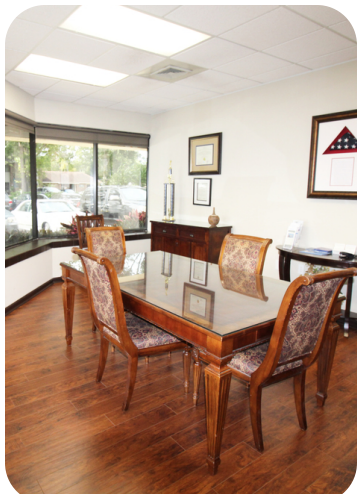




2,548 SF
OFFICE SPACE
FOR LEASE

4811 Atlantic Blvd
Jacksonville, FL 32207



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Nocatee Certified



Property Details & Highlights



APN	129559-0050
Lease Rate	\$16.00 PSF (Full Service)
Office Size	2,548 SF
Lot Size	0.75 Acres
Building Class	B
Parking	Ample

Prime Realty is pleased to present a suite for lease on the first floor of a three-story, multi-tenant, class B professional office building conveniently located at 4811 Atlantic Blvd. This stunning office space is highly visible with frontage on Atlantic Blvd, which experiences high traffic counts of over 29,000 VPD! Settled in the southside sub-market and in close proximity to the Hart Bridge, enjoy easy access to and from Downtown Jacksonville.

- Turnkey Office space
- Located on the first floor
- Full service includes janitorial services
- Monument signage
- Ample on site parking
- Reception area, multiple offices, and built in work stations
- Frontage on Atlantic Blvd (29,000 VPD)
- 6 Built in Office work stations

Property Aerial View



Interior Photos



Downtown Jax | Development Plans



Projects range from modern, market-rate residential developments, riverfront enhancements, new bike-friendly amenities to the massive, multi-phase reconfiguration of the Shipyards. Each serves to improve the downtown experience in a different way.

JACKSONVILLE SHIPYARD ENTERTAINMENT COMPLEX DEVELOPMENT

Iguana Investments Florida, which is controlled by Jacksonville Jaguars owner Shad Khan, views the shipyards and Metropolitan Park as a way to connect downtown with the sports complex. At full build-out, there would be 150,000 to 250,000 square feet for stores and restaurants and 200 to 500 hotel rooms. It would have 300 to 500 apartments, plus 300,000 to 500,000 square feet of office space.

LAURA STREET TRIO

The Laura Street Trio is comprised of the Florida Life Building and the Bisbee Building, plus a third structure, the Old Florida National Bank or Marble Bank. Built after the Great Fire of 1901, which reduced much of the downtown landscape to smoldering ruins, the trio is considered architecturally significant despite years of deterioration.

PLANNED PARKING GARAGE

A planned six-level parking garage with 685 parking spaces will provide parking for the Barnett Bank building and the Laura Street Trio once the restoration of the buildings is complete. six level parking garage will have 696 parking spaces and 5,000 square feet of street level retail. Due to an agreement with the Downtown Investment Authority, the 70 foot tall garage will have retail on the Laura Street side only because the city believes it is the most important street for pedestrian activity.



2021 Demographics

1 Mile

3 Miles

5 Miles

2021 Population

5,982

83,196

212,489

Predicted 2026 Population

6,105

88,850

225,646

Average Household Income

\$64,255

\$62,927

\$65,144

Median Household Income

\$40,940

\$42,921

\$45,930

Median Age

37.3

39.5

38.8

LIFESTYLE SEGMENT

38.9

Median Age: 37.3

LIFESTYLE SEGMENT

\$64,255

Average Household Income

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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