



## Exchange South

9143 Philips Highway  
Jacksonville, Florida 32256

### Property Highlights

- Class A Flex office park with 14' to 18' clear height ceilings with spaces available for laboratory, healthcare or research & development uses.
- Single story buildings with private entrances allow for controlled access to each business without exposure to additional foot traffic that comes with interior common areas.
- With Jacksonville's continued growth in the healthcare industry, Exchange South has become a destination facility for businesses in the Life Sciences sector, including Research & Development, Laboratory & Environmental Testing, and Surgery Centers.
- Highly functional medical flex property with dock high or grade level doors.
- Great visibility from Philips Highway with convenient access to I-95 & I-295.
- Space planning and interior buildout allowance available with professional property management.
- Centrally located with close proximity to Downtown, the St John's Town Center and many residential communities.

### OFFERING SUMMARY

<b>Available SF</b>	2,005 - 8,757 SF
<b>Lease Rate</b>	\$13.00 - 13.50 SF/yr (NNN)
<b>Lot Size</b>	17.66 Acres
<b>Building Size</b>	194,400 SF
<b>Zoning:</b>	IL (Light Industrial)
<b>Parking:</b>	4.00/1,000 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	5,405	\$63,545
<b>3 Miles</b>	63,321	\$65,314
<b>5 Miles</b>	139,897	\$72,926

### For more information



**Kevin Vaughn**

O: 904 404 4451  
kv@naihallmark.com



**Jason J. Purdy**

O: 904 404 4462  
jp@naihallmark.com

# Executive Summary



AVAILABLE SF:	2,005 - 8,757 SF
LEASE RATE:	\$13.00 - 13.50 SF/yr (NNN)
LOT SIZE:	17.66 Acres
BUILDING SIZE:	194,400 SF
GRADE LEVEL DOORS:	35
DOCK HIGH DOORS:	16
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1990
RENOVATED:	1996
ZONING:	IL - Industrial Light
MARKET:	FL-Jacksonville
SUB MARKET:	Butler/Baymeadows

## Property Overview

Exchange South is a Highly Functional Medical Flex Campus that includes five-buildings, 194,400 square-feet of Class A medical office with small-bay, rear-load, dock-high/grade-level amenities built between 1990 and 1996. The buildings are constructed of tilt-up concrete panels with 14' to 18' clear heights, 30' x 40' column spacing, and wet pipe fire protection systems. With abundant parking and close proximity to I-95, this state-of-the-art facility includes attractive landscaping creating a park-like setting, floor-to-ceiling glass, aluminum storefronts, and small bay sizes with various levels of office build-out.

## Location Overview

Exchange South is located within the Southside industrial submarket of the Jacksonville MSA directly on the eastern side of Philips Highway (U.S. #1) just north of Shad Road and "The Avenues," a 1.3-million-square-foot regional mall. Philips Highway (U.S. #1) is one of Jacksonville's main north/south commercial arteries running through the city. This direct highly exposed access on Philips Highway (U.S. #1) links to both I-95 and the I-295 beltway access just to the south of the buildings and to J. Turner Butler Boulevard to the north, giving its tenancy outstanding access to the overall Jacksonville MSA. This growing suburban area within Duval County has a projected population growth of over 6.5% from 2020-2025 within a five-mile radius. Exchange South's strategic central access location and it's proximity to retail and commercial support facilities within the area will continue to positively enhance the Property well into the future.

# Property Photos



# Tenant Vibe



For Lease

# Medical Office / Flex

2,005 - 8,757 SF

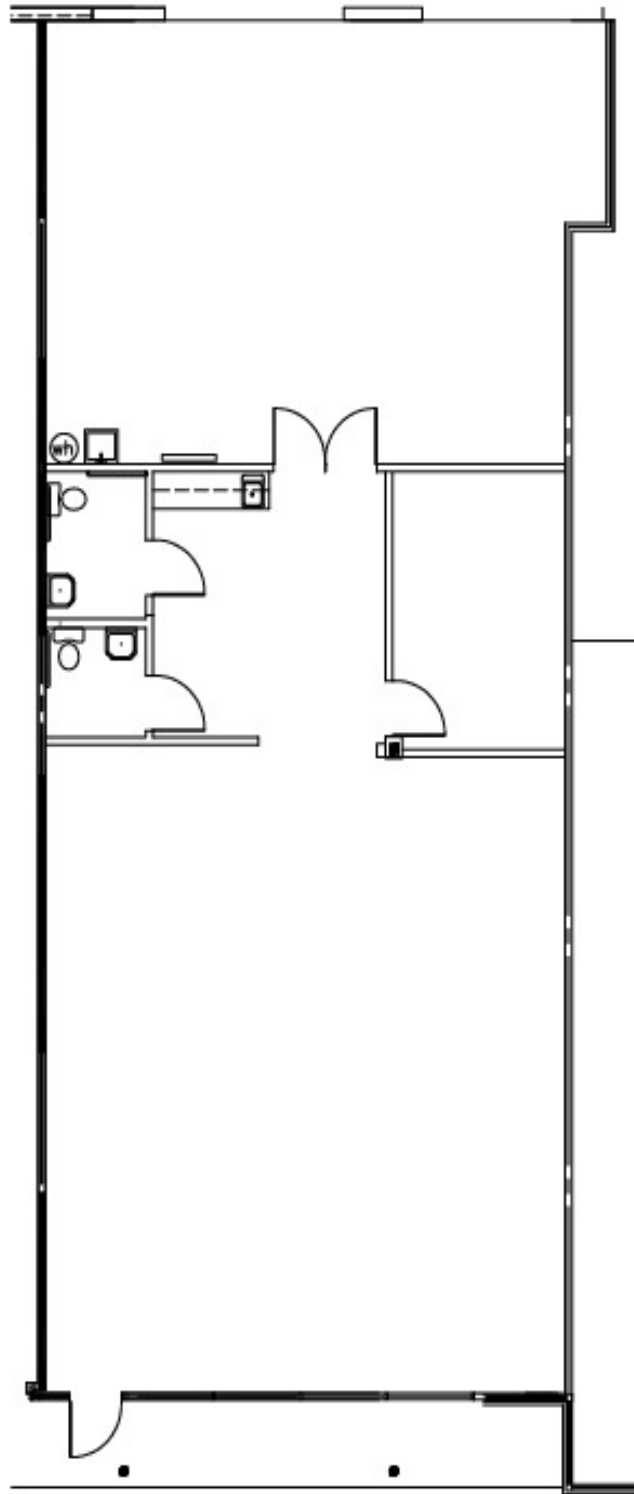


UNAVAILABLE

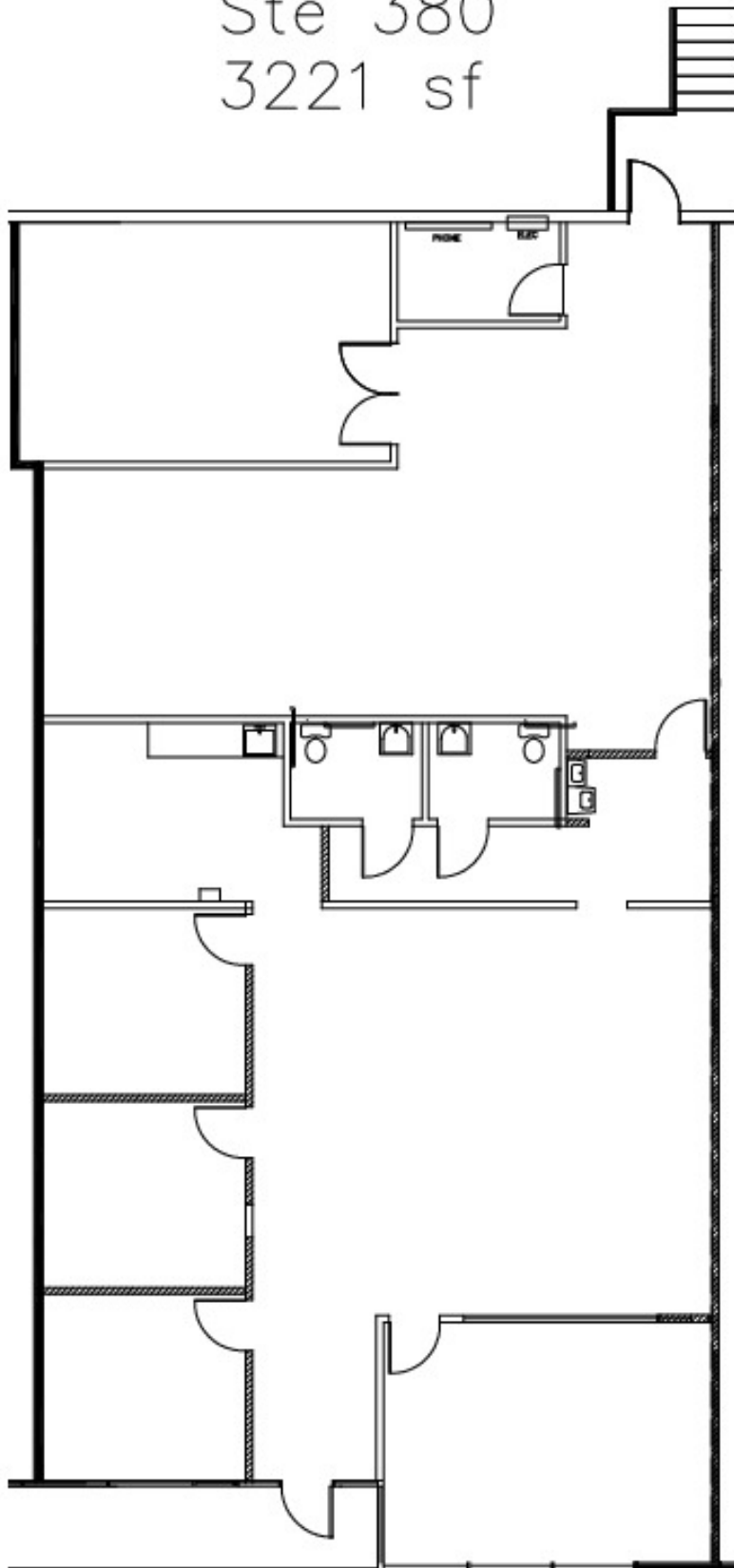
AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
180	Available	2,445 SF	NNN	\$13.50 SF/yr
380	Available	3,057 SF	NNN	\$13.00 SF/yr
460	Available	2,005 SF	NNN	\$13.50 SF/yr
515	Available	6,010 - 8,757 SF	NNN	\$13.00 SF/yr
525	Available	2,747 - 8,757 SF	NNN	\$13.00 SF/yr

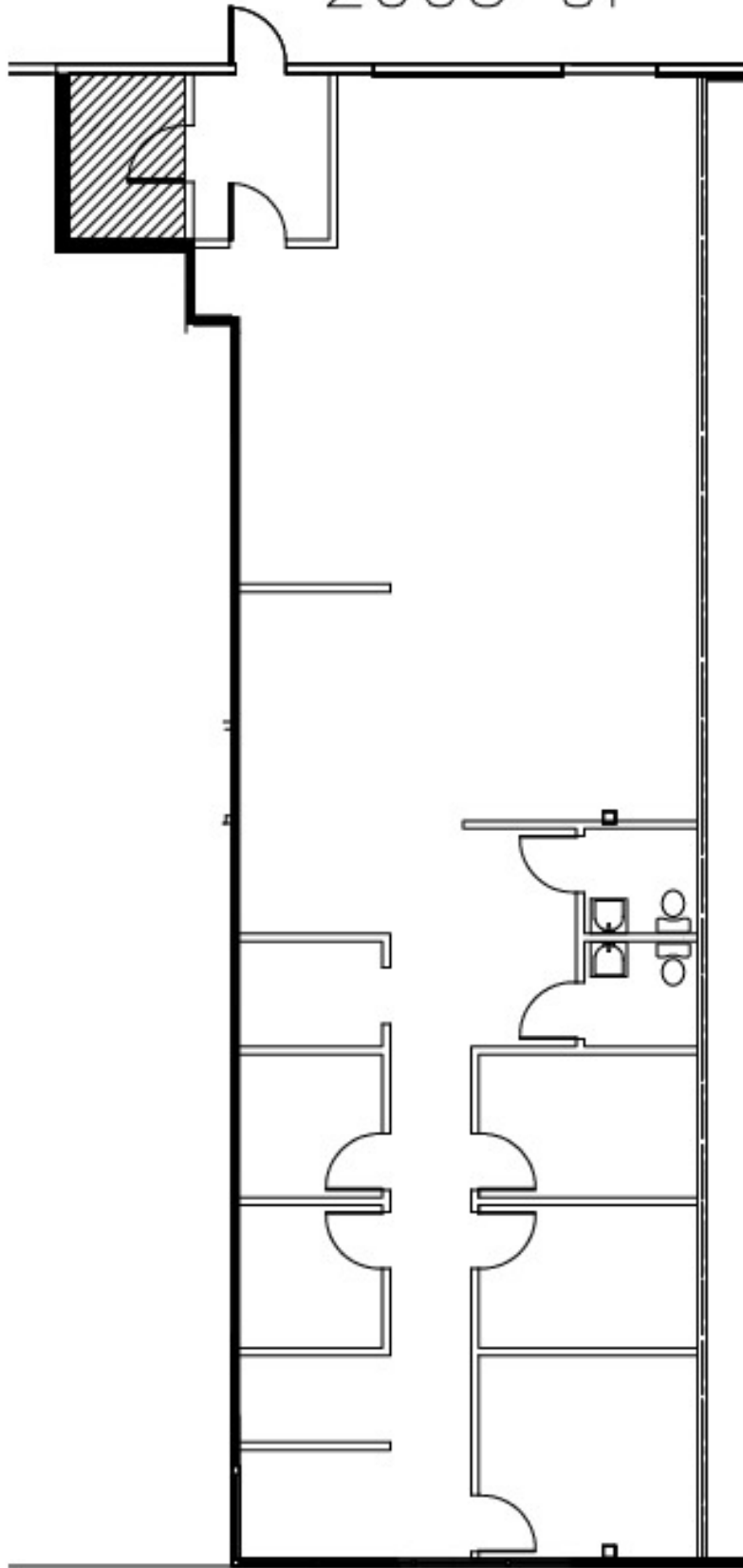
Ste 180  
2475 sf



Ste 380  
3221 sf

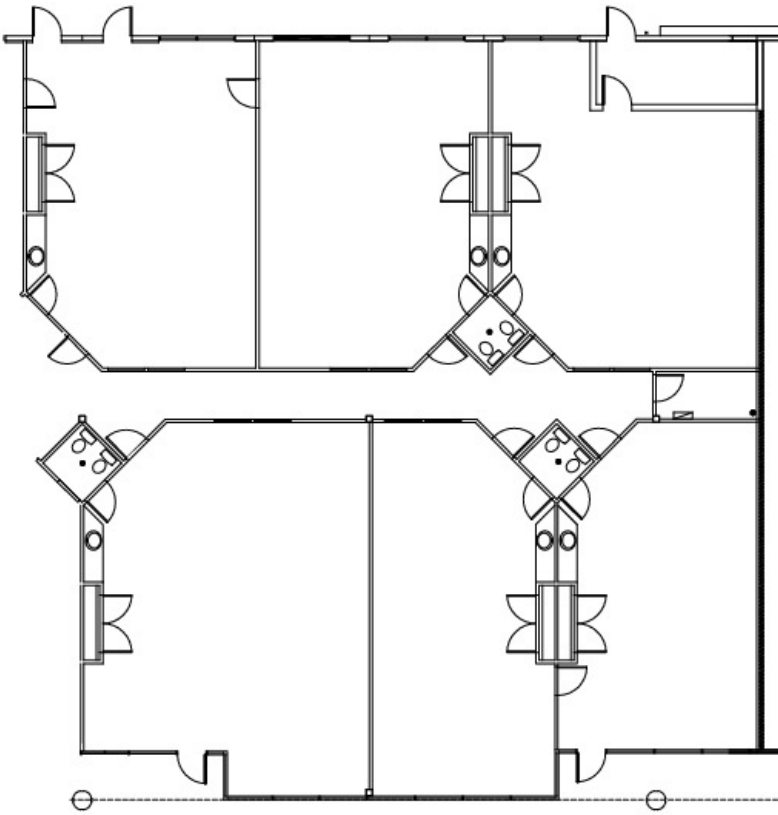


Ste 460  
2005 sf

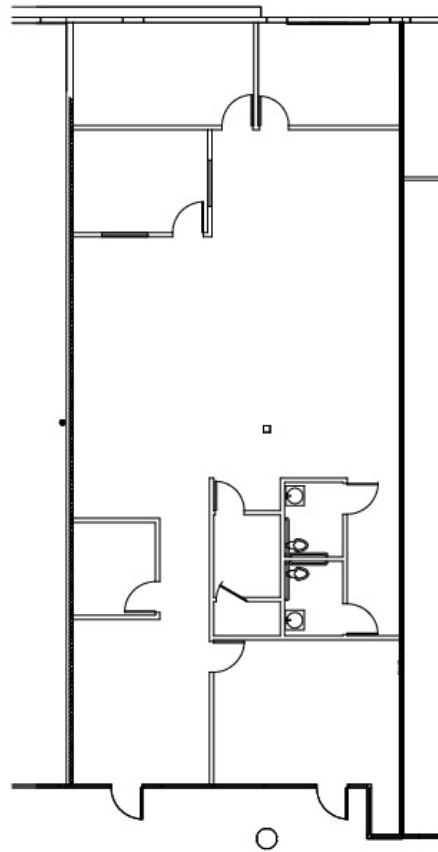




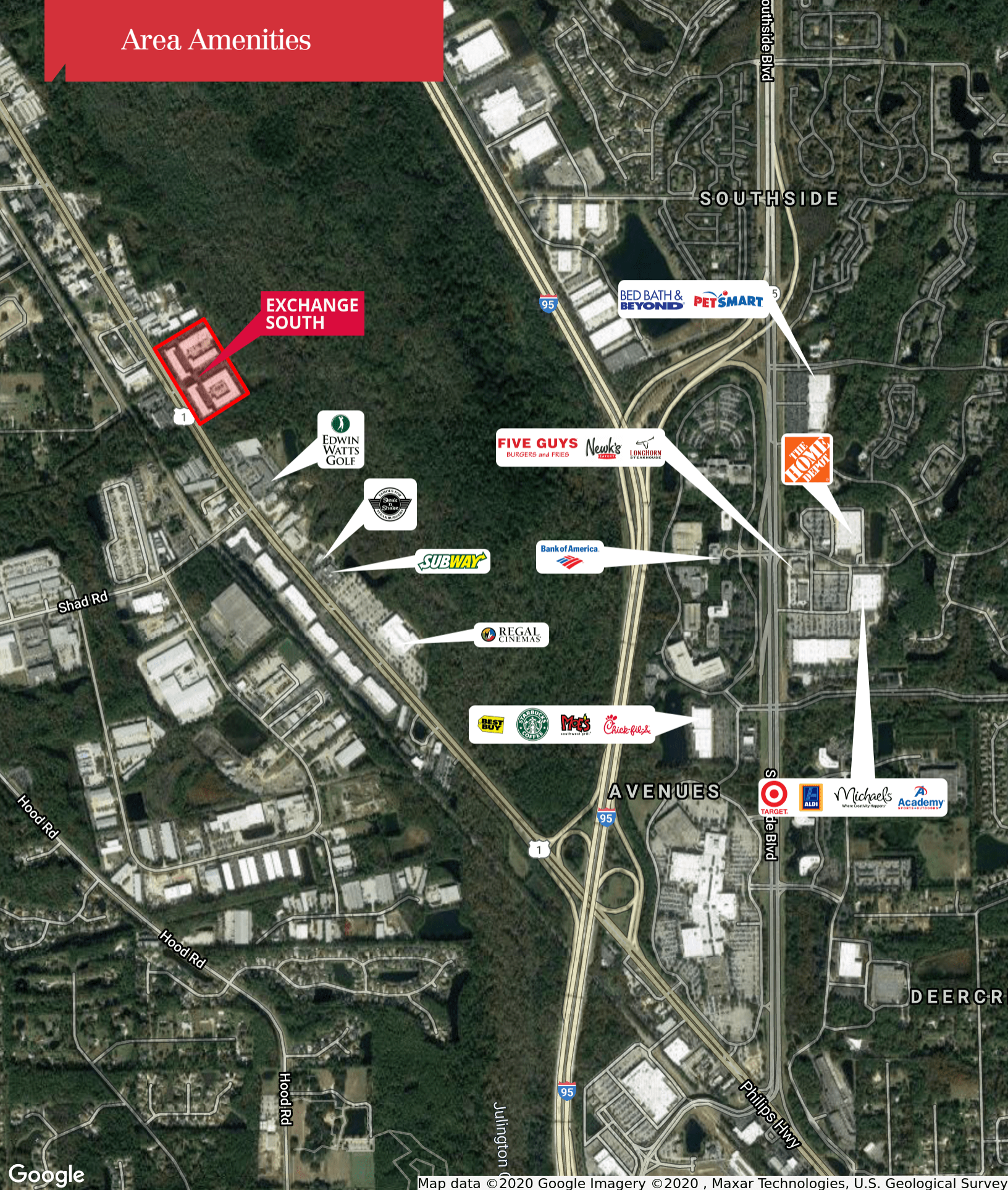
Suite 515  
6,010 SF



Suite 525  
2,747 SF



# Area Amenities



**EXCHANGE SOUTH**

EDWIN WATTS GOLF

STRAW HAT  
SLOAK & SHIBUE  
RESTAURANT

SUBWAY

FIVE GUYS BURGERS and FRIES  
Newk's  
LONGHORN STEAKHOUSE

Bank of America

REGAL CINEMAS

BEST BUY  
STARBUCKS COFFEE  
M&P  
Chick-fil-A

BED BATH & BEYOND  
PETSMART

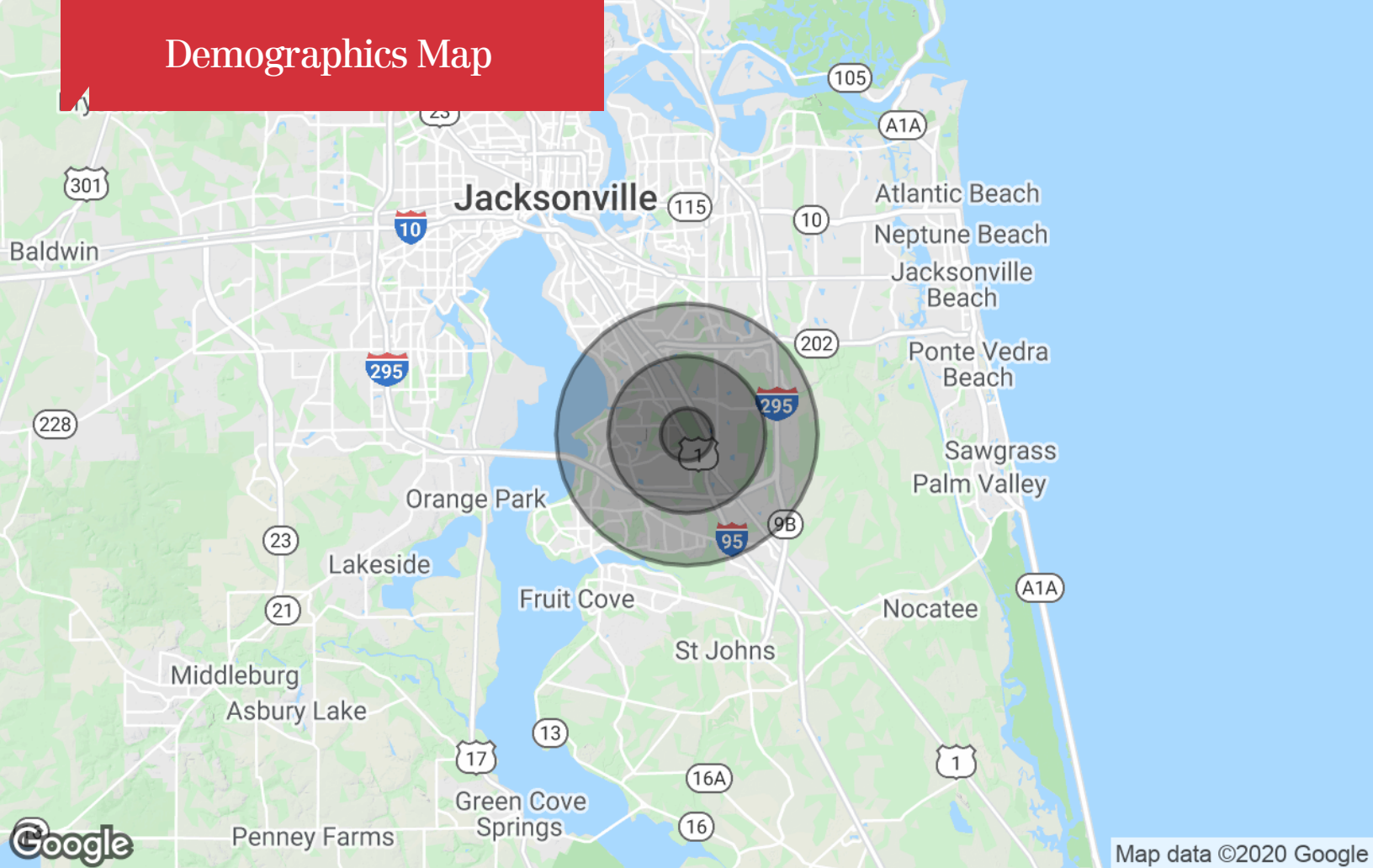
THE HOME DEPOT

TARGET  
ALDI  
Michaels  
Academy

Google

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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,405	63,321	139,897
MEDIAN AGE	32.0	33.2	35.6
MEDIAN AGE (MALE)	31.6	32.8	34.6
MEDIAN AGE (FEMALE)	32.2	34.6	37.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,148	27,100	58,952
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$63,545	\$65,314	\$72,926
AVERAGE HOUSE VALUE	\$233,166	\$238,739	\$269,968

\* Demographic data derived from 2010 US Census