

OFFICE BUILDING FOR LEASE

SAN MARCO OFFICE SPACE

1017 LASALLE STREET, JACKSONVILLE, FL 32207



PRIME REALTY



For More Information:

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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.

1017 LaSalle Street , Jacksonville, FL 32207



OFFERING SUMMARY

Lease Rate:	\$2,950/Month + Utilities
Available SF	1,900 SF
Lot Size:	0.14 Acres
Year Built:	1922
Building Size:	+/- 1,900 SF
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	San Marco

PROPERTY OVERVIEW

Office space available for lease in highly desired San Marco Commercial District with private parking available. 1017 San LaSalle Street offers great curb appeal and is near the signalized intersection of San Marco Boulevard and LaSalle Street. Only a few blocks away from the 200,000 SF MD Anderson Cancer Center, Baptist Hospital, Jacksonville Orthopedic Institute and Nemour's Children's Hospital.

LOCATION OVERVIEW

Located just minutes away from Downtown's Southbank is the historic neighborhood of San Marco. Stroll along San Marco Square and you'll discover incredible dining, upscale trendy clothing boutiques, and sensational art galleries. Don't miss the San Marco fountain of lions, which reflect the neighborhood's association with the Venice, Italy business district. Save your appetite and visit the new San Marco dining district, it includes some of Jacksonville's best restaurants. Don't stop at just dinner, the area is emerging with trendy craft cocktail bars and brewery hot spots.

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Additional Photos



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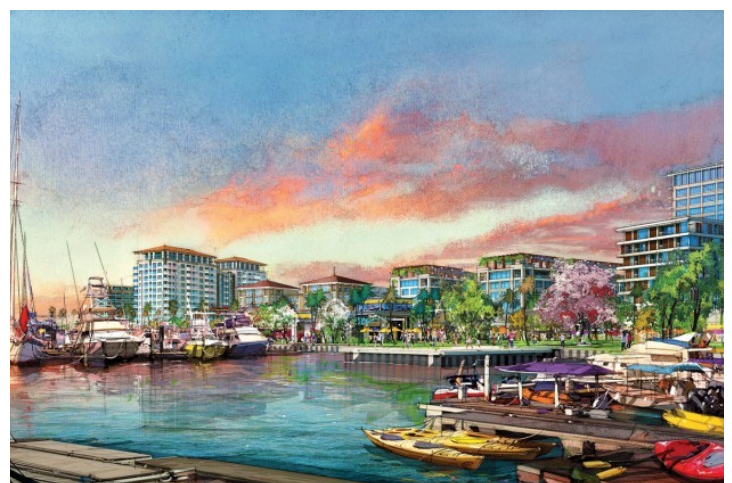
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Developments

NEARBY DEVELOPMENT PROJECTS

- Welcoming the new 9-story cancer center complex on San Marco Boulevard near I-95. The 330,000-square-foot outpatient structure is complete.
- A long-awaited development that would bring a Publix grocery store to San Marco is getting closer to reality. Construction on this San Marco project will begin late this summer and finish in late 2018.
- A growing group of Philips Highway business owners plan to develop the section of Philips Highway that lies between I-95 and the railroad tracks, this area may soon be called by a different moniker – San Marco East. Members of the San Marco East Business Association believe upscale change is rapidly coming to their commercial corridor and that within five to ten years the boundary of San Marco will extend to their province.
- The District is a mixed-use project conceived with a spectacular setting on the banks of the beautiful St. Johns River in downtown Jacksonville, Florida. With scenic views of both the river and the downtown skyline, this unique setting will be home to a place that empowers residents to achieve, fuller, richer, healthier lives in every way.
- The San Marco Promenade complex will include 187 one-bedroom units at 770 square feet, 77 two-bedroom units at 1,200 square feet and 20 three-bedroom units at 1,400 square feet, with rents ranging from \$1,150 to \$2,100 per month, as well as 421 parking spaces.
- San Marco Crossing is proposed as a 372-unit multifamily apartment and townhouse project, complete with a parking garage, swimming pool, and recreation park.
- Home Street Apartments, located on 1.9 acres at 1444 Home Street on the Southbank, will consist of a four-story apartment building with courtyards and a three-story parking garage.



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Demographics



DRIVE TIMES	
Jacksonville Orthopedic Institute	1 Minute
Baptist MD Anderson Center	1 Minute
Ronald McDonald House	2 Minutes
Nemours Children's Specialty Care	2 Minutes
Wolfson's Children's Hospital	3 Minutes
Baptist Hospital	3 Minutes
I-95	2 Minutes
I-10	5 Minutes

2018 – 2023 Demographic Profile

Demographics	1 Mile	3 Miles	5 Miles
2018 Population	4,318	66,732	192,942
Projected 2023 Population	4,778	69,505	200,315
2018 – 2023 Population Growth Rate	2.05%	0.82%	0.75%
Median Age	41.1	39.3	39.0
Average Household Size	1.72	2.13	2.31
Average Household Income	\$85,723	\$63,209	\$59,114
Median Household Income	\$54,963	\$36,842	\$37,379

2018 Population by Race/Ethnicity	1 Mile	3 Miles	5 Miles
White Alone	83.1%	49.0%	48.1%
Black Alone	8.6%	43.3%	44.4%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	4.5%	2.8%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.0%	0.7%	2.2%

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