



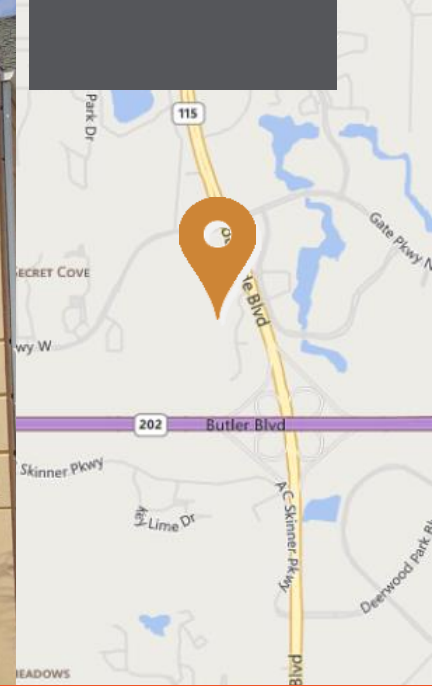
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8750 PERIMETER PARK BLVD., JACKSONVILLE, FL 32216

10,328 SF CLASS "A" OFFICE BUILDING FOR SALE  
TINSELTOWN/TOWNCENTER AREA

8750 PERIMETER PARK BLVD., JACKSONVILLE, FL 32216

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## PROPERTY FEATURES

- 10,328 Total Square Feet
- Building & monument signage
- Parking ratio: 4.55/1,000
- Located in Jacksonville's Southside Tinseltown submarket, 1 mile north of JTB and Southside Blvd
- Area is strongest office market in Jacksonville
- Subject property is just minutes from the booming St. Johns Town Center

## BUILDING FEATURES

- Asking price: \$1,825,000
- Lake front setting
- Zoned IBP, Built in 1999, .96 Acres

## LEASES/TENANTS

- Two - 2,500 SF tenants occupy 1st floor
- Financial and lease information available upon request and signed CA.
- Current owner occupies 2nd floor of 5,500 SF; can stay and sign a lease or vacate
- Some furniture on 2nd floor can stay

For more information, please contact:

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Principal

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**ANDREW G. HAWKINS**

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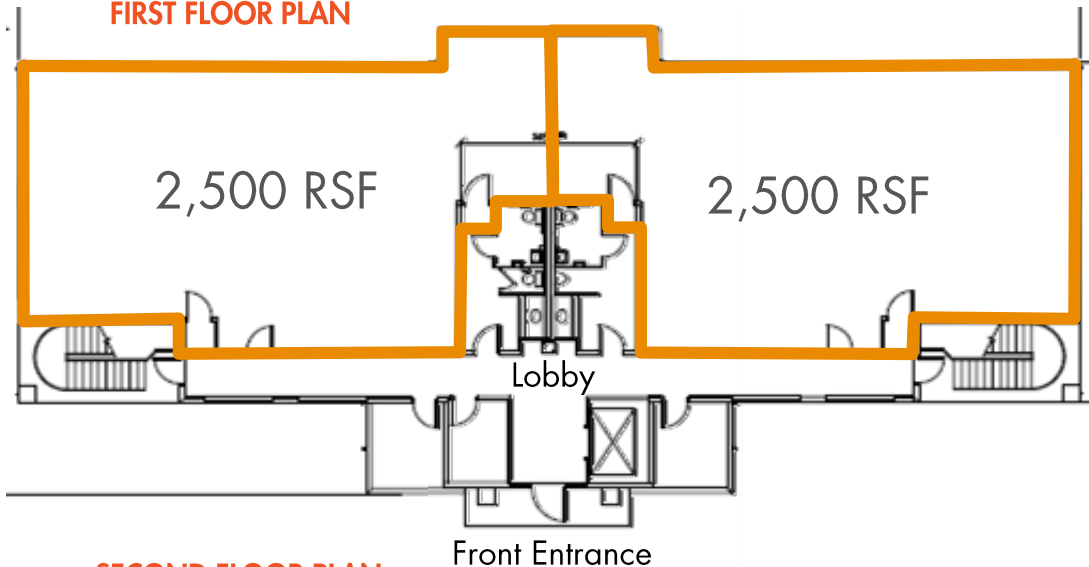
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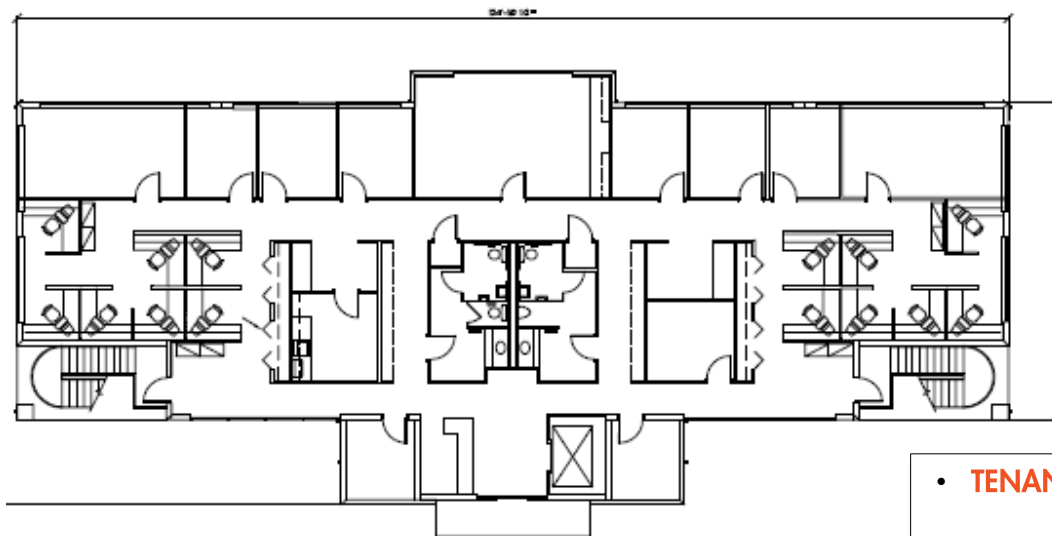
**FIRST FLOOR PLAN**



**TENANT A & B**

- 5,000 Total RSF
- Separately metered utilities
- Financial and lease information available upon request and signed CA.

**SECOND FLOOR PLAN**



**TENANT C: CURRENT BUILDING OWNER**

- Current owner occupies entire 2<sup>nd</sup> floor
- Owner/tenant can stay as long-term tenant or relocate
- Upgraded finishes
- Some of existing furniture can stay
- Space wired with CAT 5



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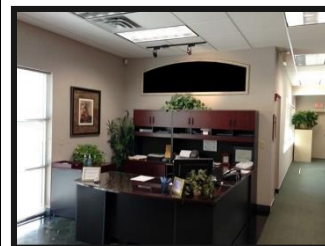
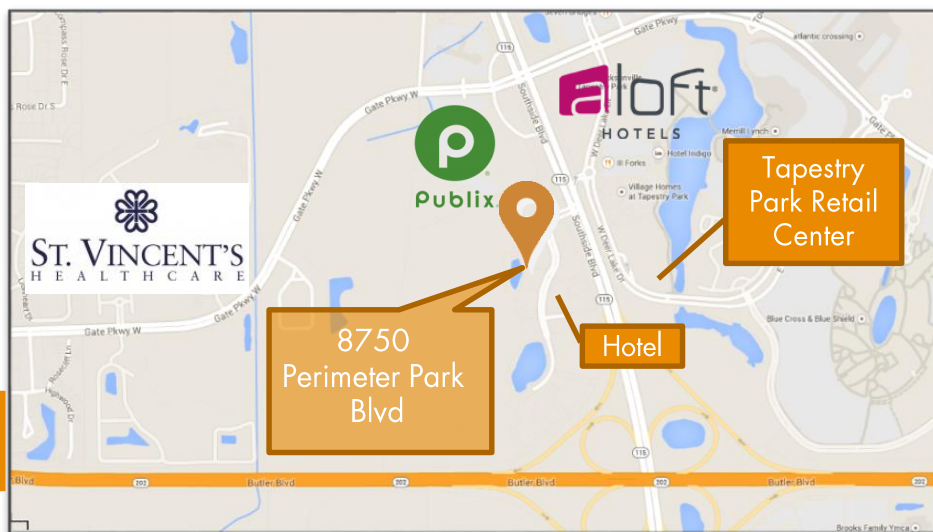
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## PROPERTY MAP



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