



# Sunbeam Professional Park

4114 Sunbeam Road, Jacksonville, FL 32257



**Alex Minoofar**

Director

904.930.4015

[aminoofar@primerealtyinc.com](mailto:aminoofar@primerealtyinc.com)

**Conrad Boylan**

Director

904.515.2590

[cboylan@primerealtyinc.com](mailto:cboylan@primerealtyinc.com)



# Property Summary



## Property Highlights

- Highly Desirable Mandarin Location
- Ample Parking
- Opportunity for Tenant to select Flooring and various other finishes (Suite 100)
- Built-Out Office, Move in Ready! (Suite 300)

## Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,500 - 5,000 SF
Lot Size:	1 Acres
Building Size:	20,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	906	3,032	6,791
Total Population	1,517	5,169	13,642
Average HH Income	\$66,971	\$68,186	\$76,640

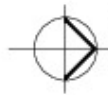
**BUILDING 100**  
at 4114 Sunbeam Road  
Jacksonville, Florida 32257



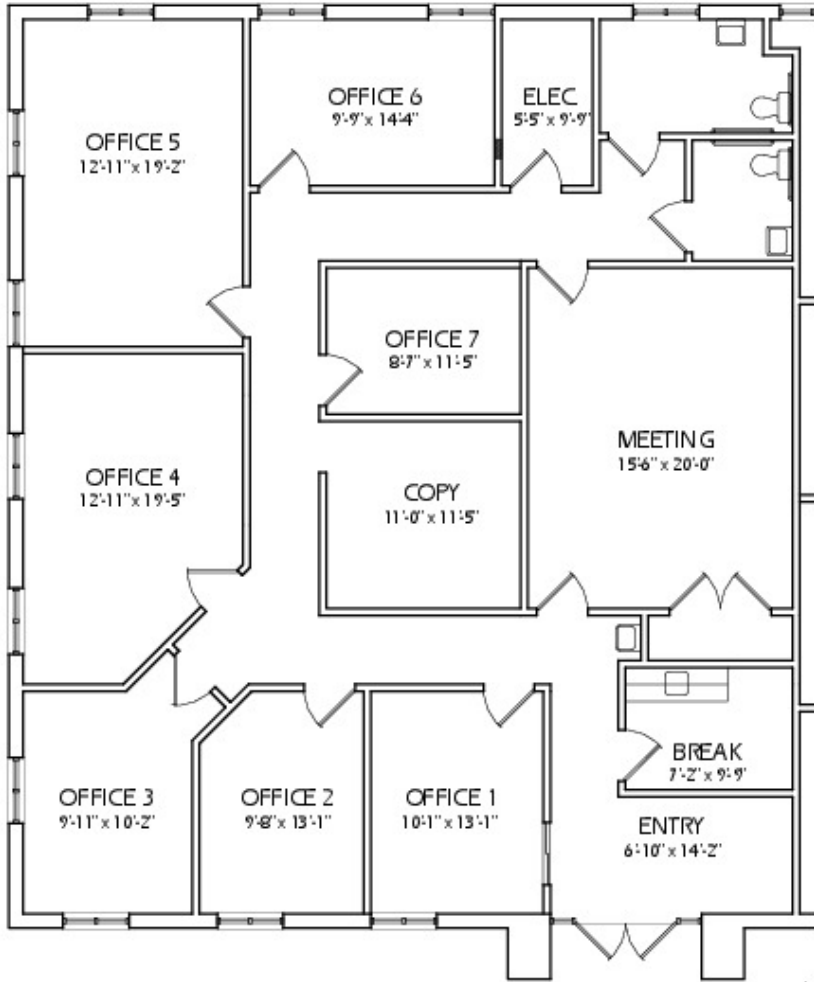
**LANE ARCHITECTURE**  
714 Margaret Street  
Jacksonville, Florida 32204  
904.233.9121  
J. Lane, Reg. No. AR 12719



THIS SUITE



BLDG. 100  
KEY PLAN  
1/8"=1'-0"

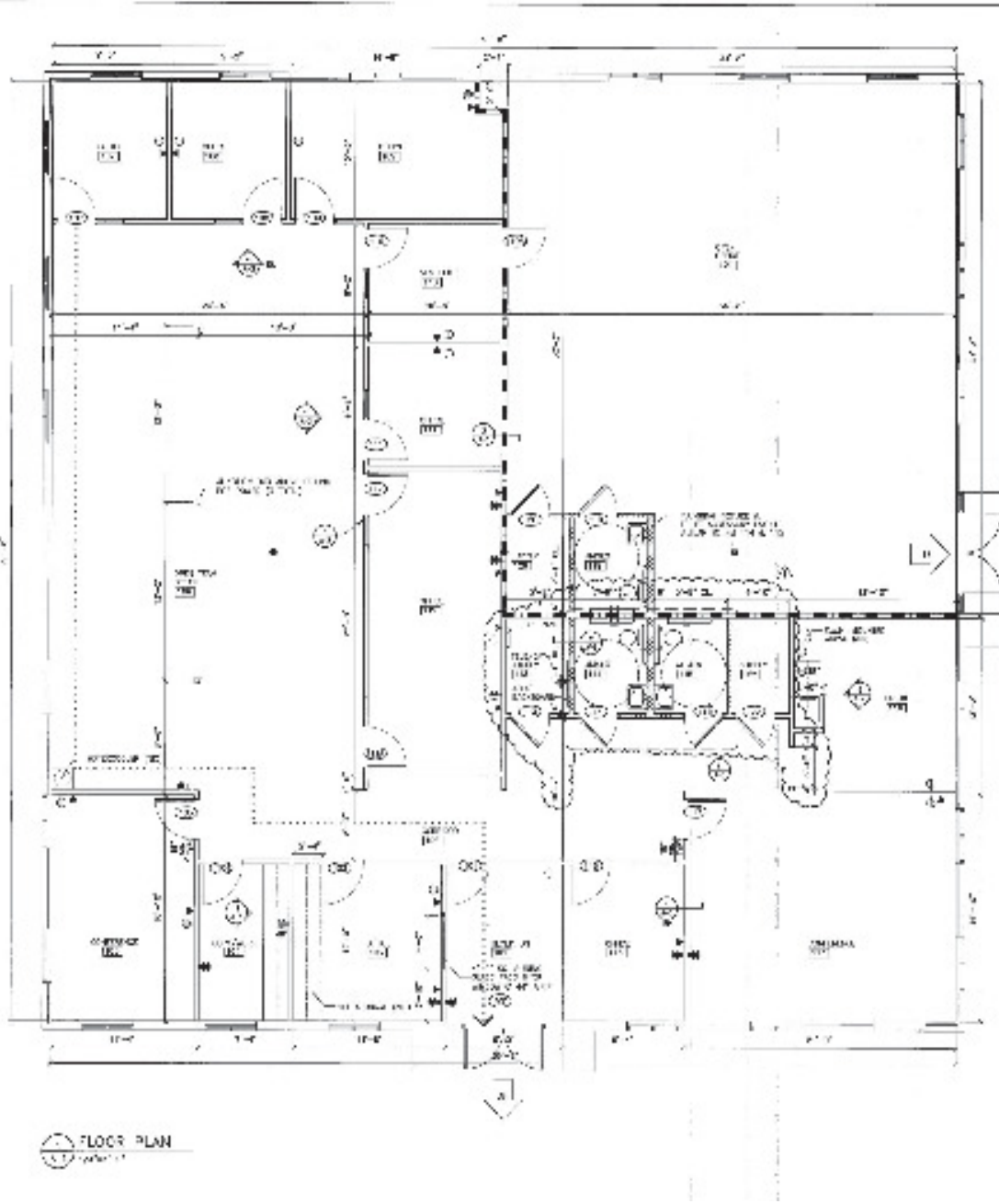


FLOOR PLAN  
1/8"=1'-0"



1 OF 1





# The Location



- Mandarin is a neighborhood located in the southernmost portion of Jacksonville, in Duval County, Florida, United States.
- It is located on the eastern banks of the St. Johns River, across from Orange Park.
- It's a short drive south of Jacksonville's city center, and is bordered by Beauclerc to the north, Julington Creek to the south and St. John's River to the west.
- The mostly residential areas of the Mandarin area are brimming with history and nature and boast some of the most stunning river views in Jacksonville.
- Mandarin is characterized by its magnificent oak trees hung with dramatic Spanish moss and boasts some of the best views of the St. Johns River in greater Jacksonville.
- Once an important river port for shipping oranges and other citrus fruit northward, today Mandarin is a blend of residential areas and shopping centers.



# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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