

300 West Adams Street

Jacksonville, Florida 32202



Offering
Summary
\$3,250,000



34,781 SF
Downtown Office Building

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Property Description

- › Address: 300 West Adams Street
Jacksonville, FL 32202
- › Building Size: 34,781 SF
- › Land Area: 0.67 acres
- › Zoning: CCBD
- › Year Built/Renovated: 1927/1999
- › Current Occupancy: 75.9%

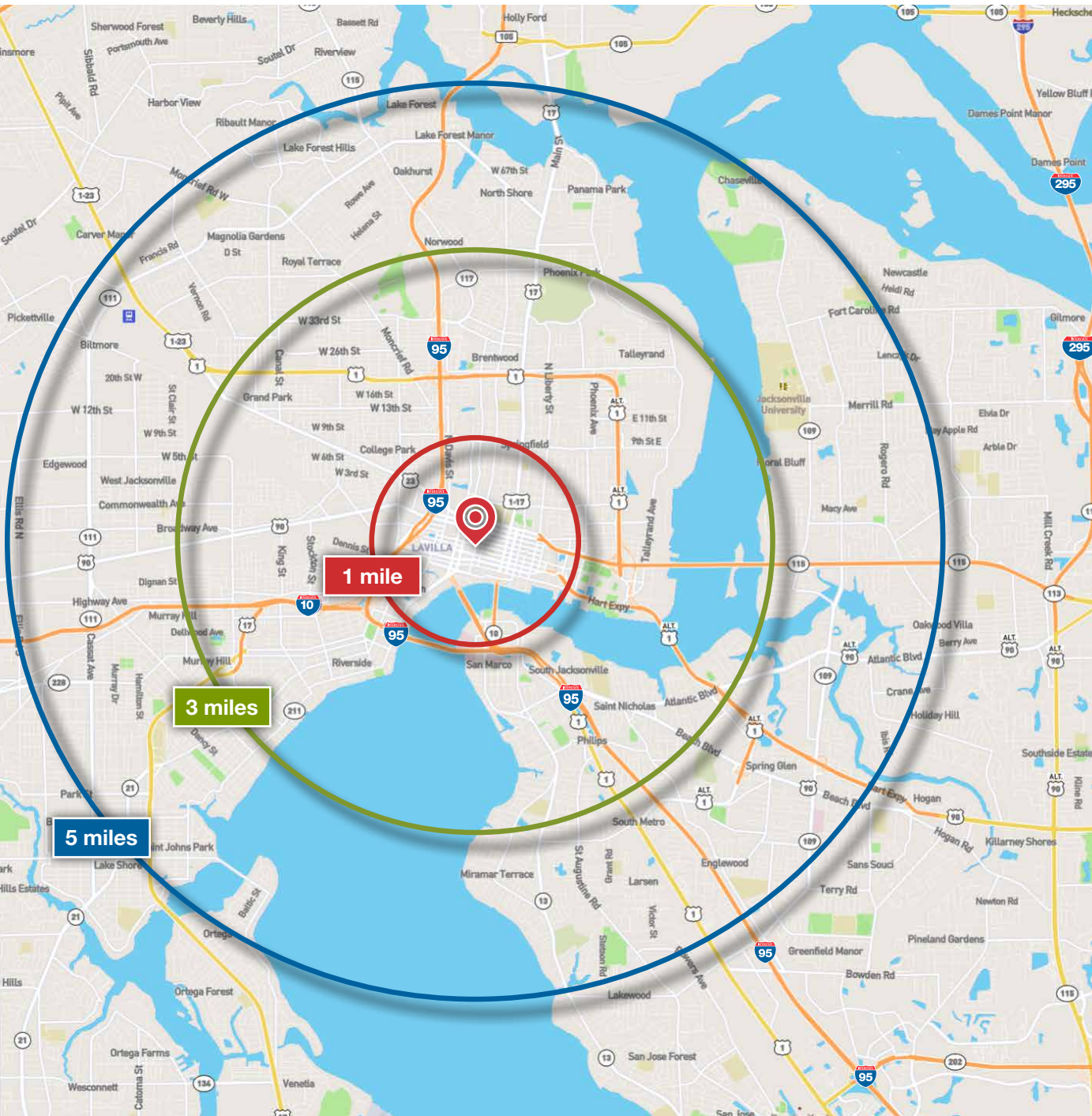
Demographic Overview

Population

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2016 Estimate	12,315	77,689	198,875
2021 Projection	12,923	81,399	208,417
Growth 2016-2021	4.94%	4.78%	4.80%
Average Age	41.4	38.6	38.5

Households

2016 Estimate	4,129	32,063	81,847
2021 Projection	7.41%	5.07%	4.90%
Average HH Income	\$41,857	\$48,839	\$51,734



Investment Highlights

Great Location

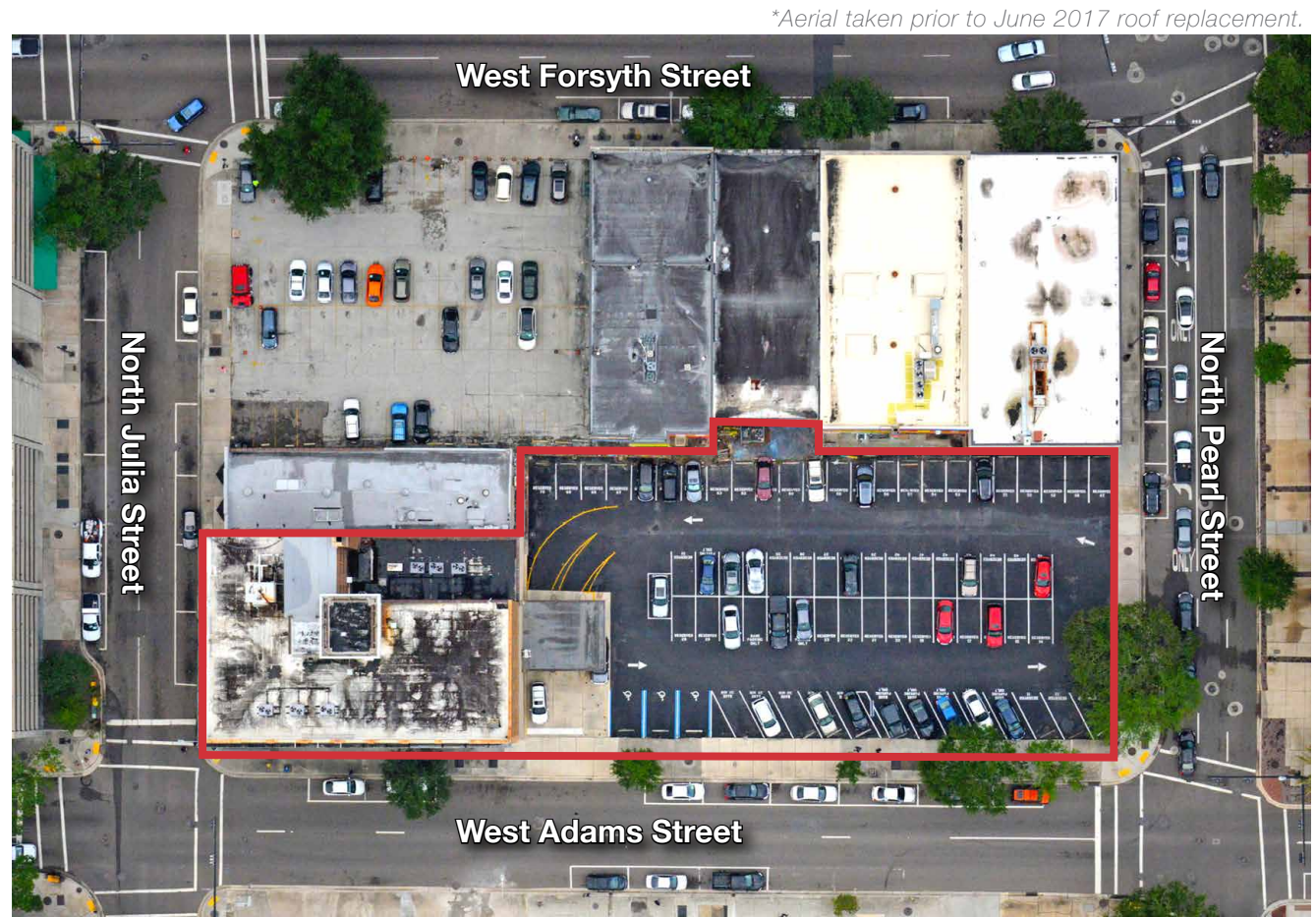
Located in Jacksonville's downtown core, 300 West Adams is within walking distance to the County and Federal Courthouses as well as City Hall and other local government buildings. The property is also walkable to nearby restaurants, amenities and a Skyway stop. Downtown Jacksonville is home to 1,100+ businesses, 8,000 residents, more than 59,000 employees and three Fortune 500 companies.

Value-add Opportunity

With vacancy of nearly 25%, there is an opportunity to increase occupancy to the submarket average of approximately 90%. In addition, with market rental rates of \$19.96/sf for office space in this submarket, the property has the ability to increase rental rates.

Unique Investment Opportunity

300 West Adams has beautiful historic architecture and character with small floor plates that creates ideal space for law firms and other professional companies. The potential also exists to create a commercial condominium and sell individual condo units to these targeted professional firms.



On-Site Amenities

The property features a convenient on-site bank branch with drive thru teller and surface parking lot, both rare in this submarket which creates a significant competitive leasing advantage. The parking lot could also serve as a potential value add development opportunity in the future.

Staggered Rent Roll

With 14 tenants currently in the building, the lease expirations have been strategically staggered over the next 5 years to mitigate turnover risk.

300 West Adams Street Property Aerial



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