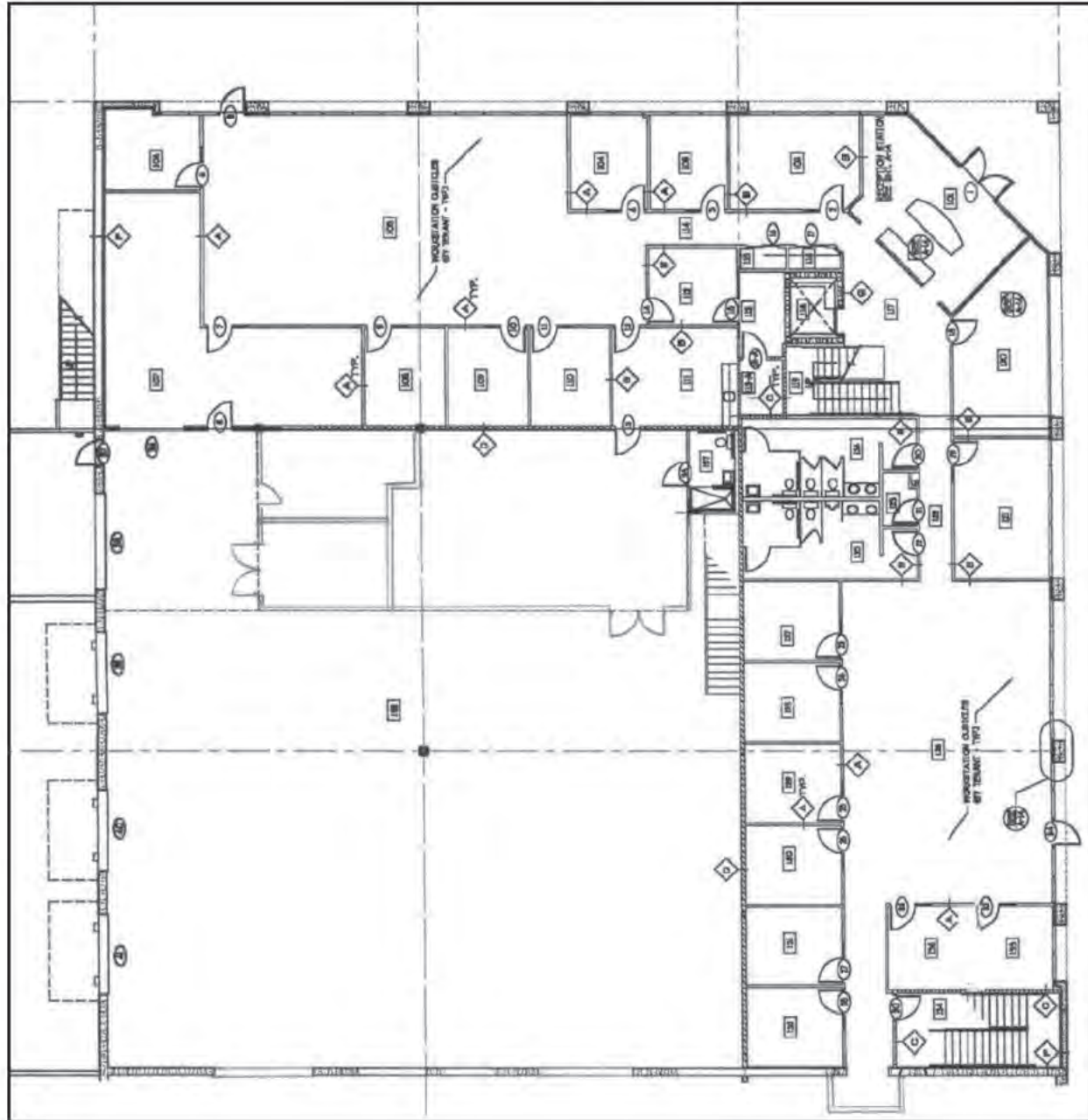
# SPORTSMEDIA | INTERIOR PHOTOS



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN





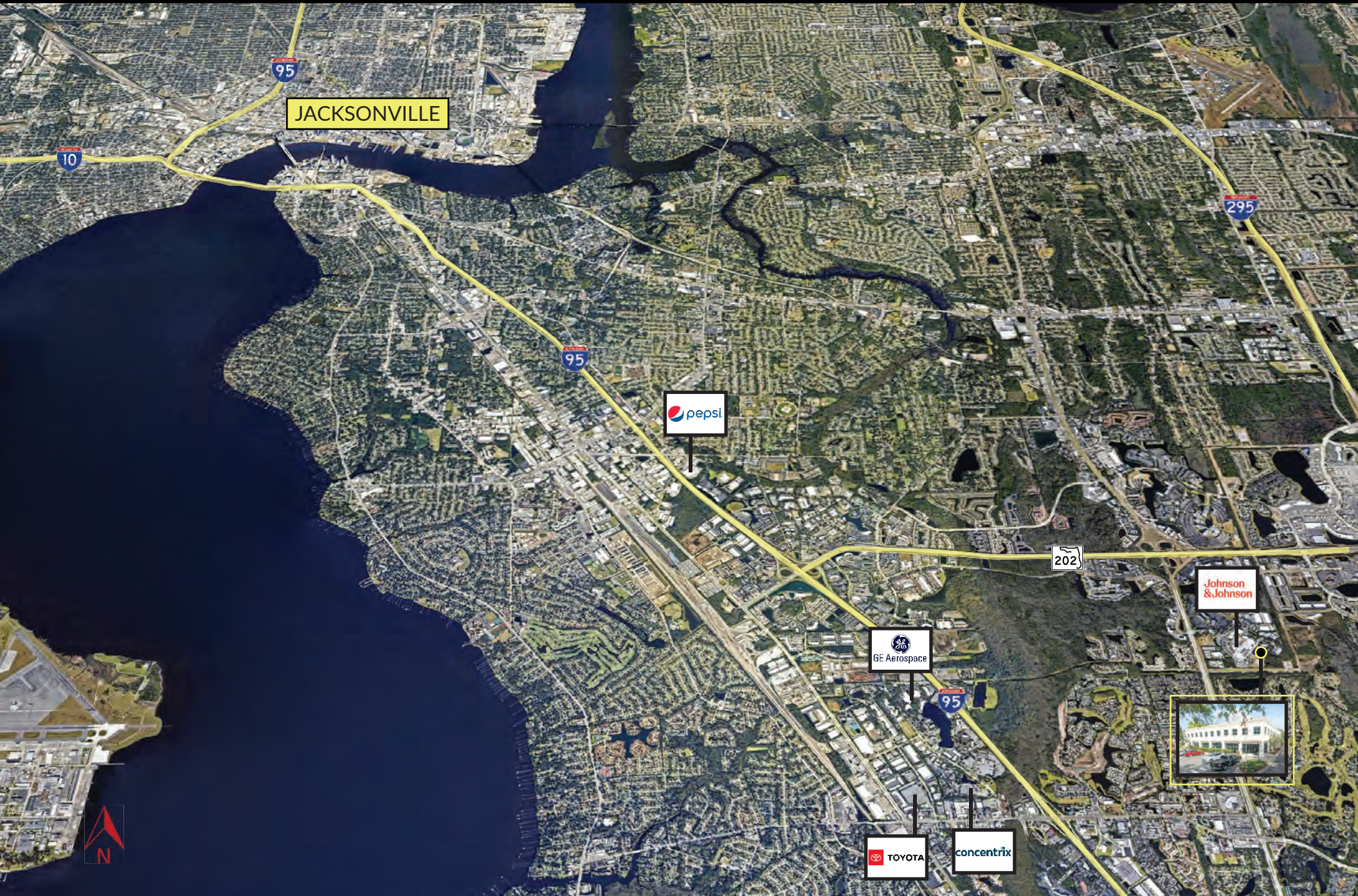




# PARCEL BOUNDARY



# LOCAL AERIAL



JACKSONVILLE

pepsi

GE Aerospace

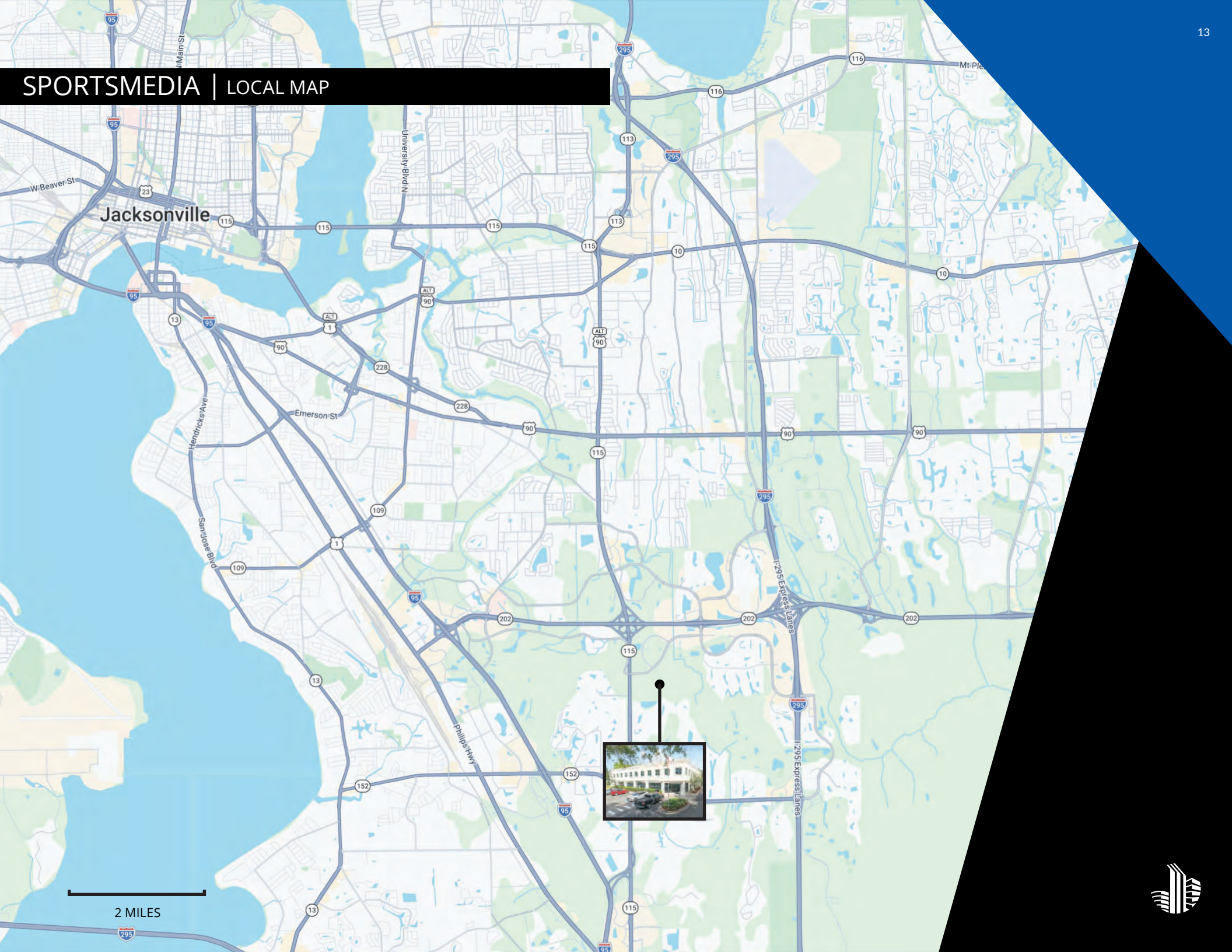
Johnson & Johnson

TOYOTA

concentrix



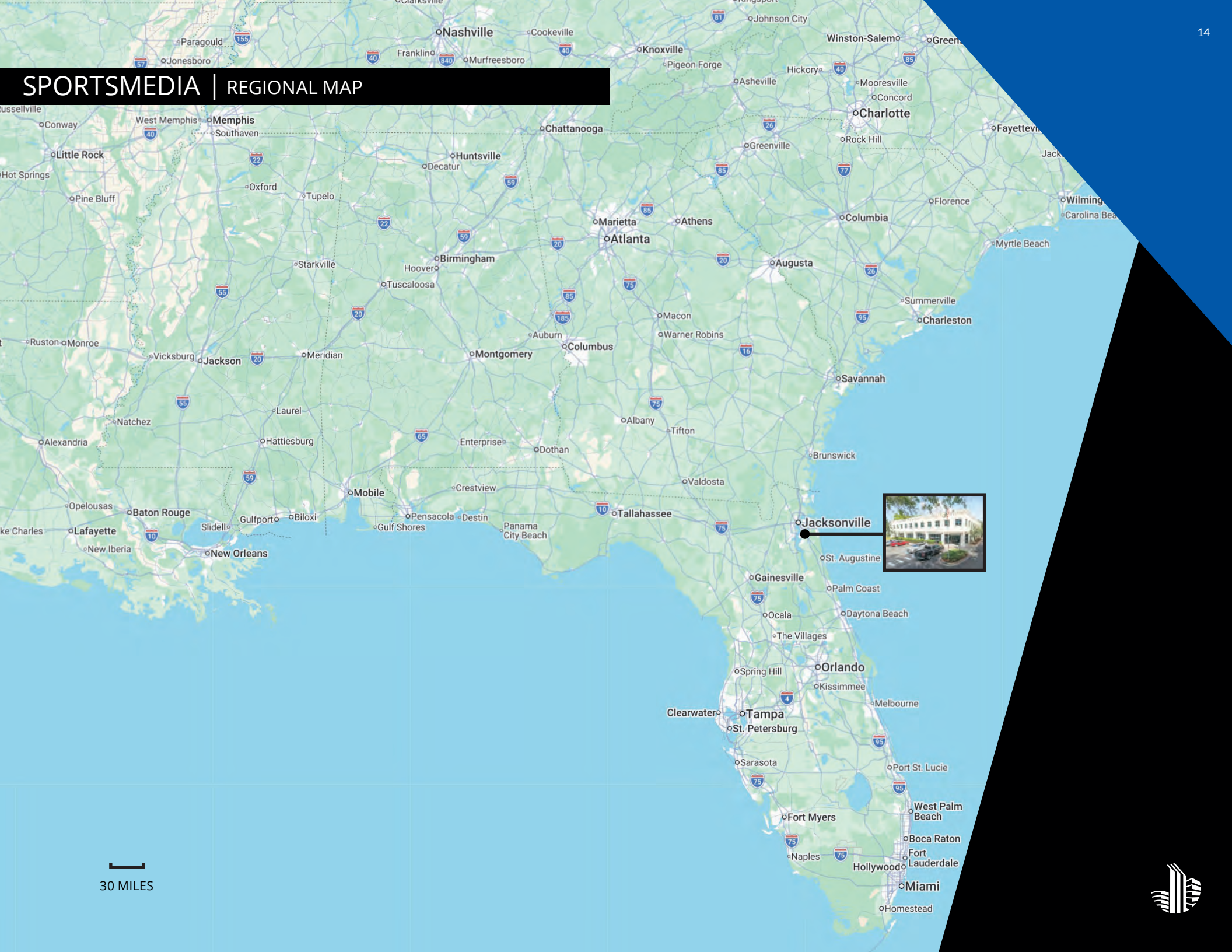
# SPORTSMEDIA | LOCAL MAP



2 MILES



# SPORTSMEDIA | REGIONAL MAP



30 MILES



## JACKSONVILLE, FL

Jacksonville's office market continues to demonstrate resilience and long-term potential despite broader office sector challenges, supported by a growing economy, limited new construction, and vacancy levels that remain healthier than national averages. While leasing activity has softened and tenants remain selective, Jacksonville benefits from relatively affordable occupancy costs, functional leasing conditions, and a market that is gradually rebalancing rather than facing structural oversupply.

A key strength of the market is its constrained development pipeline. With only modest construction underway—much of it tied to medical office use—Jacksonville is avoiding the speculative oversupply impacting many larger office markets. Landlords have largely maintained rent stability through strategic concessions rather than aggressive pricing reductions, helping preserve asset values and support near-term market stability.

Jacksonville also continues to outperform national benchmarks in several areas. Vacancy, while elevated, remains below the U.S. average, and vacant space is generally leased faster than in many competing markets. Rent growth has remained positive and continues to exceed the national average, particularly among higher-quality office product where tenant preference remains strongest.

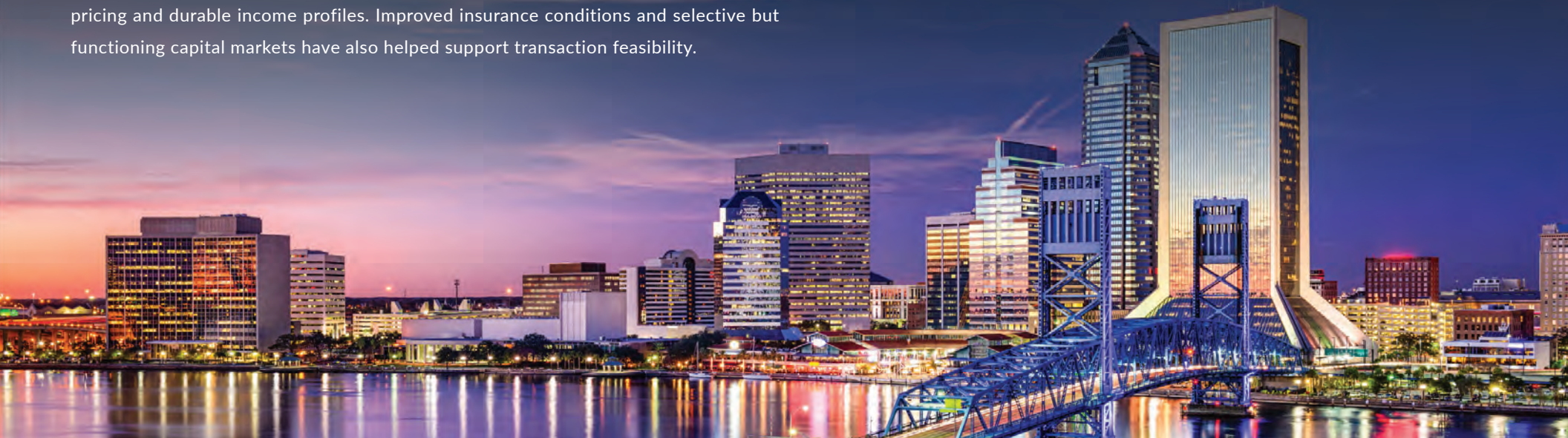
Investment activity further highlights continued confidence in the market. Office sales volume increased more than 30% year over year, with investors remaining active—particularly in stabilized, well-leased, and mid-tier assets that offer attractive pricing and durable income profiles. Improved insurance conditions and selective but functioning capital markets have also helped support transaction feasibility.

Most importantly, Jacksonville's long-term outlook remains supported by strong economic and demographic fundamentals. The region continues to benefit from population growth, business-friendly costs, and expanding sectors such as healthcare, technology, and tourism. Major investments, including the planned University of Florida graduate campus and advanced manufacturing projects, reinforce Jacksonville's trajectory as a growing and increasingly diversified economic center.

The office is located within the Southside submarket. Within the metro, the Southside submarket remains one of Jacksonville's largest and most active office districts. While vacancy has increased in the near term, the submarket continues to attract investment activity, offers competitive rental rates, and maintains attractive pricing and cap rates relative to the broader market—creating potential opportunity for investors focused on long-term positioning and value creation.

Southside contains 16.8 million SF of inventory, compared to 68.2 million SF of inventory metro wide. Average rents in Southside are roughly \$25.00/SF, compared to the wider Jacksonville market average of \$26.00/SF.

Over the past year, 50 office properties traded in Southside, accounting for 1.1 million SF of inventory turnover. Office sales volume in Southside has totaled \$154 million over the past year. Average annual sales volume over the past five years is \$172 million and \$202 million over the past 10 years.



# DEMOGRAPHICS

## 10-MILE RADIUS

**\$106,400**

AVERAGE HH INCOME

**\$380,090**

MEDIAN HOME VALUE

**616,465**

TOTAL POPULATION

**254,343**

TOTAL HOUSEHOLDS

## POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2020 CENSUS	9,347	176,002	580,803
2025 ESTIMATE	10,354	187,406	616,465
2030 PROJECTION	11,074	198,957	657,413
2025-2030 GROWTH	1.40%	1.20%	1.30%

## HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$104,330	\$97,156	\$106,400
MEDIAN HOME VALUE	\$470,072	\$342,097	\$380,090
2025 TOTAL HOUSEHOLDS	4,548	79,989	254,343
2030 TOTAL HH ESTIMATE	4,871	85,132	271,975
2020-2025 HH GROWTH	2.50%	2.00%	2.10%
2025-2030 HH GROWTH	1.40%	1.30%	1.40%




# LEASE COMPARABLES

## SPORTSMEDIA TECHNOLOGY

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	10275 CENTURION COURT JACKSONVILLE, FL 32256	-	34,354	\$19.50	-	B	1997
	7825 BAYMEADOWS WAY JACKSONVILLE, FL 32256	NOV 2022	16,256	\$25.60	LEASED	B	1974 REN 1994
	10401 DEERWOOD PARK BLVD JACKSONVILLE, FL 32256	OCT 2024	37,272	\$24.50	LEASED	B	1990 REN 2005
	7585 SPORTSMAN CLUB ROAD JACKSONVILLE, FL 32219	JUN 2026	18,240	\$21.05	LEASED	B	2023
	14125 BEACH BOULEVARD JACKSONVILLE, FL 32250	JUN 2025	13,508	\$21.00	LEASED	B	1995
	1300 MARSH LANDING PARKWAY JACKSONVILLE BEACH, FL 32250	JAN 2023	10,460	\$20.70	LEASED	B	1998
	510 N JULIA STREET JACKSONVILLE, FL 32202	DEC 2021	10,032	\$20.00	LEASED	B	1902 REN 1995

# SALE COMPARABLES

## SPORTSMEDIA TECHNOLOGY

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	10275 CENTURION COURT JACKSONVILLE, FL 32256	-	24,354	\$6,780,000	\$278.39	B	1997
	7178 BAYMEADOWS WAY JACKSONVILLE, FL 32256	OCT 2022	30,000	\$15,756,405	\$525.21	B	2010
	7025 A C SKINNER PARKWAY JACKSONVILLE, FL 32256	JUL 2022	25,600	\$10,500,000	\$410.16	B	1997
	1564 KINGSLEY AVENUE ORANGE PARK, FL 32073	OCT 2022	12,397	\$4,721,400	\$380.85	B	1974
	238 PONTE VEDRA PARK DRIVE PONTE VEDRA BEACH, FL 32082	APR 2022	14,214	\$5,410,000	\$380.61	B	2004
	901 7TH AVENUE SOUTH JACKSONVILLE BEACH, FL 32250	JUN 2023	17,707	\$5,136,201	\$290.07	B	2020
	200 EXECUTIVE WAY PONTE VEDRA BEACH, FL 32082	SEP 2023	10,608	\$3,000,000	\$282.81	B	1988

