

For Lease

# 841 Prudential Drive

Jacksonville's  
Iconic Riverfront Healthcare Hub



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## Property Information

**841** PRUDENTIAL DRIVE JACKSONVILLE, FL

**BUILDING SIZE:** 494,437 SF

**BUILDING CLASS:** A

**YEAR BUILT:** 1955, RENOVATED 2018

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### PROPERTY DESCRIPTION:

True Class A medical office space opportunity in Jacksonville, Florida. This property is in close proximity to downtown and also offers convenient access to I-95.

- The building has 20 usable floors and features St. Johns River views, gardens and a walking path along the river.
- Equipped with:
  - 24hr security access and covered parking
  - Fitness center, restaurant (breakfast/lunch) and café (deli/coffee)ATM and cleaning services
- Baptist Hospital (adjacent) campus totals 1,187,620 SF, with 903 staffed beds
- Baptist has 2,803 practicing physicians affiliated with their hospital network
- UF Health has 3 clinics within subject property

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### Call for Pricing

#### AVAILABLE MEDICAL OFFICE/LIFESCIENCE/OFFICE SPACE

**2ND FLOOR - 14,396RSF**

**3RD FLOOR - 53,816 RSF**

**-LANDLORD WILL SUBDIVIDE**

**-BUILDING SIGNAGE AVAILABLE**

**\*DEPENDING ON TENANT USE AND  
IMPROVEMENT NEEDS**

# Florida's Life Science Industry

**841** Prudential Drive, Jacksonville, FL 32207

## WHY FLORIDA

**WITH A BUSINESS-FRIENDLY ENVIRONMENT AND LARGE INDUSTRY BASE, FLORIDA HAS THE PRESCRIPTION FOR YOUR SUCCESS.**

Florida is home to the nation's #2 largest pharmaceuticals and medicine manufacturing industry, #2 for medical device manufacturing industry and #5 for biotech R&D facilities. All of that industry expertise, in a cost competitive and welcoming state, means that Florida isn't just ready for the future, we are the future. **WORLD CLASS TALENT**

Nothing is more important to a company's success than its workforce. More than 29,000 Floridians work in Florida's biotechnology, pharmaceutical manufacturing, and medical device manufacturing industries, and our universities are among the nation's top producers of STEM graduates. So while we're helping you succeed with today's talent, we're also preparing tomorrow's.

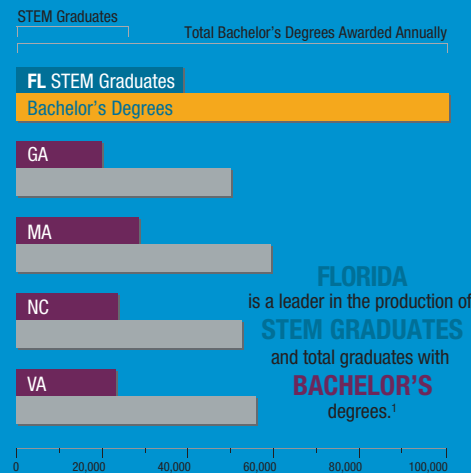
## MARKET & ACCESS

Success today requires global access. Florida offers one of the most extensive transportation systems in the world, so you can reach your customers and suppliers anywhere, fast. Whether you're serving Florida's large market, the U.S., Latin America, or the globe, no other state can expand your reach like Florida.

Source: [www.enterpriseflorida.com](http://www.enterpriseflorida.com)

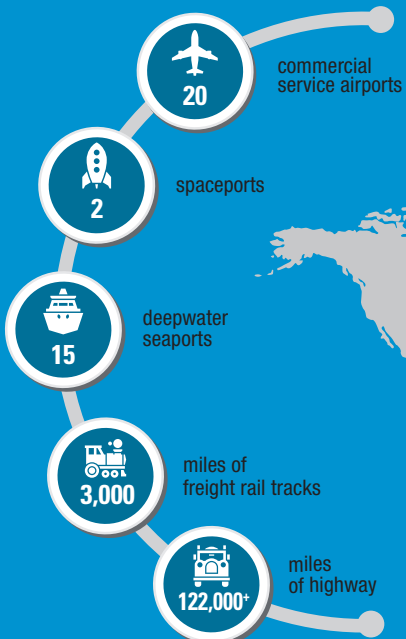
Life Sciences Article 

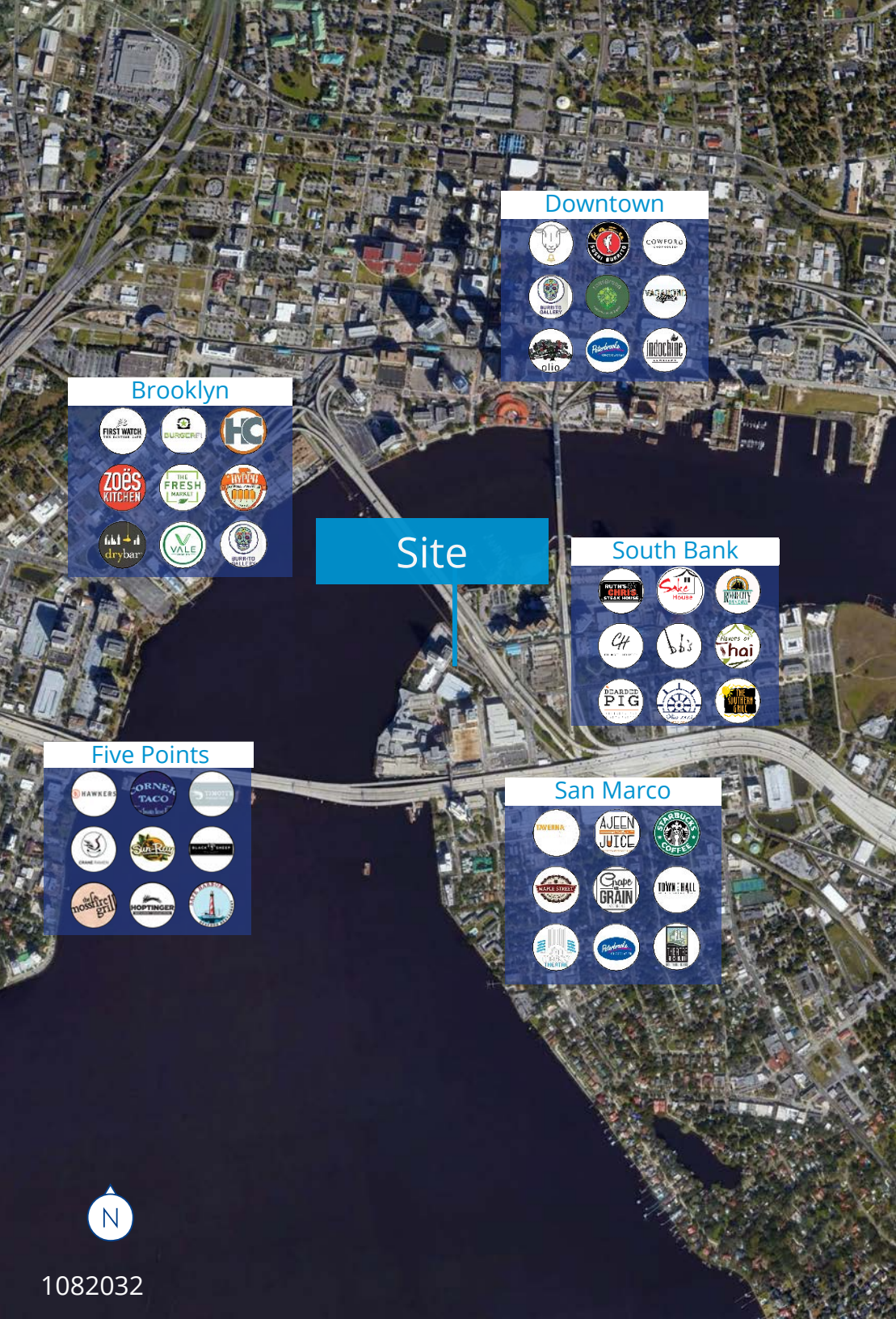
## World Class Talent



**FLORIDA** is a leader in the production of **STEM GRADUATES** and total graduates with **BACHELOR'S** degrees.<sup>1</sup>

## Market & Access





**Downtown**

**Brooklyn**

**Site**

**South Bank**

**Five Points**

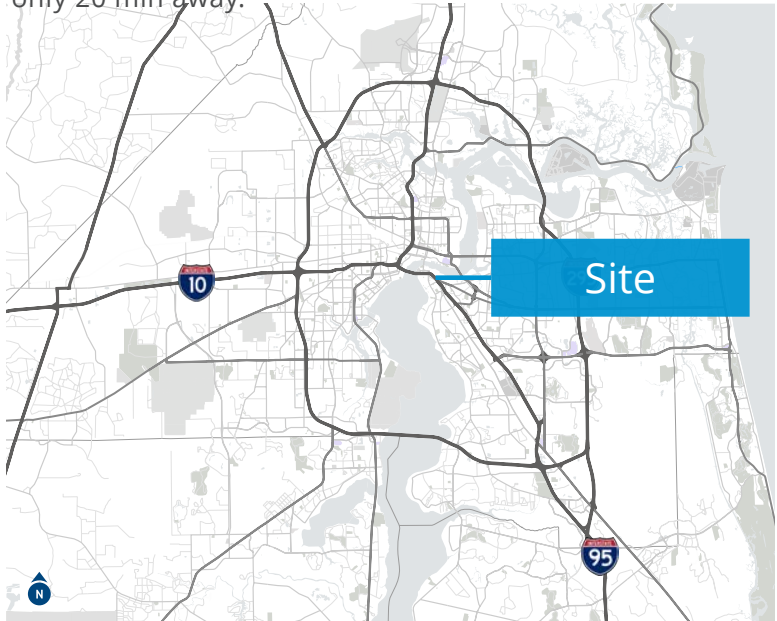
**San Marco**

# Location

**841** Prudential Drive, Jacksonville, FL 32207

**PROPERTY DESCRIPTION:**

A variety of shops and restaurants are located right along the St. Johns River. The Riverwalk includes the Friendship Fountain and the Museum of Science and History and San Marco with its historical district is only minutes away. Jacksonville attractions are within a 30 min drive and the Jacksonville International Airport is only 20 min away.



## Area Demographics

5 mi. radius | Source: ESRI Business Analyst



**Current Population**  
(2020)  
195,318



**Projected Population**  
(2025)  
205,312



**Average Household Income**  
(2020)  
\$62,200



**Projected Household Income**  
(2025)  
\$67,665

Brooklyn

St. Johns River



Site



Wolfson Children's Hospital



BAPTIST HEALTH



Nemours Children's Hospital



BAPTIST MD Anderson Cancer Center

Childrens Way

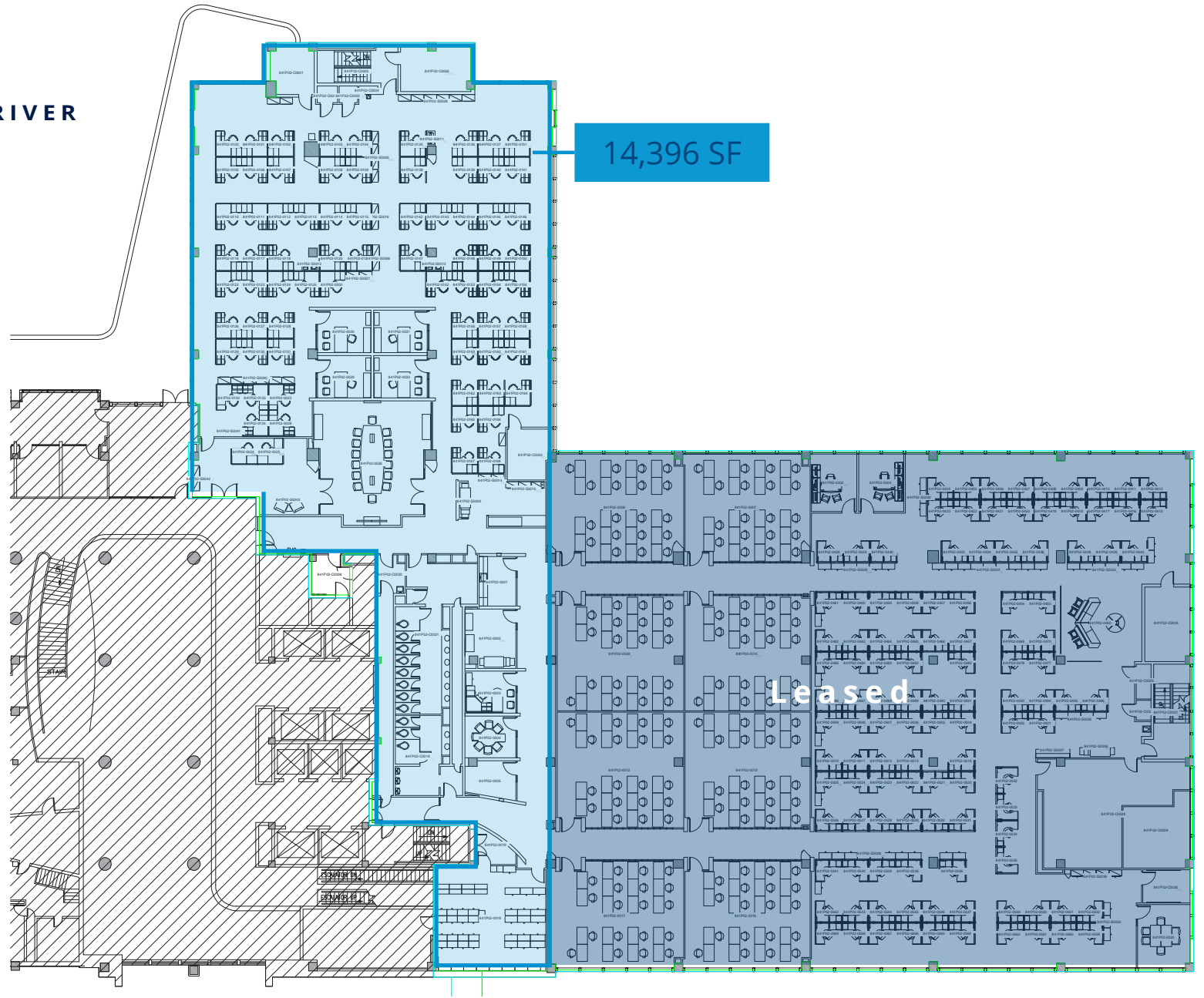
San Marco Blvd

ACOS Expressway



# Floor Plan 2

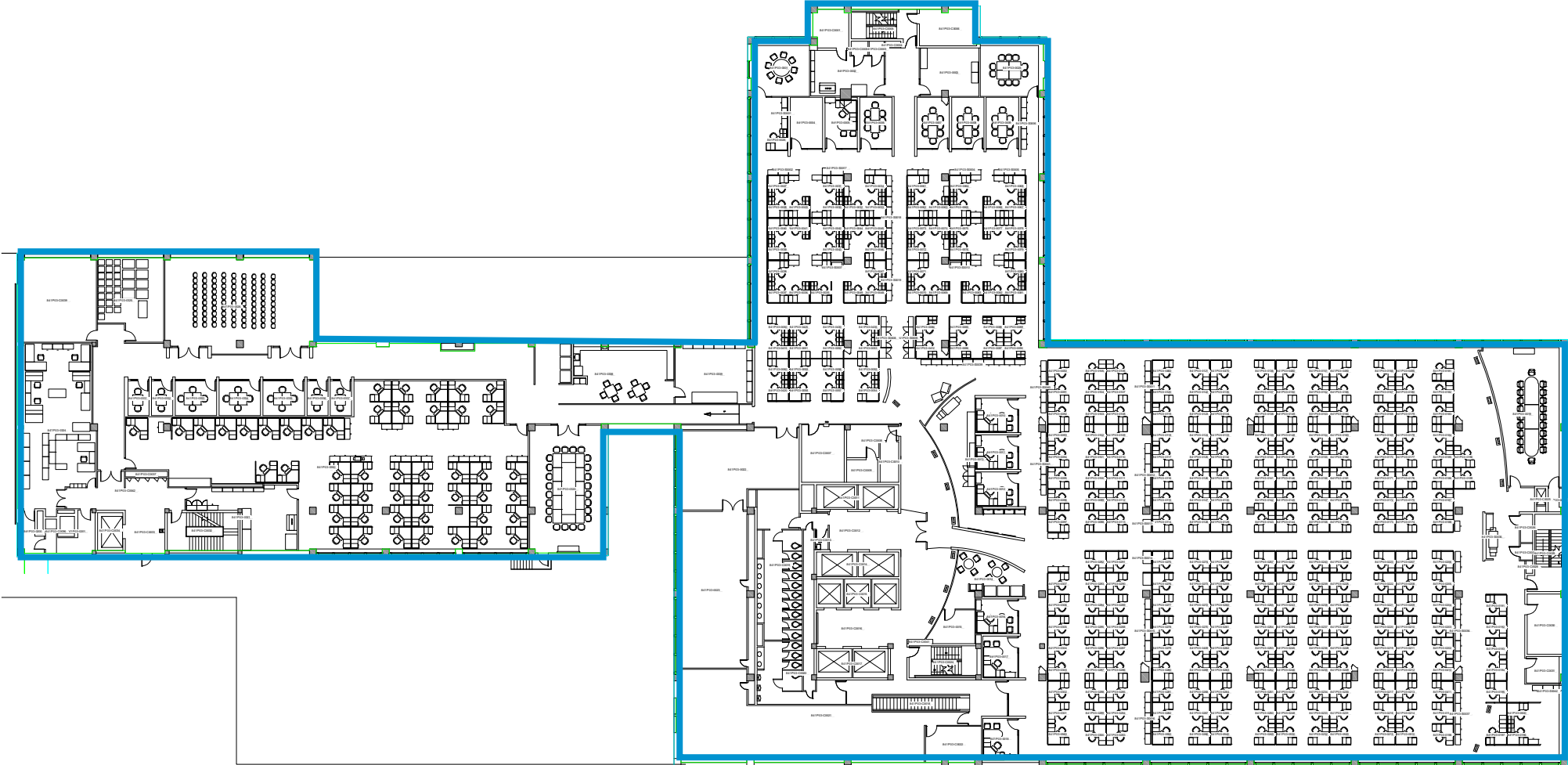
ST. JOHNS RIVER



2nd Floor - 14,396 RSF

# Floor Plan 3

ST. JOHNS RIVER



Area can be subdivided  
(smaller use)

3rd Floor - 53,816 RSF



## Property Photos



## Future Residential Development

Source: residentnews.net





Property Photos



Fitness Center



Entrance Lobby



Cafe





Restaurant



Restaurant



Conference Space





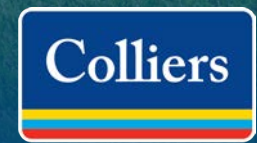
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