



Office Building **For Lease**

JACKSONVILLE, FL 32256

8000 & 8001 BELFORT PARKWAY

ERIC RAMIREZ

904.502.6450

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VASHA CARTER

202.905.8578

vcarter@svrcom.com

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	86,000 SF
Available SF:	
Lot Size:	
Year Built:	1998

PROPERTY OVERVIEW

This property consists of 2 buildings located within a master planned 65 acre business park with lake views. Belfort Parkway is located at the major intersection of I-95 and JTB providing easy access. Parking is located in front and back of both buildings with a parking ratio of 5/1000.

PROPERTY HIGHLIGHTS

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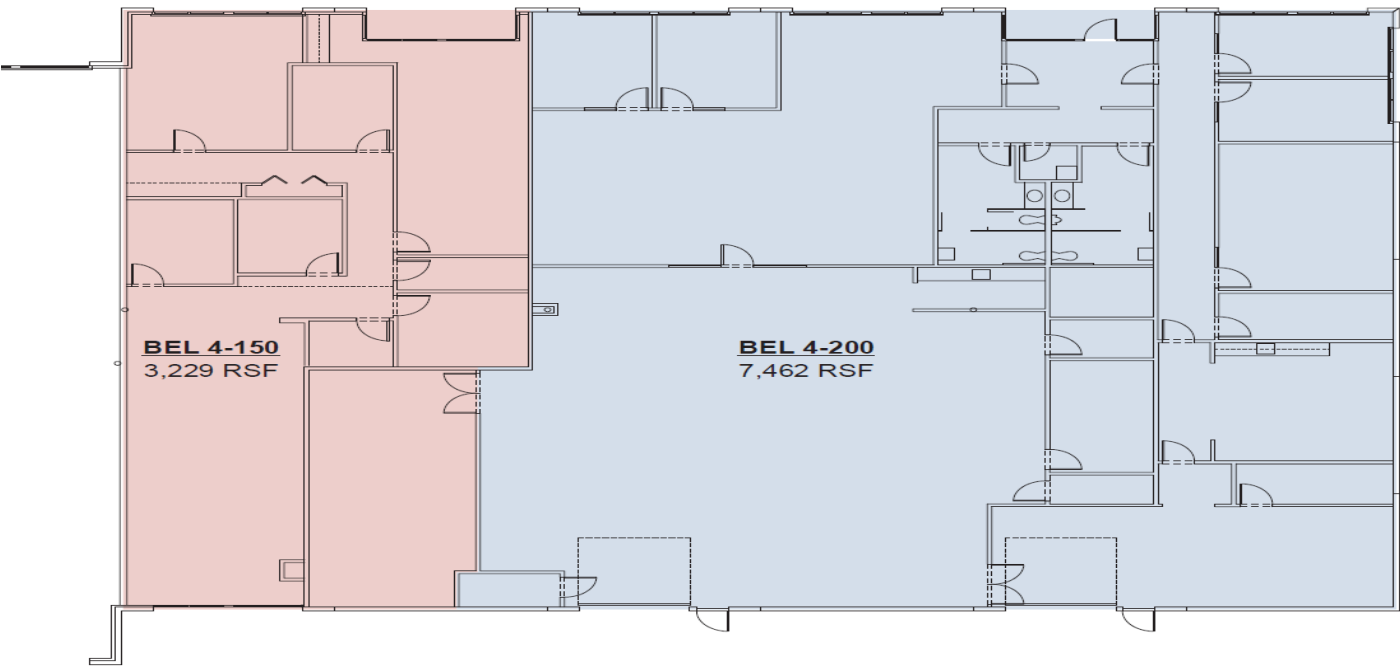
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LEASE TYPE		-	TOTAL SPACE	-	LEASE TERM	NEGOTIABLE	LEASE RATE	NEGOTIABLE
SUITE	TENANT		SIZE (SF)		LEASE TYPE		LEASE RATE	DESCRIPTION
150	-		3,229 SF		NNN		\$11.00 SF/yr	-
200	-		7,462 SF		NNN		\$11.00 SF/yr	-
120	-		9,000 SF		NNN		\$11.00 SF/yr	-

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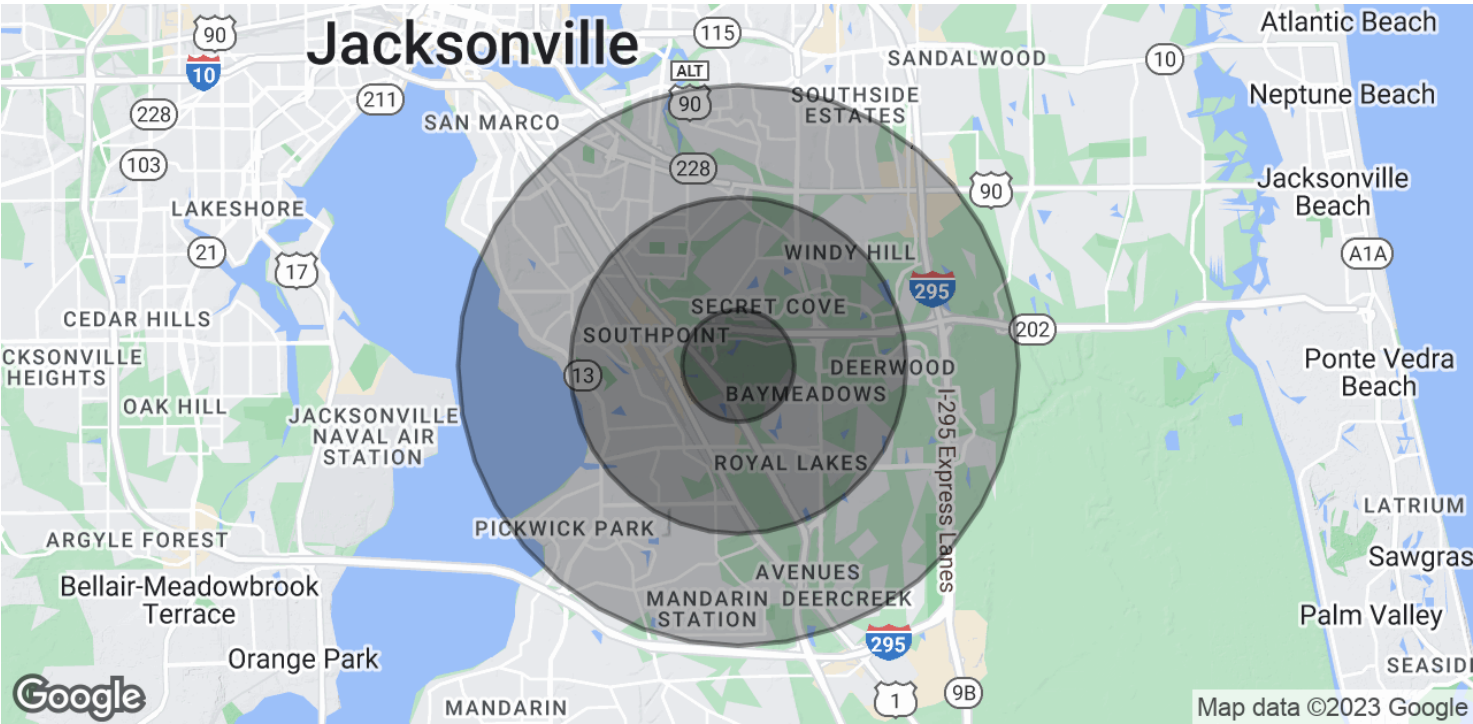


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,570	61,125	166,207
Average age	34.6	34.1	34.5
Average age (Male)	33.0	32.6	33.2
Average age (Female)	37.3	36.3	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,300	26,726	69,728
# of persons per HH	2.0	2.3	2.4
Average HH income	\$60,108	\$61,257	\$64,427
Average house value	\$210,697	\$232,959	\$244,336

* Demographic data derived from 2020 ACS - US Census

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