

FOR SALE

101 Century 21 Drive

Jacksonville, FL 32216

- › **Size** - 28,208 SF
- › **Year Built** - 1973
- › **Land Area** - 2.9 Acres
- › **Occupancy** - 71%
- › **Zoning** - CCG-2
- › **Visibility** - Atlantic Boulevard
- › **Parking** - 154 spaces
- › **List Price** - \$1,349,000



28,208 SF - 2 Story
Executive Office Suites



For Sale

Offering
Summery

List Price; \$1,349,000

Investment Highlights

For Sale
Office
28, 208 SF



Value-Add Opportunity

With a vacancy of 29%, there is an opportunity to increase occupancy to the submarket average of approximately 90%. In addition, the property is being offered well below replacement cost at under \$48/sf.

Potential For Owner User

The offering gives a buyer the opportunity to own and use the property, which presents potential cost savings and cash flow for the owner. There is also an opportunity to install building signage. The 7,752 sq ft vacancy (Suite 200) is turnkey with furniture in place (see space plan on last page).

Great Location

Located off Atlantic boulevard, the building is proximate to restaurants, amenities and is under two miles from Regency Square Mall. The property draws tenants from all over the city due to its central location.

Diversified Rent Roll

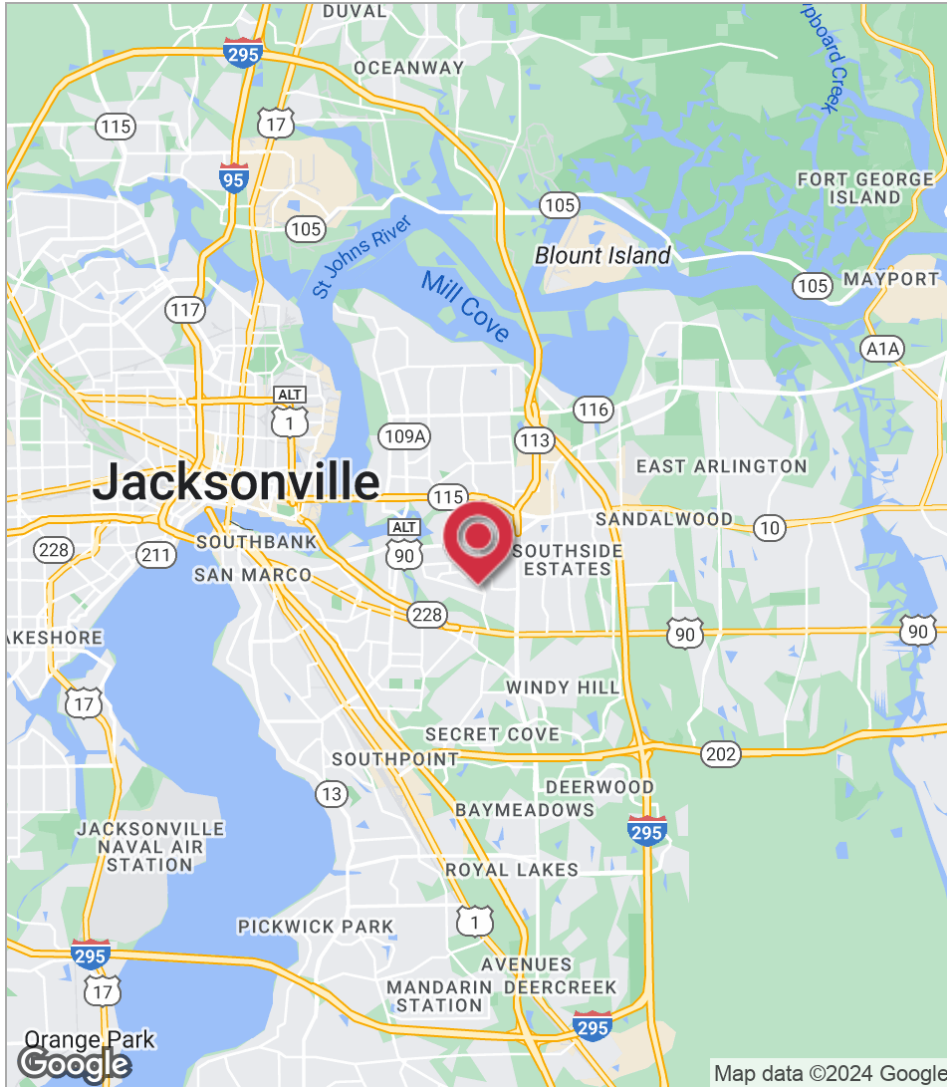
The property has a diversified rent roll with tenants from many different industries; i.e. accounting, real estate, law, health care, logistics and more.

High Quality, Attractive Property

The buildings are well constructed and well maintained. The landscaping features an attractive arrangement of manicured lawn, shrubs, and plants.

Location Maps

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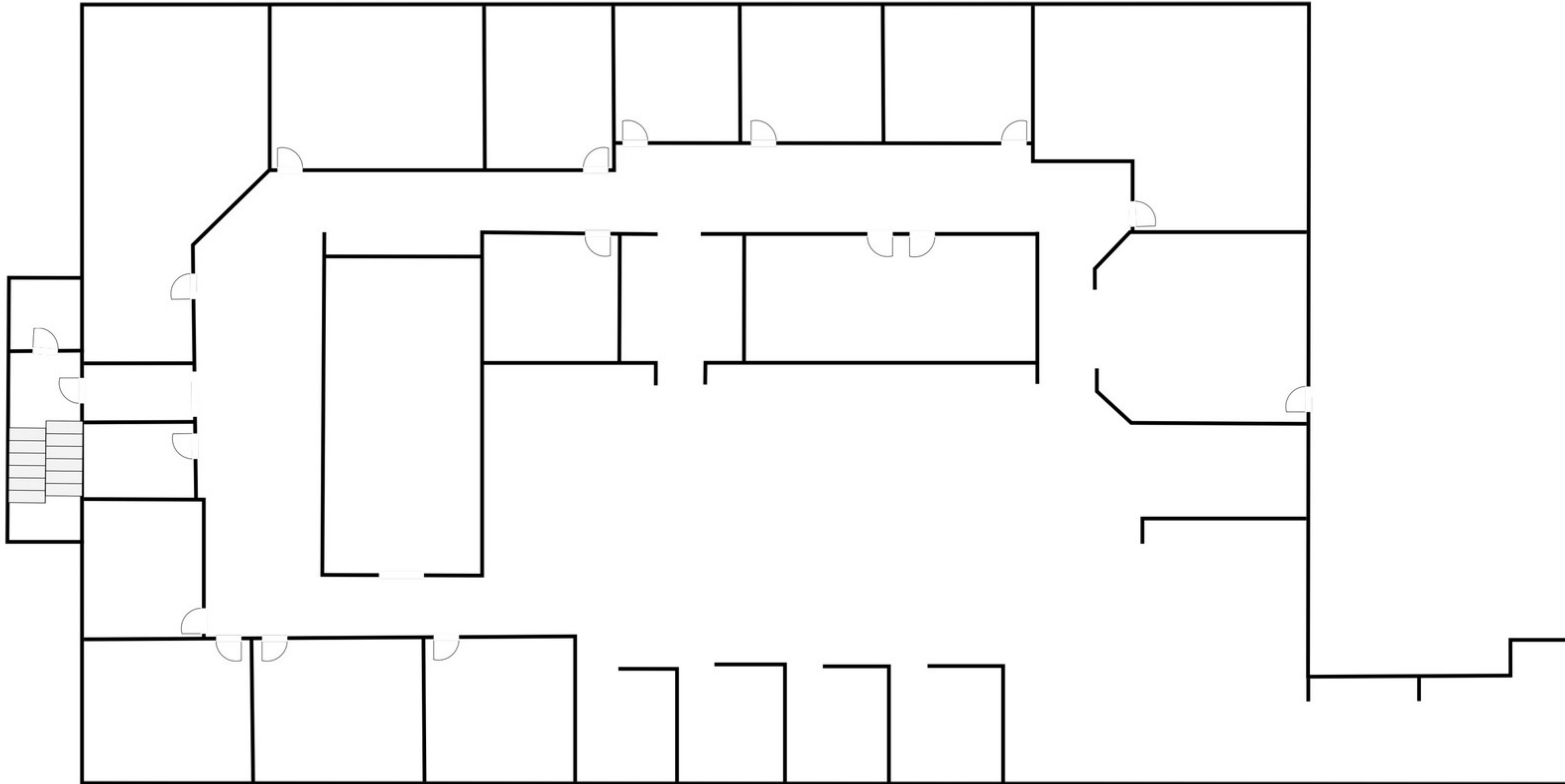


Suite 200 - Space Plan

7,752 Sq Ft

- › Large contiguous block of vacancy in building makes this a great investment opportunity for owner user
- › Move in ready with furniture and phone systems

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For more information:



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