

# Office Condos for Sale

## Morgar Professional Center

14011 Beach Blvd. Jacksonville, FL 32250



### Overview & Location

- Office condominiums located in medical office park with association maintenance
- Final 2 buildings totaling 18,770 sf
- Pre-construction pricing of custom interiors Built-to-Suit
- 2,220 sf units \$499,500; 4,440 sf units \$999,000; 8,986 sf unit \$2,038,000
- Easy ingress and egress with traffic light or Beach Blvd
- Abundance of well-lit parking
- Conveniently located a short distance from Mayo Clinic Hospital
- Surrounded by fast growing commercial and residential neighborhoods
- Close to the beaches @ Lat:30.2890553 Long: -81.44982879999998
- 2017 FDOT traffic count 46,000 VPD

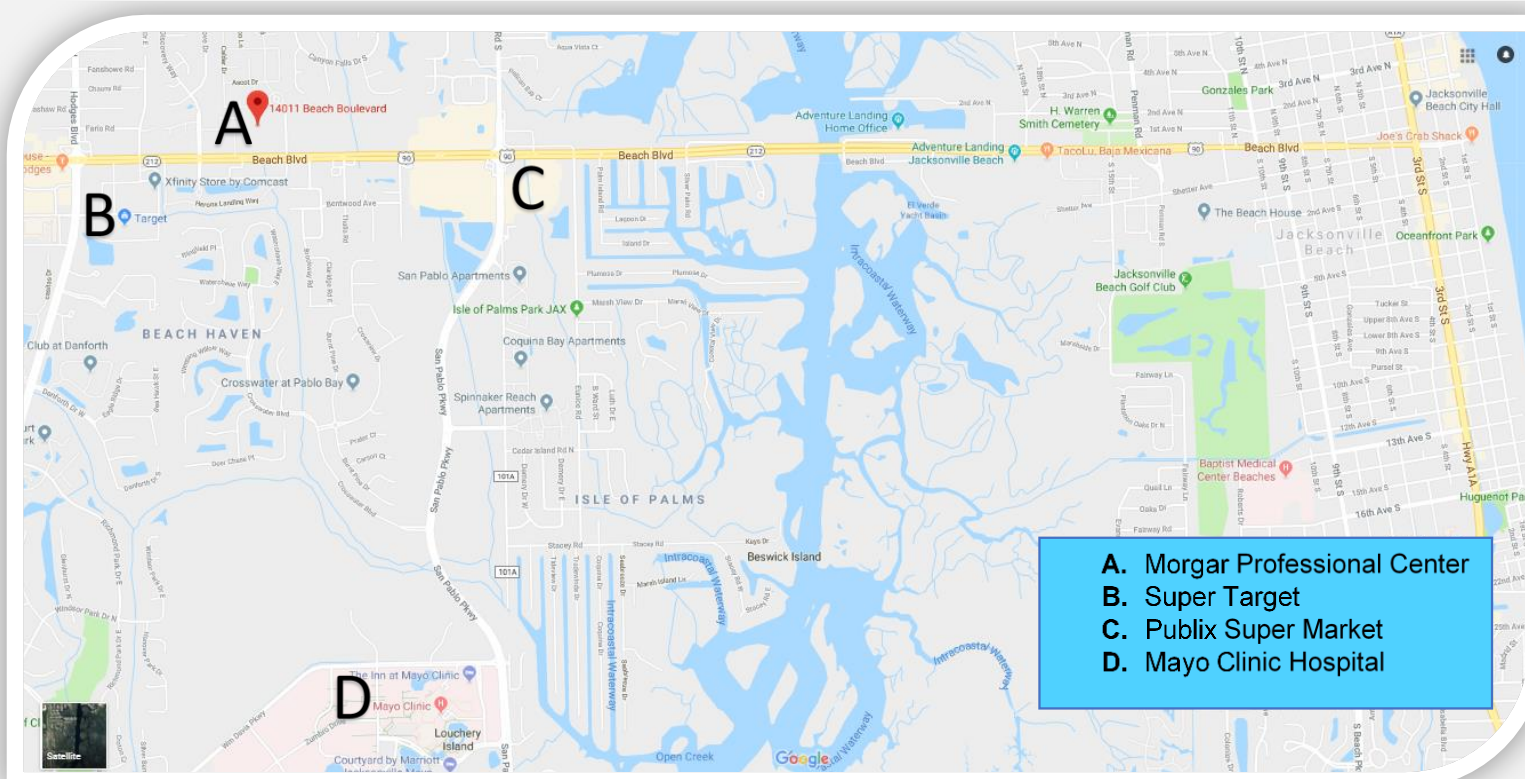


### Metro Capital Properties, LLC

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- A. Morgar Professional Center**
- B. Super Target**
- C. Publix Super Market**
- D. Mayo Clinic Hospital**

| Demographics                     | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|----------------------------------|---------------|---------------|---------------|
| <b>2017 Estimated Population</b> | 10,550        | 67,417        | 159,274       |
| <b>2022 Projected Population</b> | 11,222        | 71,629        | 169,831       |
| <b>2017 Avg Household Income</b> | \$93,006      | \$94,746      | \$92,796      |
| <b>2017 Estimated Households</b> | 4,253         | 27,279        | 62,950        |
| <b>2022 Projected Households</b> | 4,519         | 28,956        | 67,097        |

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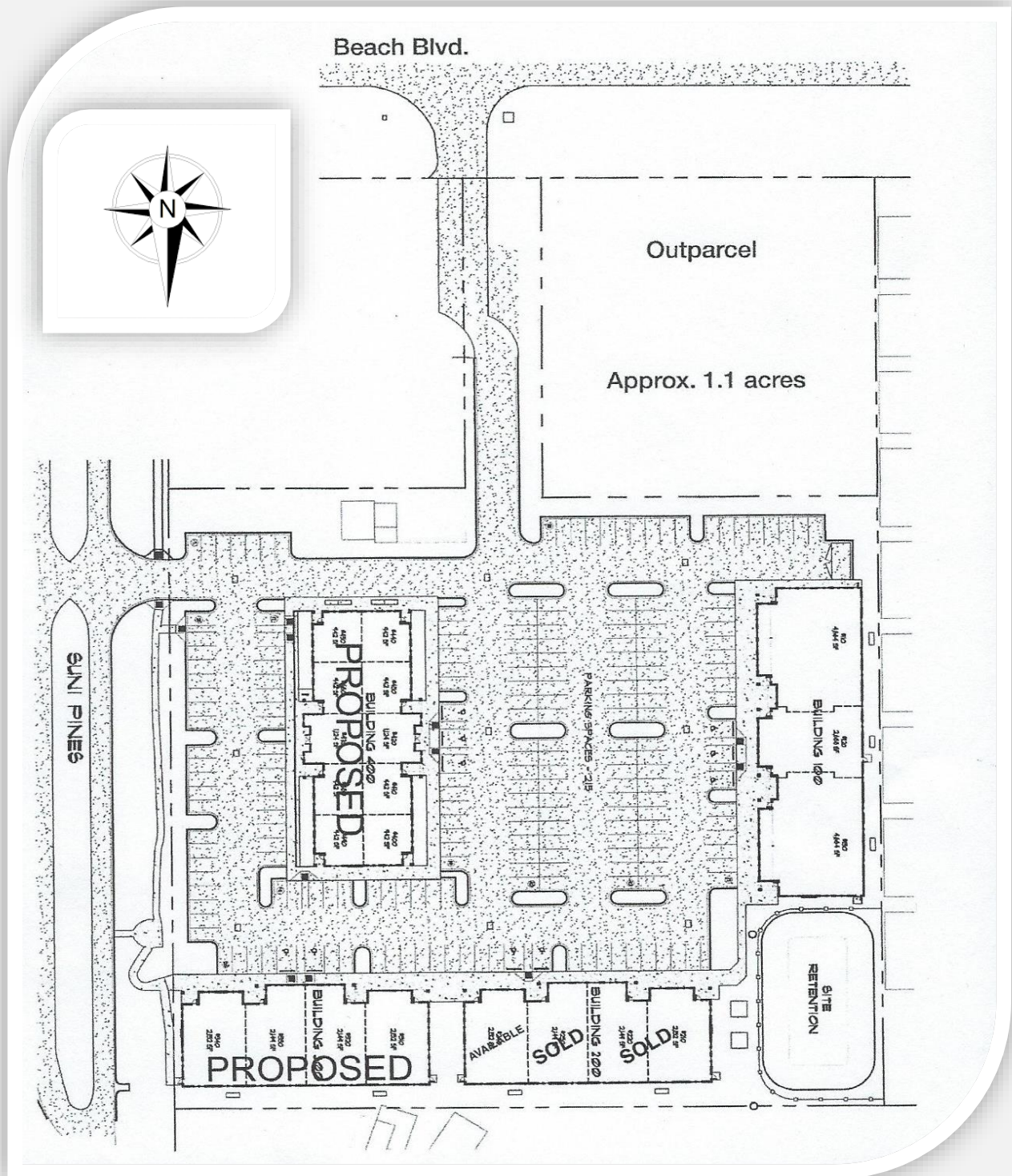
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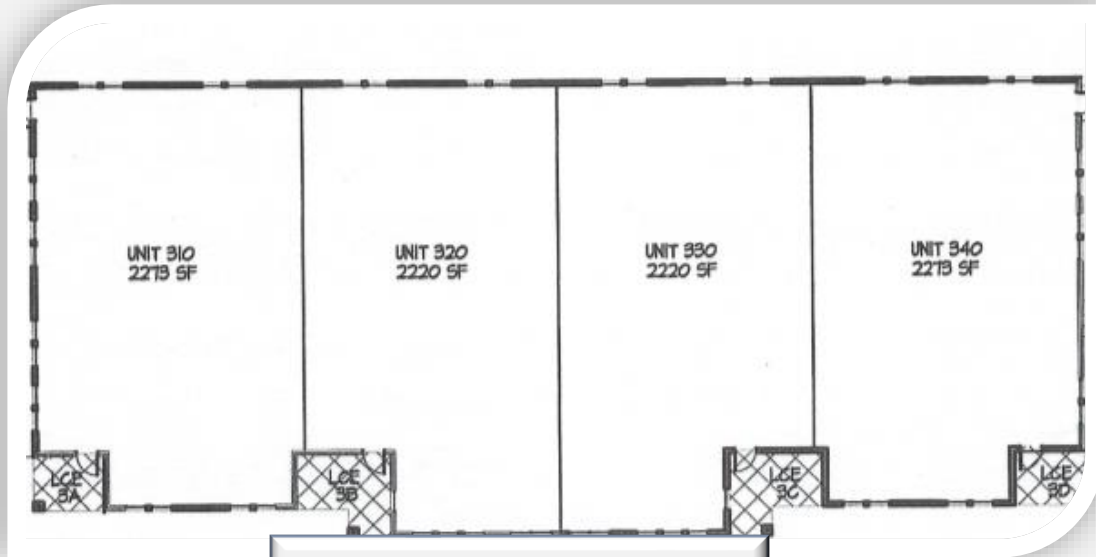
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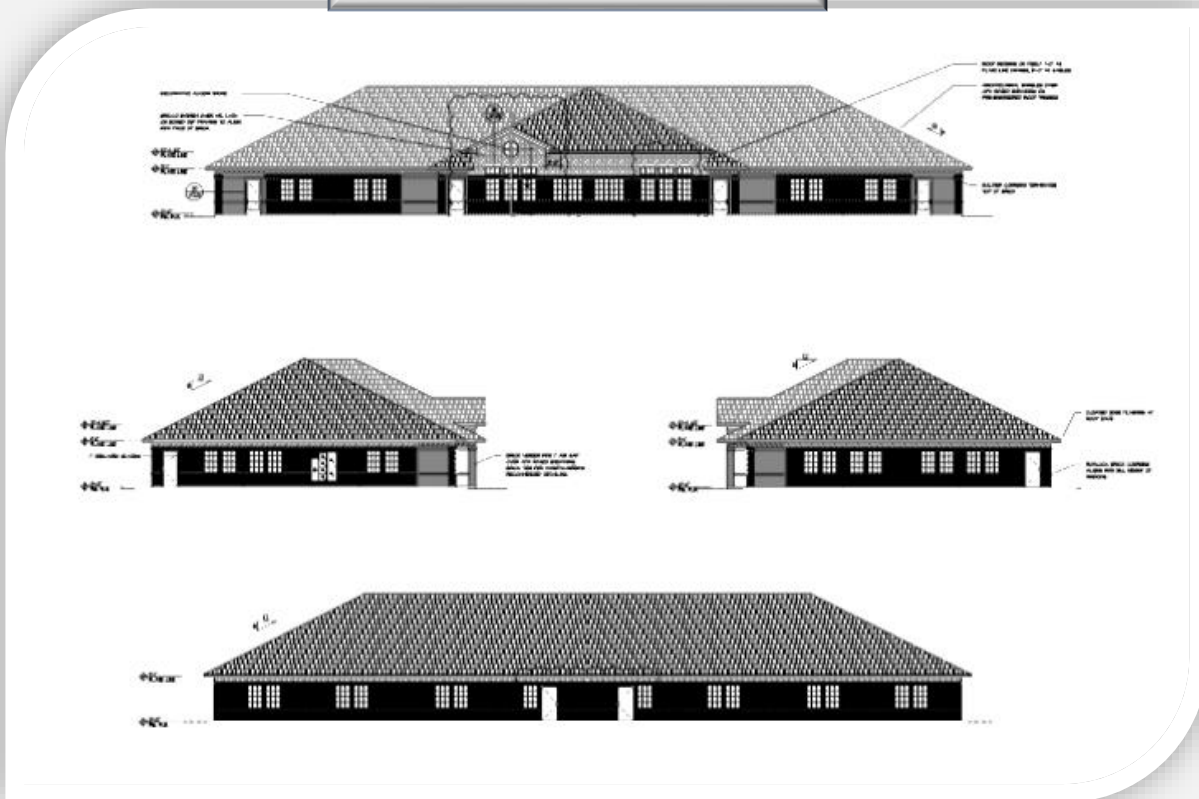
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Morgar Professional  
Center  
Building 300  
8986 sf



Typical Elevation



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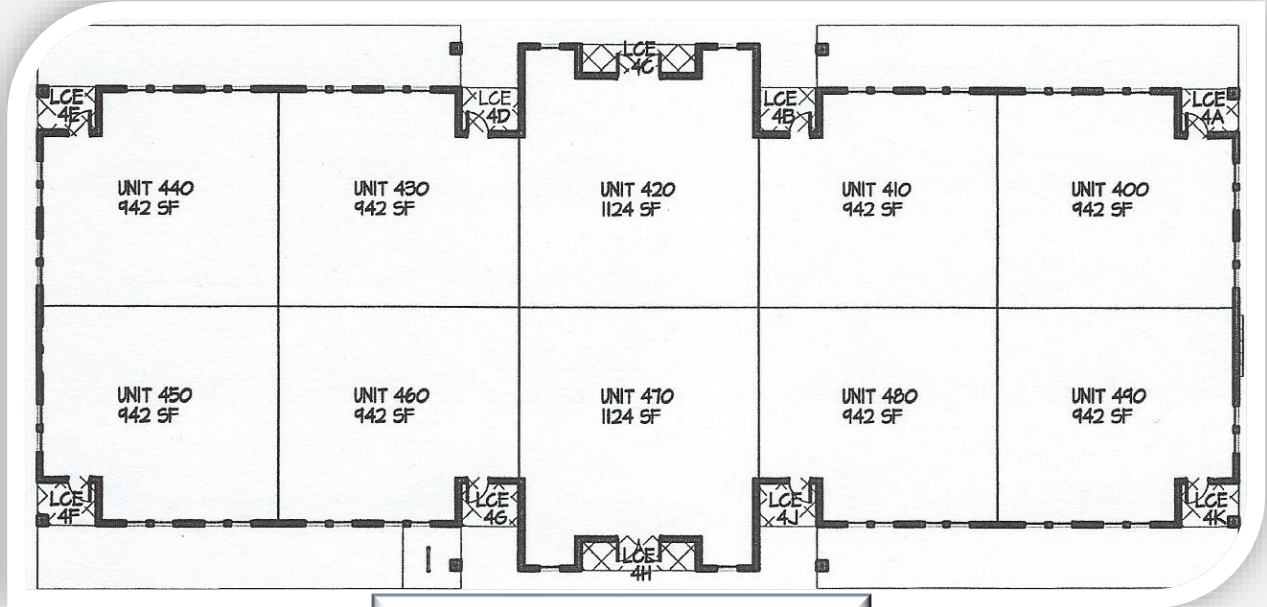
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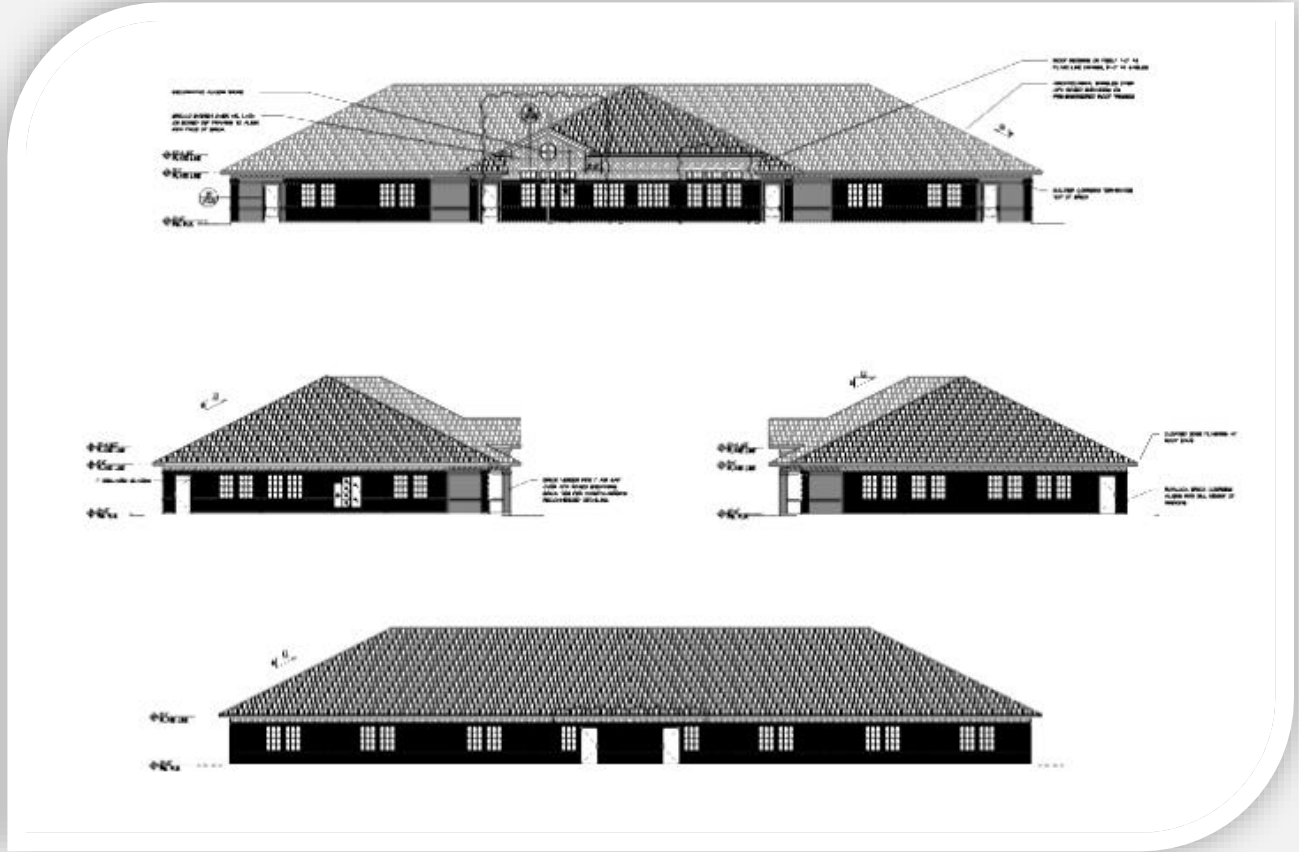




Morgar Professional Center  
 Building 400  
 9784 sf



Typical Elevation



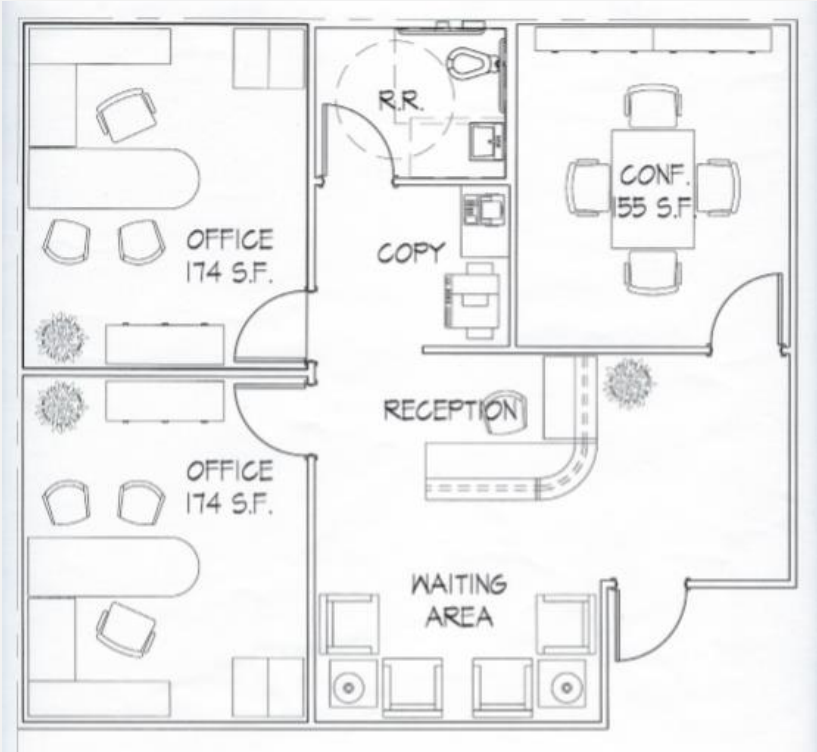
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# Morgar Professional Center



Typical 942 sf floor plan

Typical 2,000 sf per side floor plan



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# Welcome to Morgar Professional Center

Take advantage of this unique opportunity to own your office building. Now accepting reservations. Construction is to start soon in the Morgar Professional Center, an office condominium development on Beach Blvd between Hodges Blvd and San Pablo Parkway. This medical office community is surrounded by major shopping centers with national anchors such as Target Superstore, Walmart, and Publix. Within easy walking distance or a short drive to many retailers, restaurants, banking institutions, suppliers, and close to Mayo Clinic Hospital, this medical community development has practically all the support you need for your office.

With guidance from the developer and his seasoned professional design/build team you and your staff will have the comfort of knowing that the custom design of your new office will be constructed to your specifications. Units are expected to be delivered for occupancy in the Summer of 2019.

Exceptional quality features include brick veneer, architectural roof shingles, vinyl ventilated eaves and fascia, 9' interior walls with textured knock down ceilings, surface mounted light fixtures, commercial grade flooring, interior trim & doors, energy saving packages & much.

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