

FOR LEASE > OFFICE



Northeast Florida

The 900 Building/Office Tower

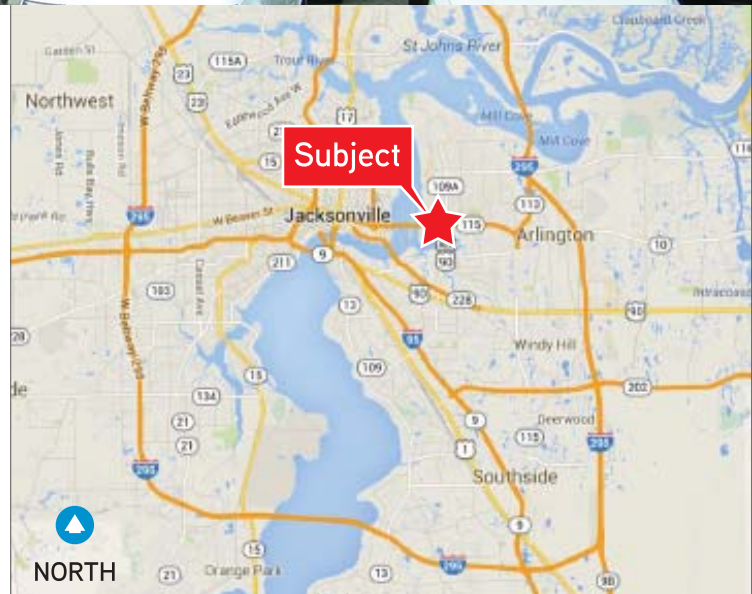
900 UNIVERSITY BLVD NORTH, JACKSONVILLE FL 32211

17,337± SF AVAILABLE



Property Features

- > 76,009± SF 5-story office tower
- > **Available:**
 - Entire 2nd floor: 11,837± SF
 - Half of 5th floor: 5,500± SF
- > Unit sizes: 500± SF up to 11,837± SF contiguous
- > Minutes from Downtown Jacksonville and Port Authority
- > Located just North of Arlington Expressway and Matthews Bridge
- > Ample parking: (4:1 ratio)
- > Existing tenants: Florida Dept of Health / etc.
- > Signage: To be determined on tenant (size/use)
- > Zoned: CRO (Commercial Retail Office)
- > Lease Rate: \$16.00 per SF (Full Service)



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5974

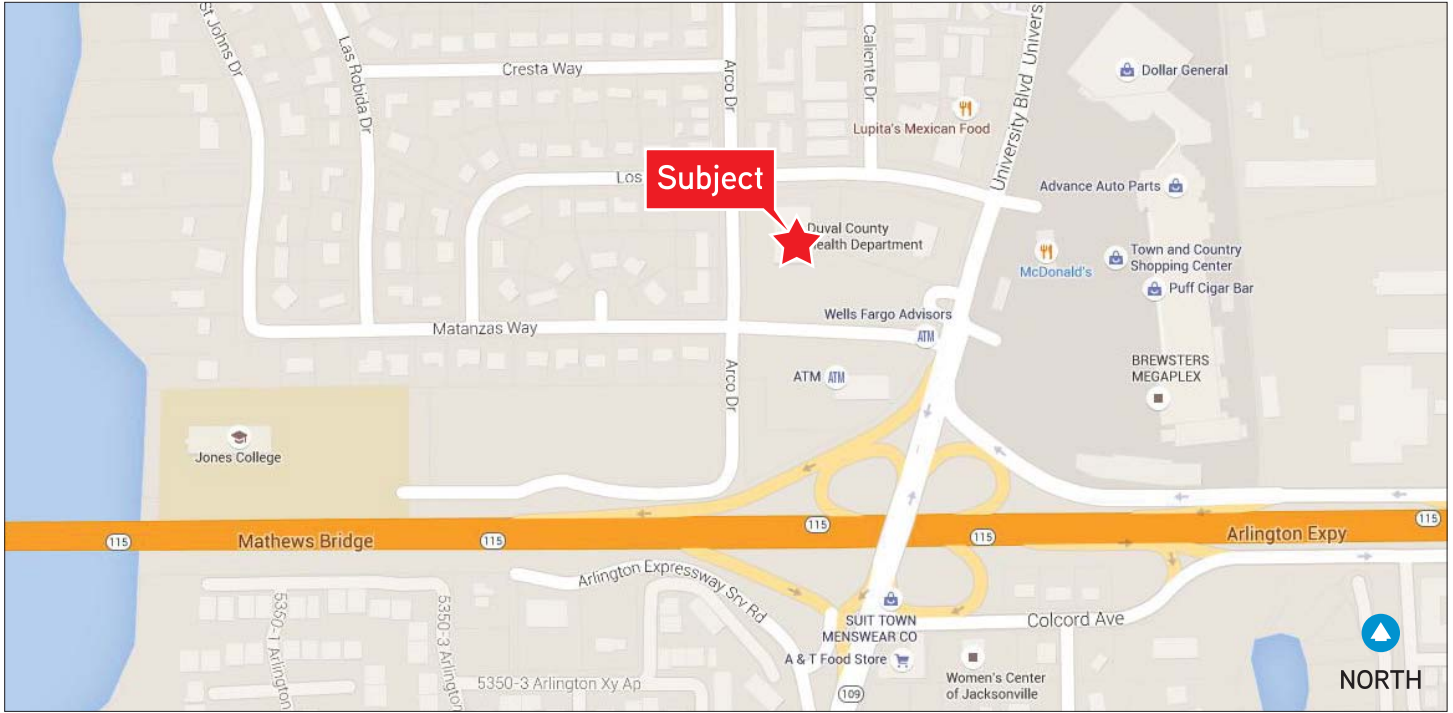
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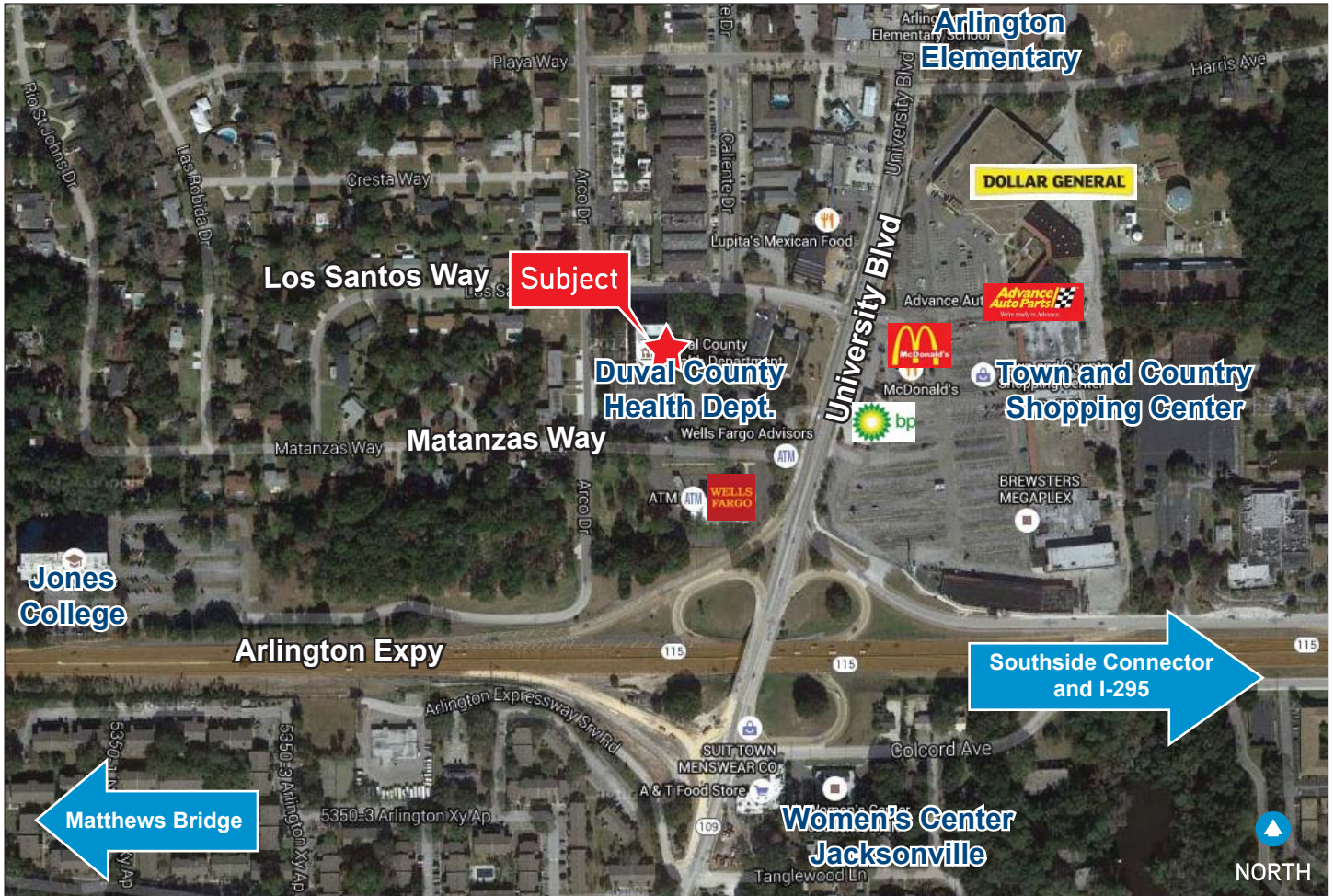
Street & Plat Map

900 UNIVERSITY BLVD NORTH, JACKSONVILLE FL 32211



Aerial

900 UNIVERSITY BLVD NORTH, JACKSONVILLE FL 32211



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| 2020 Projection | 7,524 | 87,786 | 194,140 |
| 2015 Estimate | 7,399 | 86,314 | 190,023 |
| 2015 Est. Avg. HH Income | \$49,676 | \$47,223 | \$48,354 |

Source: Nielsen

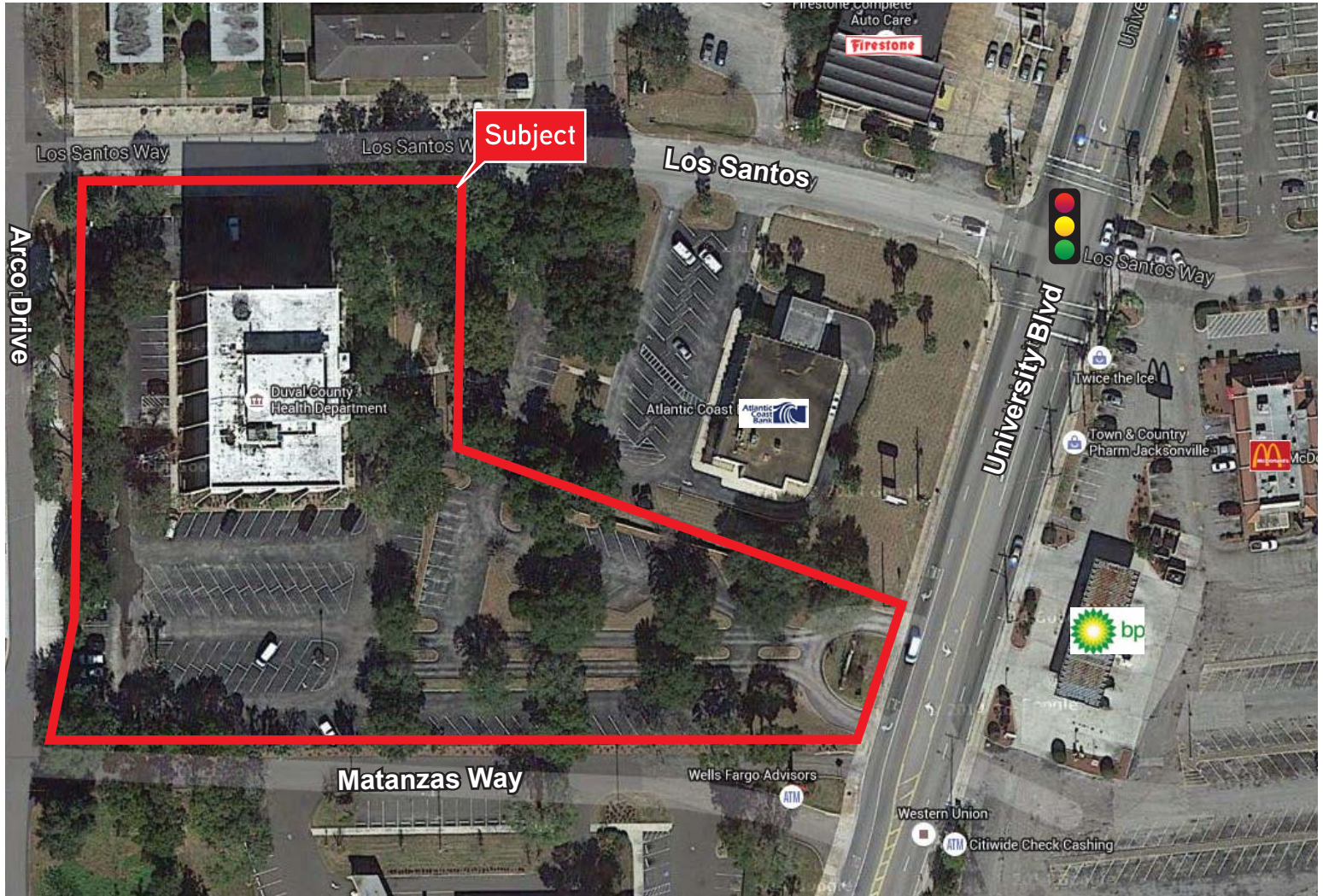
| Traffic Count | Daily |
|----------------------|---------|
| Arlington Expressway | 62,500± |
| University Boulevard | 30,000± |

Source: Florida Department of Transportation (FDOT)

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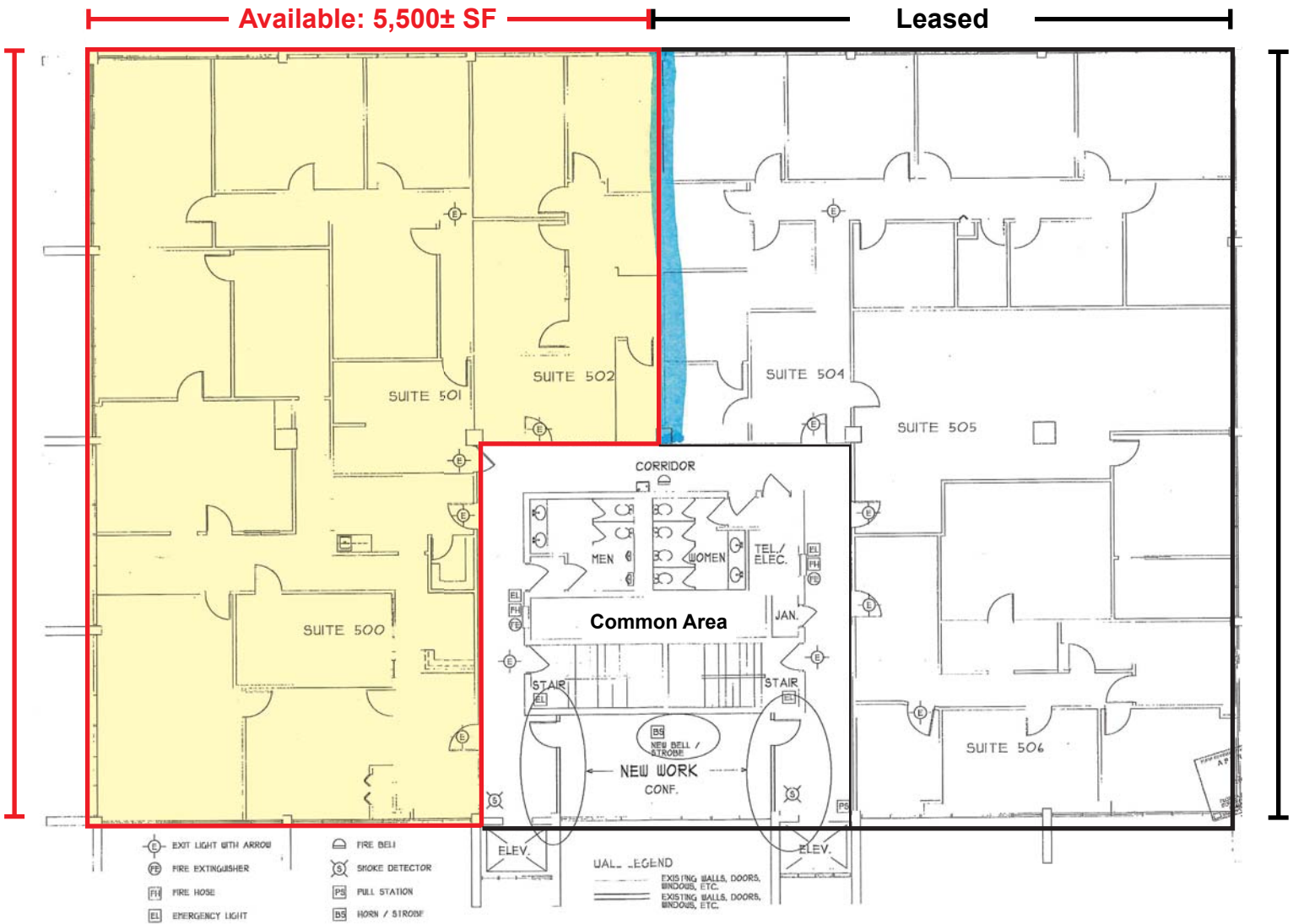
Closeup Aerial

900 UNIVERSITY BLVD NORTH, JACKSONVILLE FL 32211



Floor Plan: Second Floor

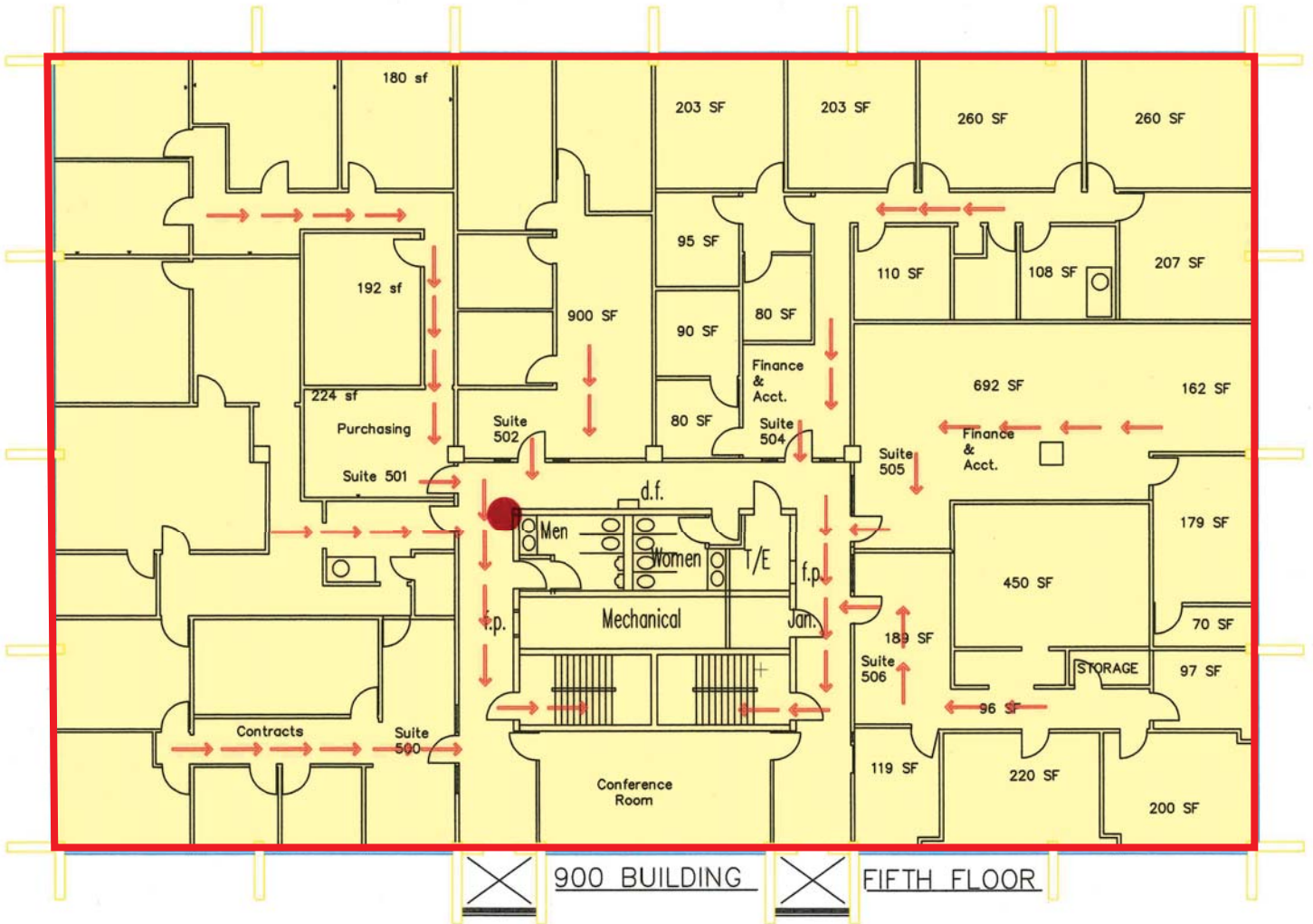
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Floor Plan: Fifth Floor

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Entire Floor Available: 11,837± SF

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Contact Us

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Please contact us to see this property

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12/10/2015

Profile 1 of 1

Summary (5974)



The 900 Building/Office Tower
900 N University Blvd,
Floors 2 and 5
Jacksonville, FL 32277

| | |
|--------------------|-----------|
| County: | Duval |
| Market: | Arlington |
| Land Size (Acres): | 3 Acres |
| Available SF: | 17,337 SF |
| Building SF: | 76,009 SF |
| Office SF: | 17,337 SF |

Contact:

Jason K. Hinson or Ronald McVay 904 358 1206



General Listing/Transaction Information1

| | |
|-------------------|-----------|
| Asking Rate: | \$16.00 |
| Min Avail SF: | 500 SF |
| Max Contig SF: | 11,837 SF |
| Transaction Type: | Lease |

Parking

Parking Comments: 4/1000 SF

Contacts

Listing Broker(s) Jason K. Hinson
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Ronald A. McVay
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ronald.mcvay@colliers.com

Building/Space

| | |
|-------------------|-----------------------|
| Building Class: | B |
| Year Built: | 1982 |
| Year Refurbished: | 1998 |
| ConstructionType: | Masonry/Precast panel |
| # Floors: | 5 |
| Roof Type: | Tar & Gravel |

Utilities

Utilities Comments: Water and Sewer

Comments

Property Comments: Near Arlington Expressway

Listing Comments: - 76,009± SF 5-story office tower

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