

Office Spaces for Lease

1,552± SF and 4,430± SF

9570 Regency Square Boulevard, Jacksonville, FL 32225

Colliers

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Colliers

76 S Laura St., Ste 1500

Jacksonville, FL 32202

colliers.com/jacksonville



Property Highlights:

- Currently operating charter school with two spaces to lease
 - Space A 4,430± SF
 - Space B 1,552± SF
- 1.93± acres
- 4-Story - 80,000± SF office building
- Zoned CCG-1: For school & office use
- 140± parking spaces
- JEA - city water and sewer serving property
- Outdoor recreation fields
- Rent: \$16.50/SF Full Service

Photo Gallery



MAP SHOWING BOUNDARY SURVEY OF

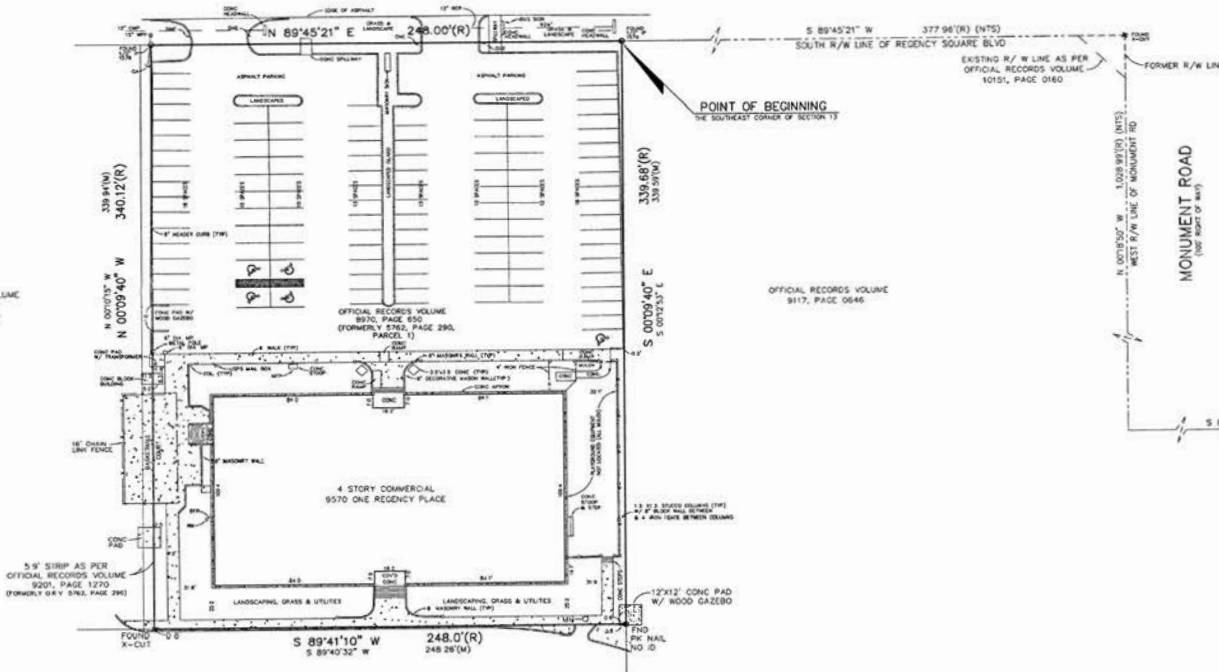
DESCRIPTION PER OFFICIAL RECORDS VOLUME 8970, PAGE 650
 PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE SOUTH 89°41'10" WEST AND ALONG THE
 SOUTH LINE OF SECTION 13, A DISTANCE OF 1,150.02 FEET TO THE WEST RIGHT OF WAY LINE OF MONUMENT ROAD (A 100 FOOT RIGHT OF WAY,
 AS NOW ESTABLISHED), THENCE NORTH 00°09'40" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF MONUMENT ROAD A DISTANCE OF
 1,028.99 FEET TO THE SOUTH RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE
 SOUTH 89°45'21" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD, A DISTANCE OF 377.98 FEET TO THE POINT
 OF BEGINNING, THENCE SOUTH 00°09'40" EAST A DISTANCE OF 339.68 FEET, THENCE SOUTH 89°41'10" WEST A DISTANCE OF 248.0 FEET,
 THENCE NORTH 00°09'40" WEST A DISTANCE OF 340.12 FEET TO THE AFORESAID SOUTH LINE OF REGENCY SQUARE BOULEVARD, THENCE NORTH
 89°45'21" EAST ALONG THE SAID SOUTH LINE OF REGENCY SQUARE BOULEVARD, A DISTANCE OF 248.0 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO
 AM SOUTH BANK
 FIRST AMERICAN TITLE INSURANCE COMPANY
 ROGERS TOWERS, P.A.
 H.C.M.C. PROPERTIES, INC.

REGENCY SQUARE BLVD.
 (100' RIGHT OF WAY)



OFFICIAL RECORDS VOLUME
 7736, PAGE 1141
 FORMERLY D.R.V. 5762,
 PAGE 189, PARCEL 21



OFFICIAL RECORDS VOLUME
 10151, PAGE 0160

ABBREVIATION	DEFINITION
(M)	MEASURED
(R)	RECORD
(TYP)	TYPICAL
BFP	BACK FLOW PREVENTER
BUS	BUS SIGN
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COVD	COVERED
DA	DIAMETER
DNE	DO NOT ENTER
DNE	DO NOT ENTER SIGN
GA	GLY ANCHOR
INV	INVERT
MB	MAIL BOX
MFP	METAL FLAG POLE
MP	METAL POST
MP	METAL POLE
O.R.V.	OFFICIAL RECORDS VOLUME
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
USPS	UNITED STATES POSTAL SERVICE
WM	WATER METER
WPP	WOOD POWER POLE
R/W	RIGHT OF WAY

SURVEYOR'S NOTES

- NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED IF IT IS POSSIBLE THERE ARE RECORDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
- THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
- ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
- UNDERGROUND PORTION OF FOUNDATION/PIESTER NOT LOCATED.
- ALL BUILDING FEES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

CHARLES BASSETT & ASSOCIATES, INC.

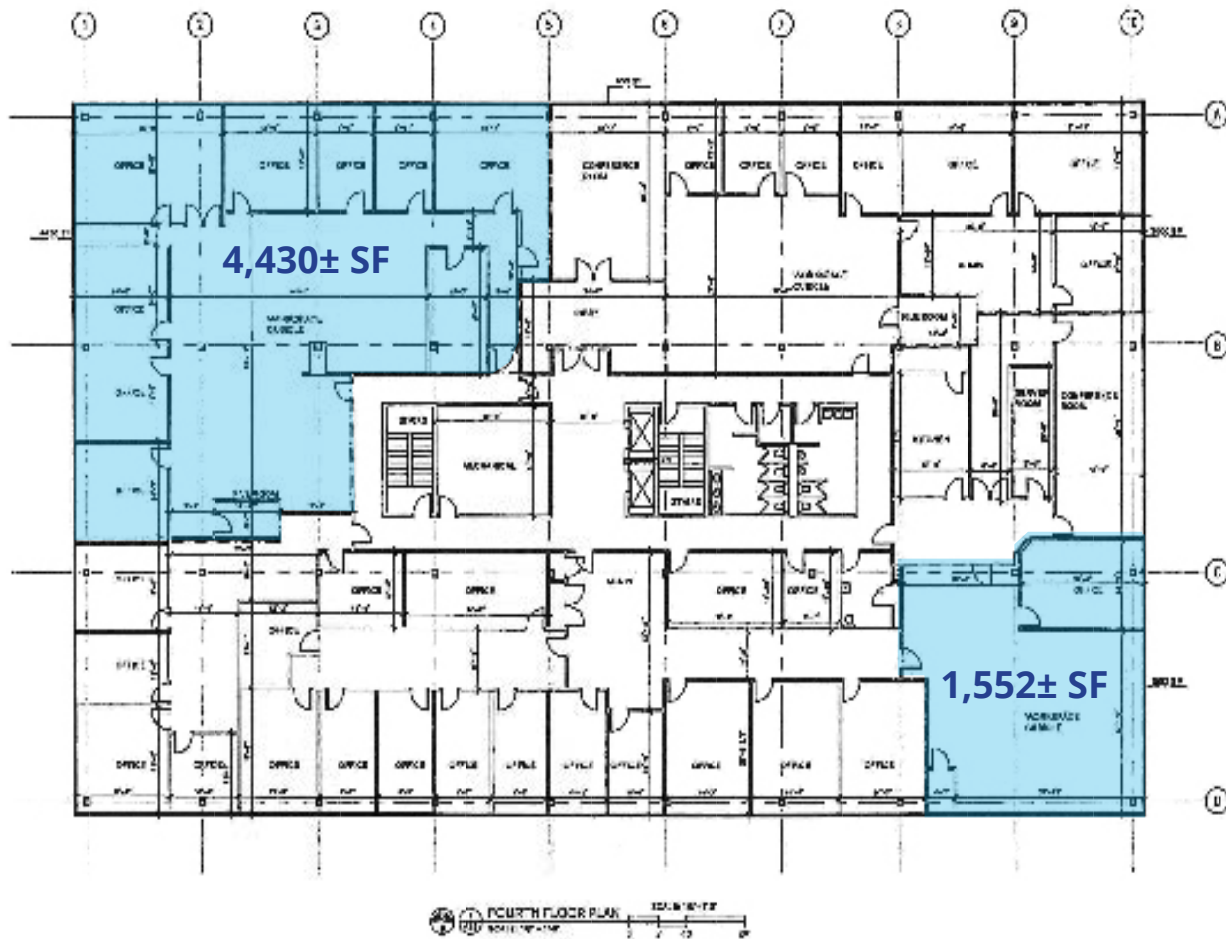
LAND SURVEYORS - LICENSED
 200 CENTURY 21 DR - JACKSONVILLE, FLORIDA - 32216 - PHONE (904) 724-9433

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

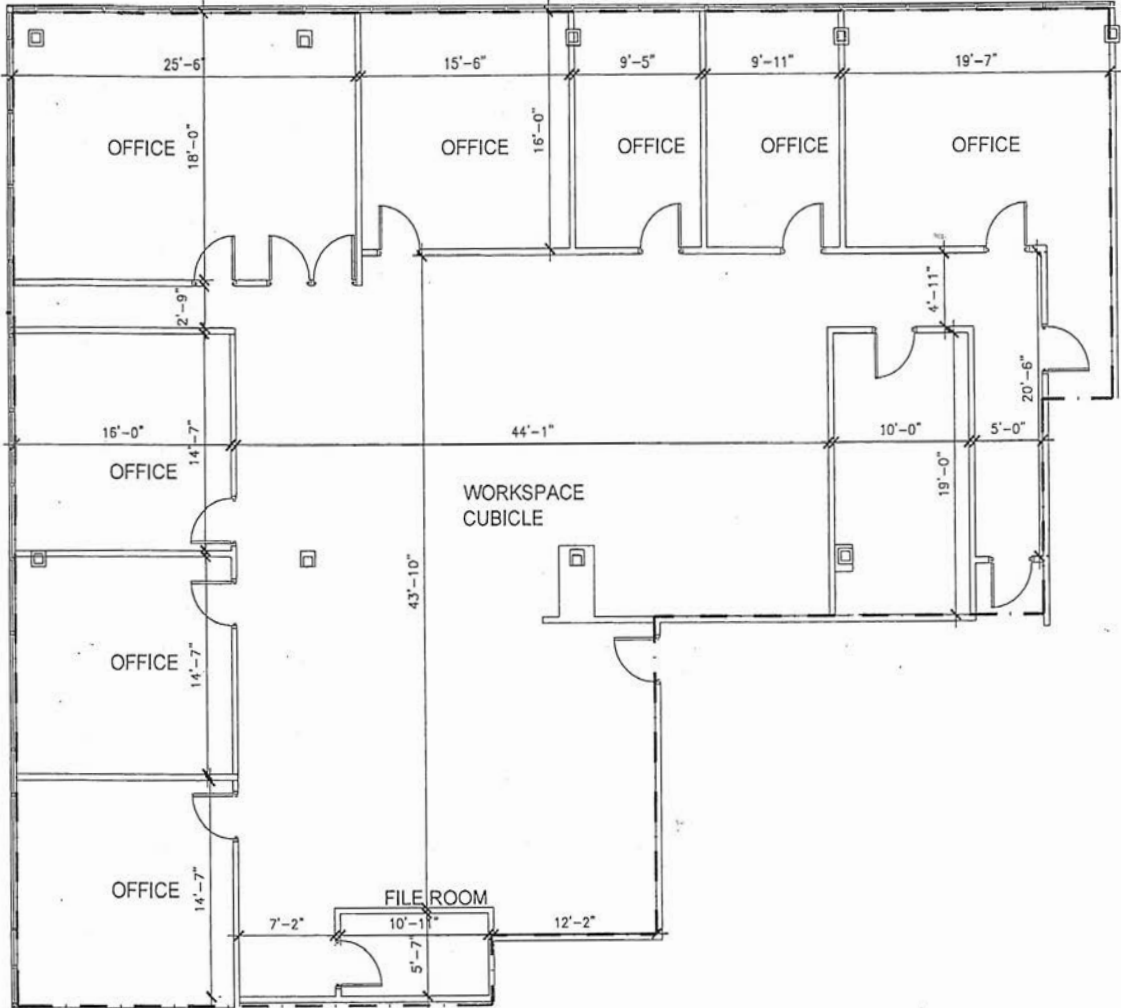
DATE: MAR 28, 2011
 TIME: 11:30 AM
 PLACE: JACKSONVILLE, FLORIDA

CHARLES BASSETT & ASSOCIATES, INC.
 200 CENTURY 21 DR - JACKSONVILLE, FLORIDA - 32216 - PHONE (904) 724-9433
 DATE: MAR 28, 2011
 TIME: 11:30 AM
 PLACE: JACKSONVILLE, FLORIDA

Fourth Floor Plan

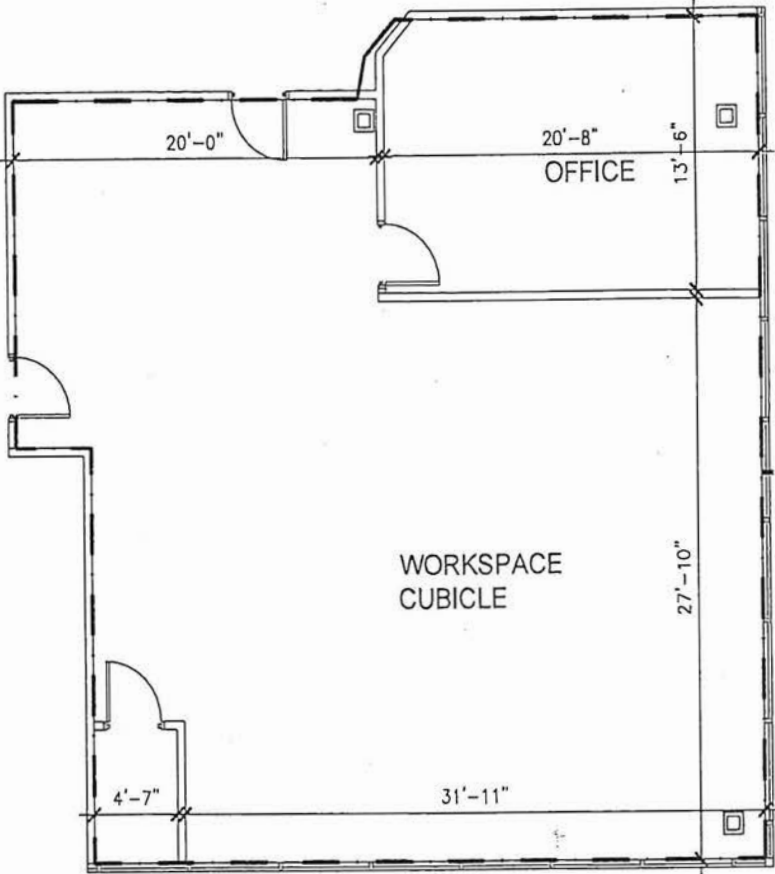


Space A



4,430 SQ FT

Space B



1,552 SQ FT

Aerial

Colliers

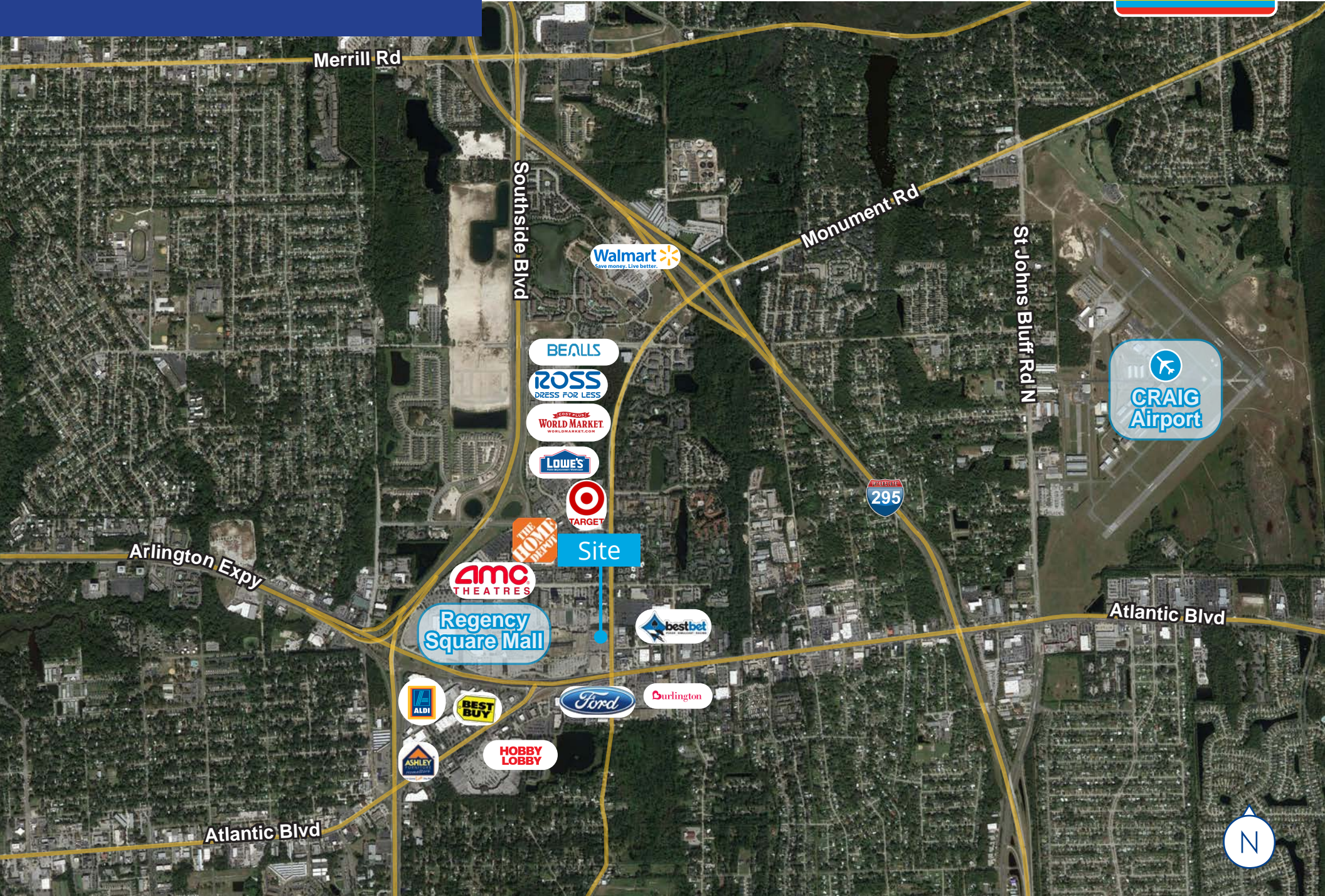


Regency Square Blvd

7723



Trade Area



Merrill Rd

Southside Blvd

Monument Rd

St Johns Bluff Rd N

Arlington Expy

Atlantic Blvd

Atlantic Blvd

Walmart

BEALLS

ROSS
DRESS FOR LESS

WORLD MARKET

Lowe's

Target

THE HOME DEPOT

Site

AMC THEATRES

Regency Square Mall

bestbet

ALDI

BEST BUY

Ford

Burlington

ASHLEY FURNITURE

HOBBY LOBBY

CRAIG Airport

295



The main image shows the exterior of a large, modern, multi-story office building with a green roof and many windows. Palm trees and an American flag are visible in the foreground. A blue semi-transparent box is overlaid on the right side of the image, containing the address.

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