

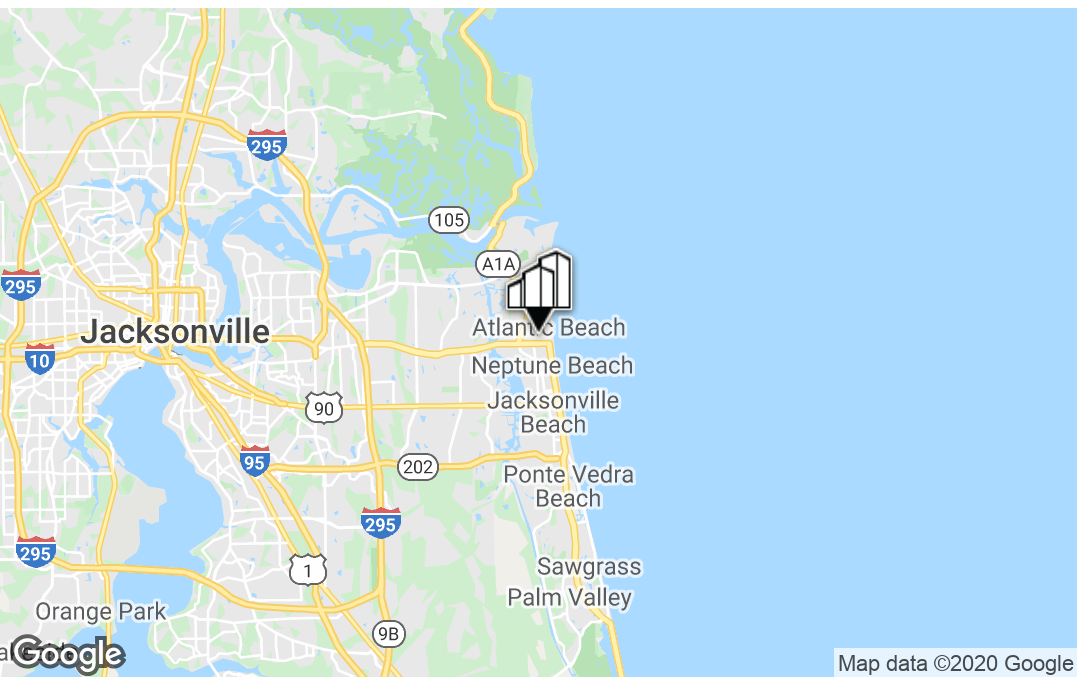
ATLANTIC BEACH OFFICE FOR LEASE

ATLANTIC BEACH OFFICE

625 ATLANTIC BLVD , ATLANTIC BEACH, FL 32233



PRIMEREALTY



Map data ©2020 Google

For More Information:

Tyler Saldutti

Chief Executive Officer
904.373.0578

tsaldutti@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

ATLANTIC BEACH OFFICE FOR LEASE | 1,559 SF



Property Overview



OFFERING SUMMARY

Lease Rate:	\$17.93/SF/YR (\$5.16 NNN)
Available SF:	1,559 SF
Term:	2 Years
Zoning:	ACG
Market:	Jacksonville
Sub-market:	Atlantic Beach
Building Class:	B
Parking:	Ample

PROPERTY OVERVIEW

Don't miss this rare opportunity to lease office space in Atlantic Beach! The approximately 1,559 sq ft space includes five large offices, reception area, private bathrooms, and a kitchen/break area. Average daily traffic counts on Atlantic Blvd are over 35,000 VPD providing great signage opportunities to boost your brand. Located within walking distance to the Beaches Town Center, daytime and after work amenities abound. Newly constructed rear parking lot provides plenty of space for employees and clients. Call Rob today to learn more.

PROPERTY HIGHLIGHTS

- Move-in ready office space
- Large offices could accommodate multiple work spaces
- Close proximity to Beaches Town Center
- Newly constructed parking lot
- Modified gross lease with electric billed separately

Tyler Saldutti

Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

ATLANTIC BEACH OFFICE FOR LEASE | 1,559 SF



Additional Photos

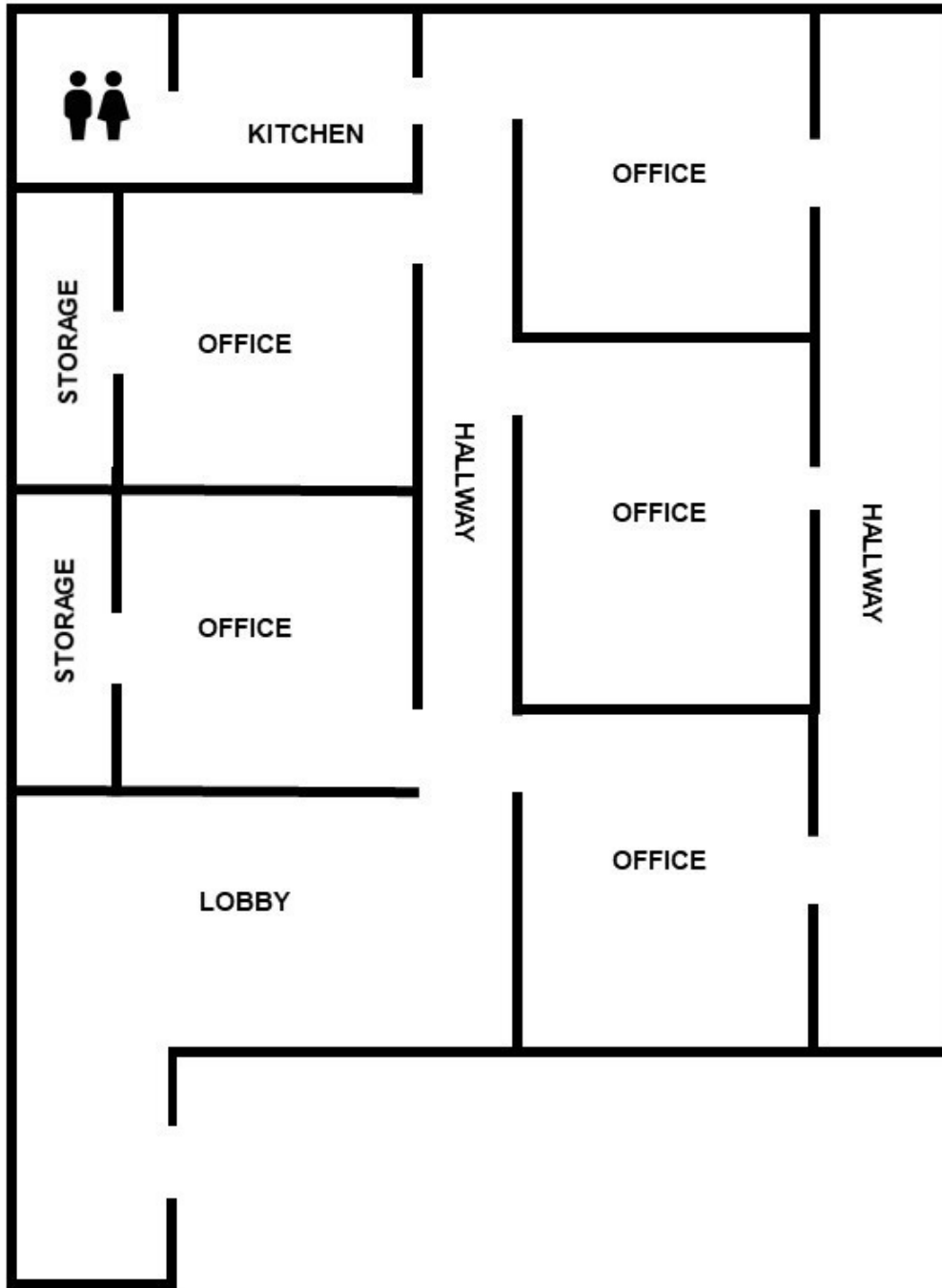


Tyler Saldutti
Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

ATLANTIC BEACH OFFICE FOR LEASE | 1,559 SF



Floor Plan



Tyler Saldutti
Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

ATLANTIC BEACH OFFICE FOR LEASE | 1,559 SF



Retailer Map

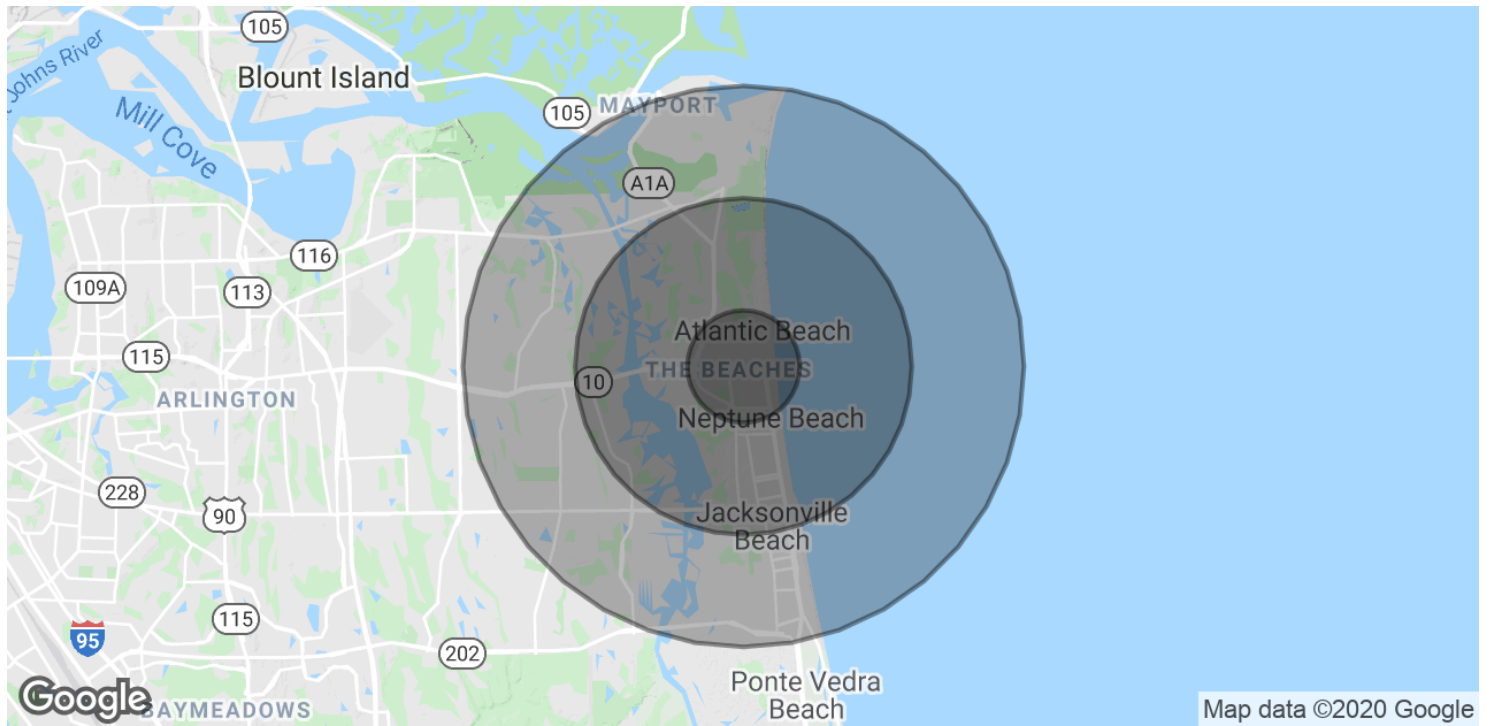
DRIVE TIMES	
Beaches Town Center	2 Minutes
Jacksonville Beach	3 Minutes
Intracoastal Waterway	3 Minutes
J Turner Butler	12 Minutes
Saint Johns Town Center	14 Minutes
Interstate 295	17 Minutes
Interstate 95	20 Minutes

Tyler Saldutti
 Chief Executive Officer
 904.373.0578
 tsaldutti@primerealtyinc.com

ATLANTIC BEACH OFFICE FOR LEASE | 1,559 SF



Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	12,296	50,569	118,476
2024 Population	12,912	53,986	126,209
2019-2024 Population Change	0.98%	1.32%	1.27%
Households	5,340	21,824	47,011
Median Age	42.8	40.7	38.3
Median Household Income	\$67,135	\$63,504	\$69,393
Average Household Income	\$102,033	\$93,504	\$97,228
Per Capita Income	\$44,735	\$40,200	\$39,199



Tyler Saldutti
 Chief Executive Officer
 904.373.0578
 tsaldutti@primerealtyinc.com