



# Office for Sale

## 4131 Sunbeam Road Jacksonville, FL 32257

Sales price

# \$2,710,800

### Contact us:

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Colliers Jacksonville  
76 South Laura Street, suite 1500  
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## Beautiful setting with large canopy trees and a small retention lake

Beautiful single tenant 13,518 square foot office building in the Heart of the Southside

Very good access to San Jose Boulevard and Philips Highway (US-1) allowing for ease of access to employees from all over the city

The building is currently being leased by Dairyfair; Dairyfair has outgrown the facility and will be moving first quarter 2022

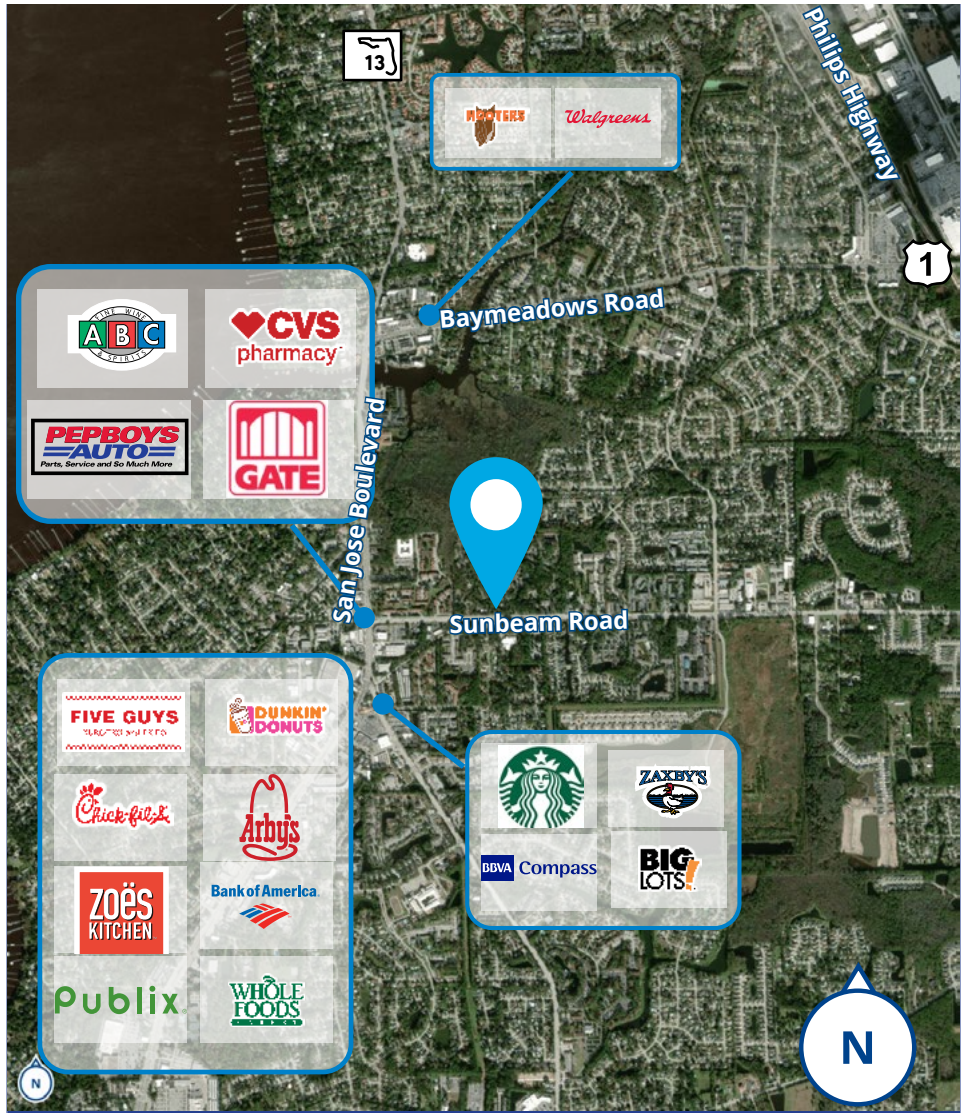
The property has a food grade kitchen, generator, elevator, security and a good mix of open floor plans and offices

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# Location & Access

## Travel Distances

Philips Hwy/US1	3 min.
Downtown Jacksonville	20 min.
I-95	8 min.
I-295	6 min.



## 5 mi. Area Demographics

Source: ESRI Business Analyst



2020 Estimated Population

151,648



2020 Estimated Household Income

\$86,293



2025 Projected Population

155,990



2025 Projected Household Income

\$95,911



# Property Plans

Total area

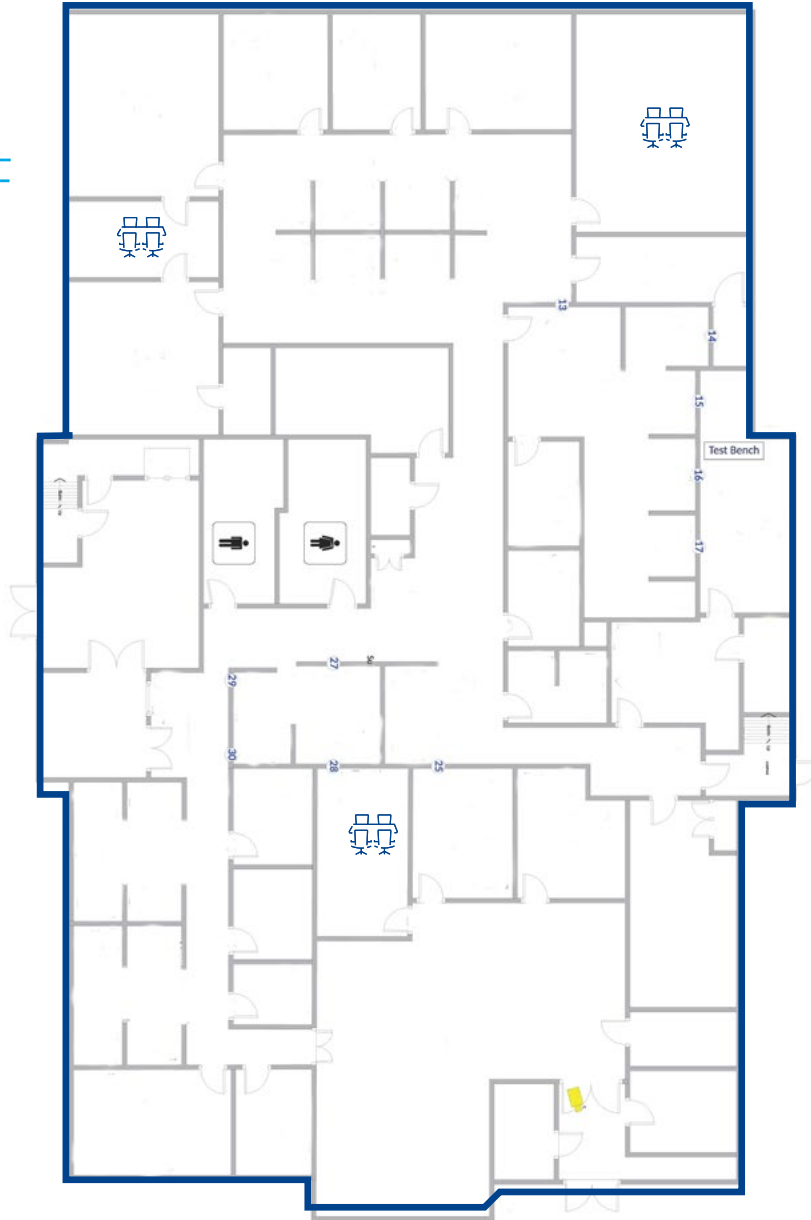
13,518± SF

Restrooms

4

Conference rooms

3



## First level



Click here to take a virtual tour



## Second level



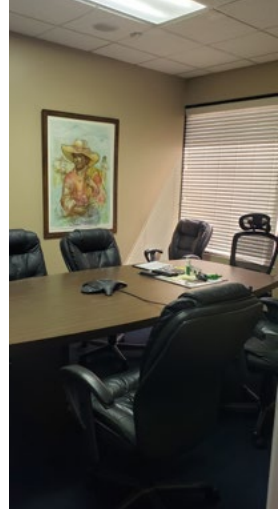
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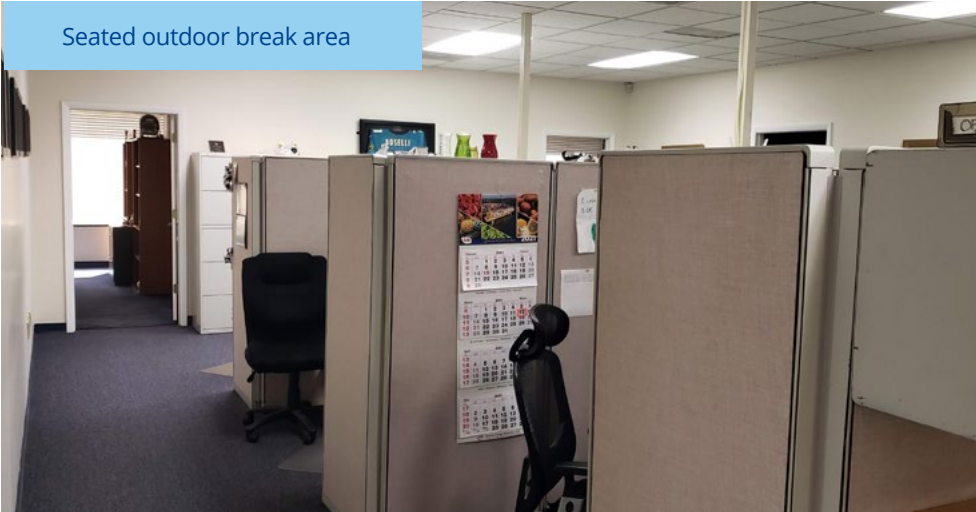
# Property Gallery



13,518± SF



Seated outdoor break area



Seated outdoor break area



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