

BULTER POINTE

4500 SALISBURY RD, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$18 - 20 SF/yr (Full Service)
Building Size:	151,815 SF
Available SF:	1,668 - 8,114 SF
Lot Size:	350,855 SF
Number of Units:	40
Year Built:	1986
Renovated:	2025
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Southpoint

PROPERTY OVERVIEW

Experience the epitome of modern workspace at 4500 Salisbury Rd, Jacksonville, FL, 32216. This premier property offers customizable office spaces designed to elevate productivity and collaboration. With contemporary architecture and state-of-the-art facilities, tenants can enjoy a professional environment tailored to their needs. Ample parking, convenient access to major roadways, and a welcoming lobby ensure a seamless arrival experience. Elevate your business at this prestigious address, where every detail is thoughtfully curated to meet the demands of today's discerning professionals.

PROPERTY HIGHLIGHTS

- - Modern customizable office spaces
- - Contemporary architecture and design
- - State-of-the-art facilities
- - Ample parking for tenants and visitors
- - Convenient access to major roadways
- - Inviting and professional lobby
- - Cafe On-Site

VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO

202.905.8578

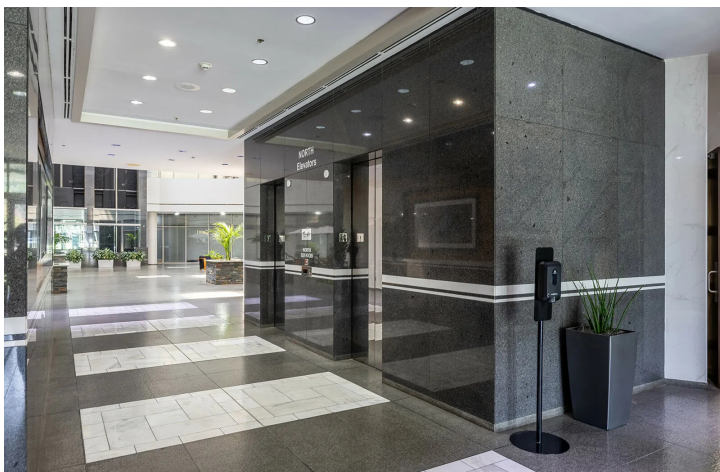
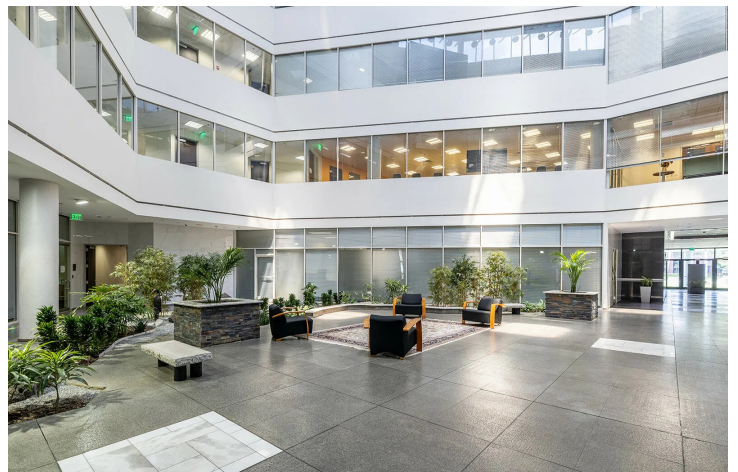
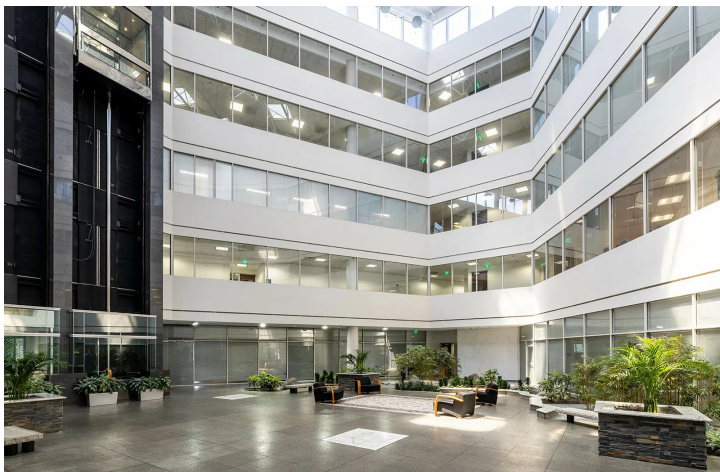
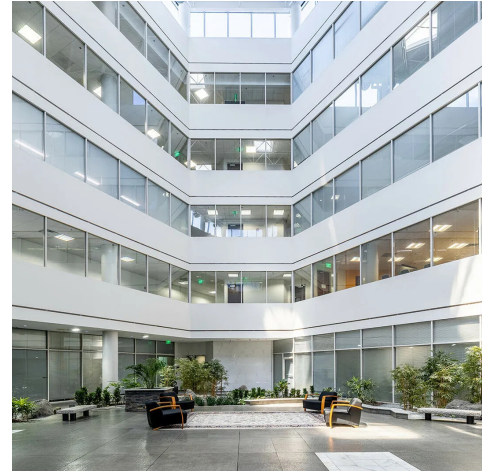
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,668 - 8,114 SF	Lease Rate:	\$18 - \$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	4,128 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 306	Available	5,556 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 307	Available	1,668 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 420	Available	3,785 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 460	Available	8,114 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 490	Available	4,558 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 540	Available	5,809 SF	Full Service	\$18.00 - \$20.00 SF/yr
Suite 450	Available	7,368 SF	Full Service	\$18.00 - \$20.00 SF/yr

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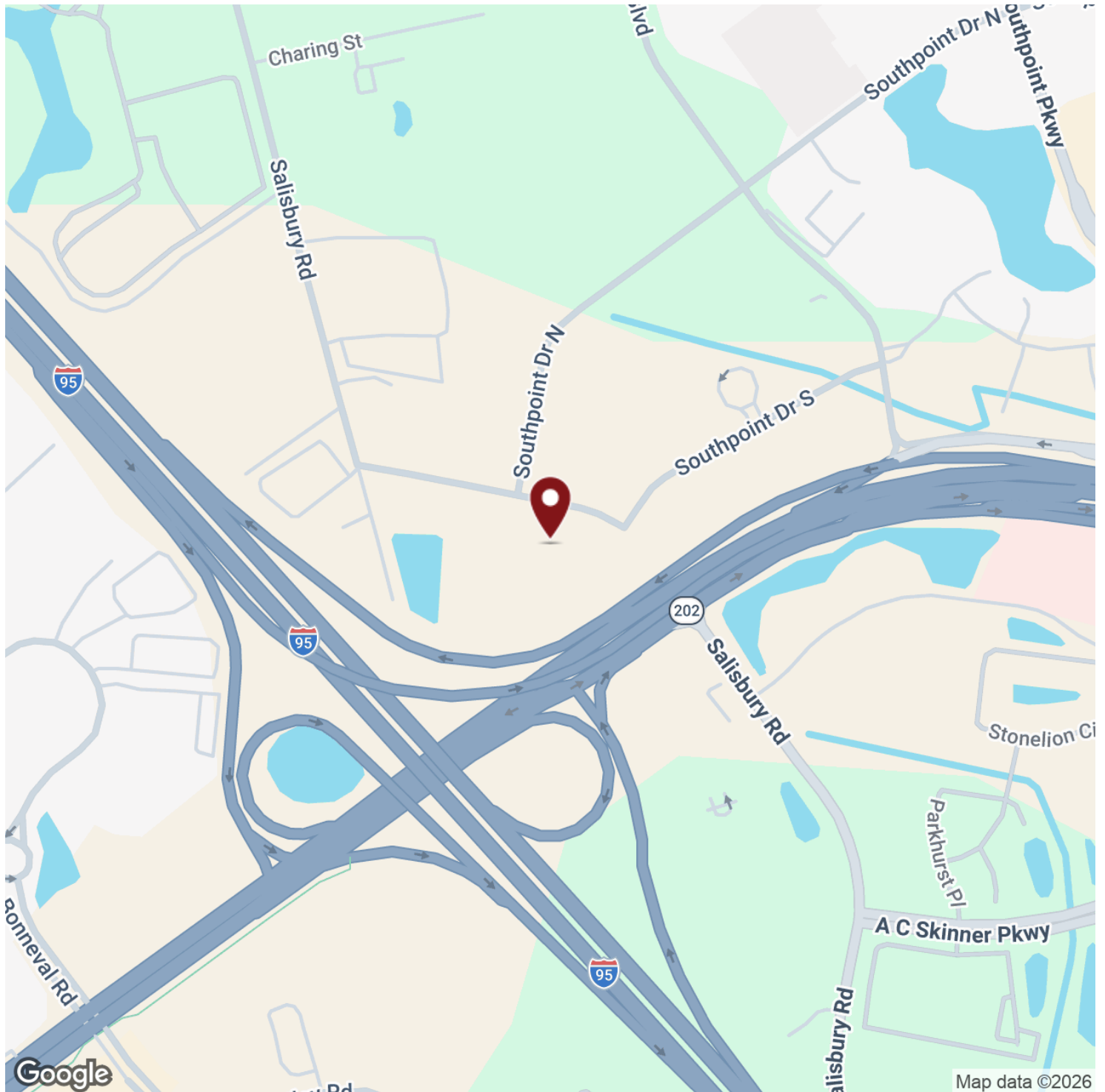
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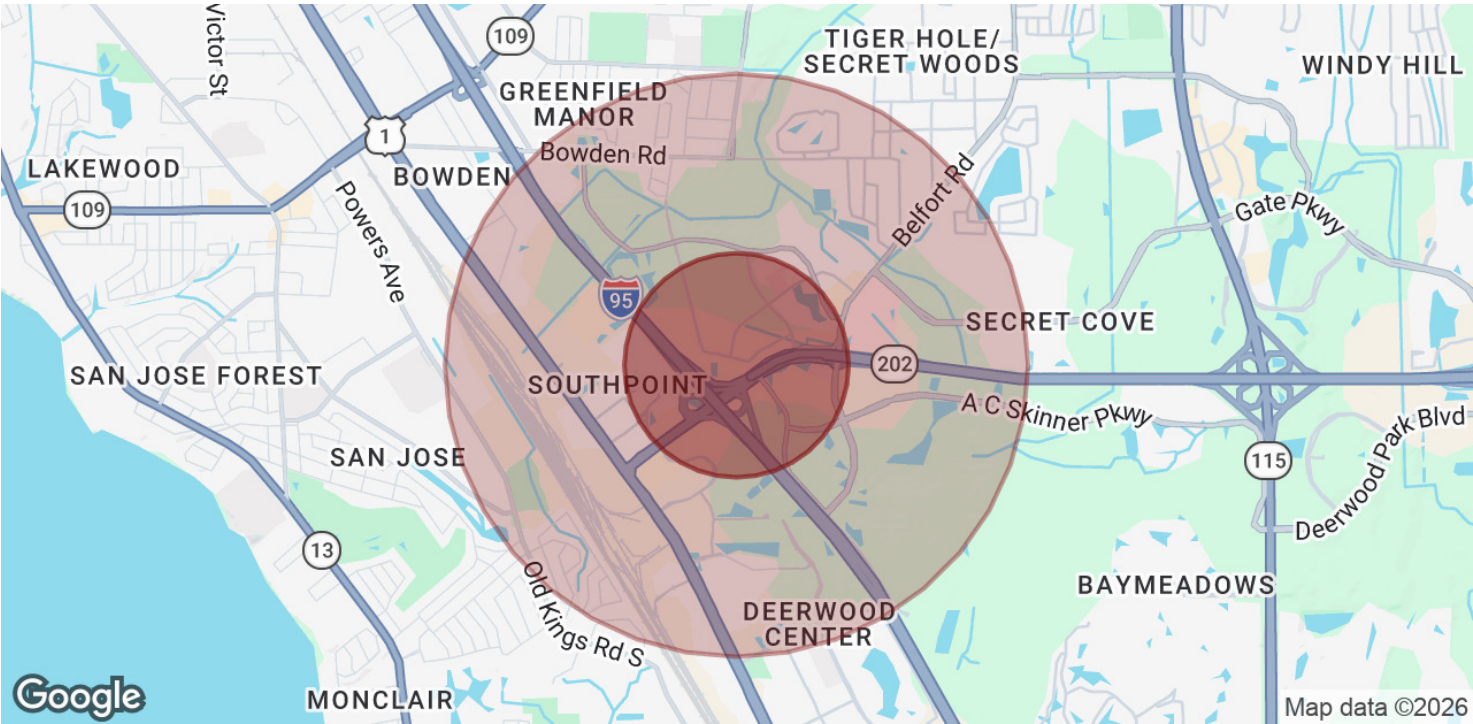
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POPULATION	0.5 MILES	0.5 MILES	1.3 MILES
Total Population	1,764	1,764	12,613
Average Age	36.4	36.4	34.4
Average Age (Male)	34.4	34.4	33.9
Average Age (Female)	39.1	39.1	35.0

HOUSEHOLDS & INCOME	0.5 MILES	0.5 MILES	1.3 MILES
Total Households	756	756	5,273
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,050	\$82,050	\$84,703
Average House Value	\$256,933	\$256,933	\$275,903

2023 American Community Survey (ACS)

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