

OFFICE SUITE
FOR SALE

The Metropolitan

320 First Street N. #712, Jacksonville Beach, FL 32250



- **Purchase Price: \$995,000**
- Unit 712: +/-1,554 RSF
- 2026 Association Fees: Approximately \$7.00/RSF
- Unit is on the north side of the building, providing ocean and pier views
- Contemporary build-out with extensive interior glass, high-end finishes, break area, IT infrastructure and floor to ceiling windows. Furniture to remain with the space.
- Class A, mixed-use building, constructed in 2006
- On-site security, common area restrooms, dual elevators and garbage chute
- On-site parking garage (with 4 dedicated parking spaces) and city parking is available just to the north of the building
- The site is just ½ 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.



STRATEGIC SITES
Clifford Commercial

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

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR
Kate Clifford
kate@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 withdrawal without notice

This architectural floor plan illustrates a restaurant layout with several distinct areas and functional zones. The plan includes the following rooms and features:

- Office:** Located in the upper left, measuring 13' x 15'. It contains a desk, chair, and a small table with two chairs.
- Office:** Located in the middle left, measuring 9' x 10' 4". It features a desk, chair, and a small table with two chairs.
- Open Office:** Located in the lower left, measuring 10' x 18' 6". It includes a large desk area with multiple chairs.
- Nook:** Located in the upper right, measuring 14' x 16'. It features a long table with chairs and a 2'8" high wall under glass.
- War Room:** Located in the middle right, measuring 11' x 13'. It includes a table with chairs and a 3'6" high wall under glass.
- War Room:** Located in the lower right, measuring 11' x 13'. It includes a table with chairs and a 3'6" high wall under glass.
- Cave:** Located in the bottom right, measuring 11' x 13'. It features a table with chairs and a 3'6" high wall under glass.
- Service Area:** Located in the bottom center, containing a sink, trash, U/C REF, REF, BREAK, and SHELVES. It also includes a note: "FUR OUT WALLS AS REQUIRED TO CONCEAL EXISTING & NEW PLUMBING".
- Entrance/Exit:** Located at the bottom center, with a note: "FUR OUT WALLS AS SHOWN & REQUIRED".
- Dimensions:** The overall dimensions of the plan are 11'-3" (width), 9'-5" (depth), 11'-0" (depth), 11'-5" (depth), and 7'-7" (depth).
- Notes:**
 - "DENOTES SOFFITS ABOVE, TYP. (SEE RCP, SHEET A4)" is repeated in several locations.
 - "FUR OUT WALLS AS SHOWN & REQUIRED" is noted at the entrance/exit.

Interior Photos

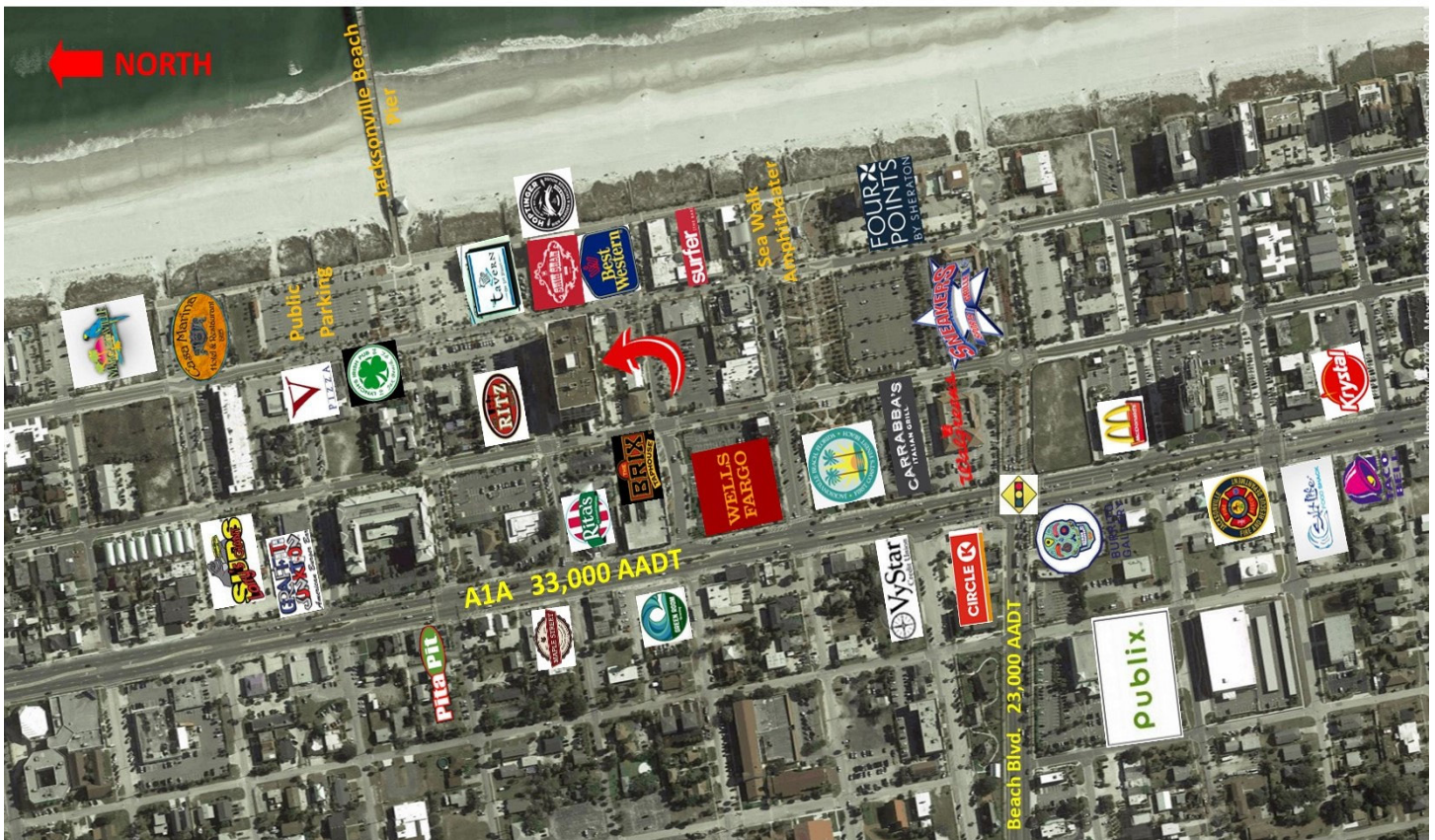


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Aerial



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