



THE MOST DESIRABLE OFFICE BUILDING IN JACKSONVILLE FOR SALE

**644 CESERY BLVD
JACKSONVILLE FL 32211**

46,445 SF on 3.38 Acres +/-
OFFERED AT \$3,500,000

Building Highlights

- ✓ 50% leased — plenty of upside for an investor or owner-user to come in and stabilize.
- ✓ Riverfront office building with great views and outdoor areas tenants actually enjoy.
- ✓ Strong price per SF for this size and location, well below replacement cost.
- ✓ Flexible floor plans that work for professional, medical, or creative users.
- ✓ Recent upgrades to major systems, keeping operating costs in check.
- ✓ Large 3.38+/-acre site with ample parking and easy access to Arlington Expressway.

Owner User or Investment





Beautifully appointed professional office space within a distinguished building overlooking the scenic Arlington River. The property combines refined design with practical functionality, creating an inviting and productive work environment. The building itself features expansive windows that fill the interiors with natural light, highlighting the serene water views that define this unique riverfront setting.

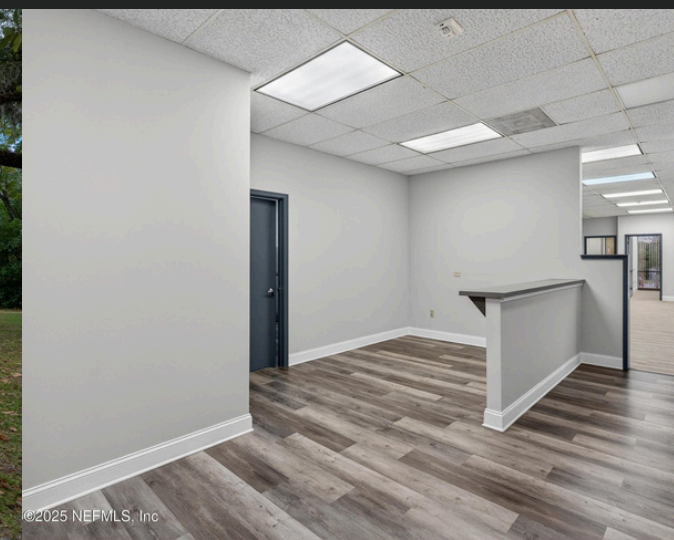
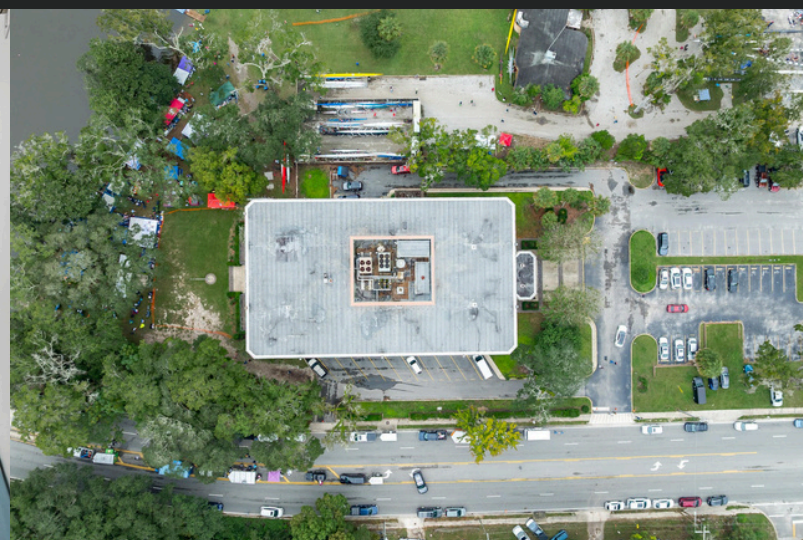
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Endless Opportunities

A gorgeous veranda and landscaped courtyard with outdoor seating provide ideal spaces for breaks, client meetings, or simply enjoying the tranquil surroundings. Inside, the office suites are designed for flexibility, with open layouts, high ceilings, and quality finishes that can accommodate a variety of professional uses — from executive offices to creative workspaces or medical and consulting practices.

Recent upgrades to the building's systems, including modern HVAC and energy-efficient lighting, enhance comfort and operational efficiency.

Unbeatable location and views!



Listed By



Call for more information and to schedule a private showing!

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