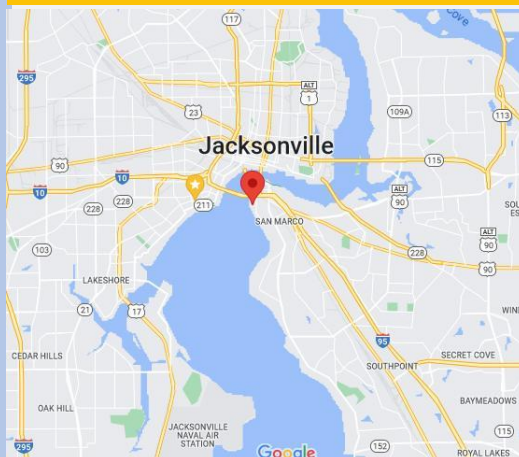


FOR SALE

SAN MARCO PROFESSIONAL OFFICE

1449 Palm Avenue
Jacksonville, Florida 32207

- **Location:** San Marco – SEC Phillips & Palm
- **Main Building Size:**
 - 1st Floor: 1,360+- SF
 - 2nd Floor: 1,360+- SF
 - Estimated Total Conditioned Space:: 2,720+- SF
- **Annex:**
 - Ground Floor: 812+- SF
 - Accessible Attic: 300+- SF
 - Total: 1,112+- SF
- **Exterior Decks:** 350+- SF
- **Parking:** 9 spaces + 1 handicap
- **Zoning:** CRO – Commercial Residential Office
- **Utilities:** Water, sewer, electric, cable
- **Building/Improvements:**
 - Year Built/Age: 1948/1974
 - Remodeled: 2010
 - HVAC: Replaced 2017/2018
 - Roof: 15 years old (approx.)
 - Electrical Upgrade/Rewire: 2010
- **Most Recent Use:** Architect Office
- **Price:** \$789,429
- **Annual OPEX:** \$4.12 SF (Excludes Utilities)
Breakdown available upon request



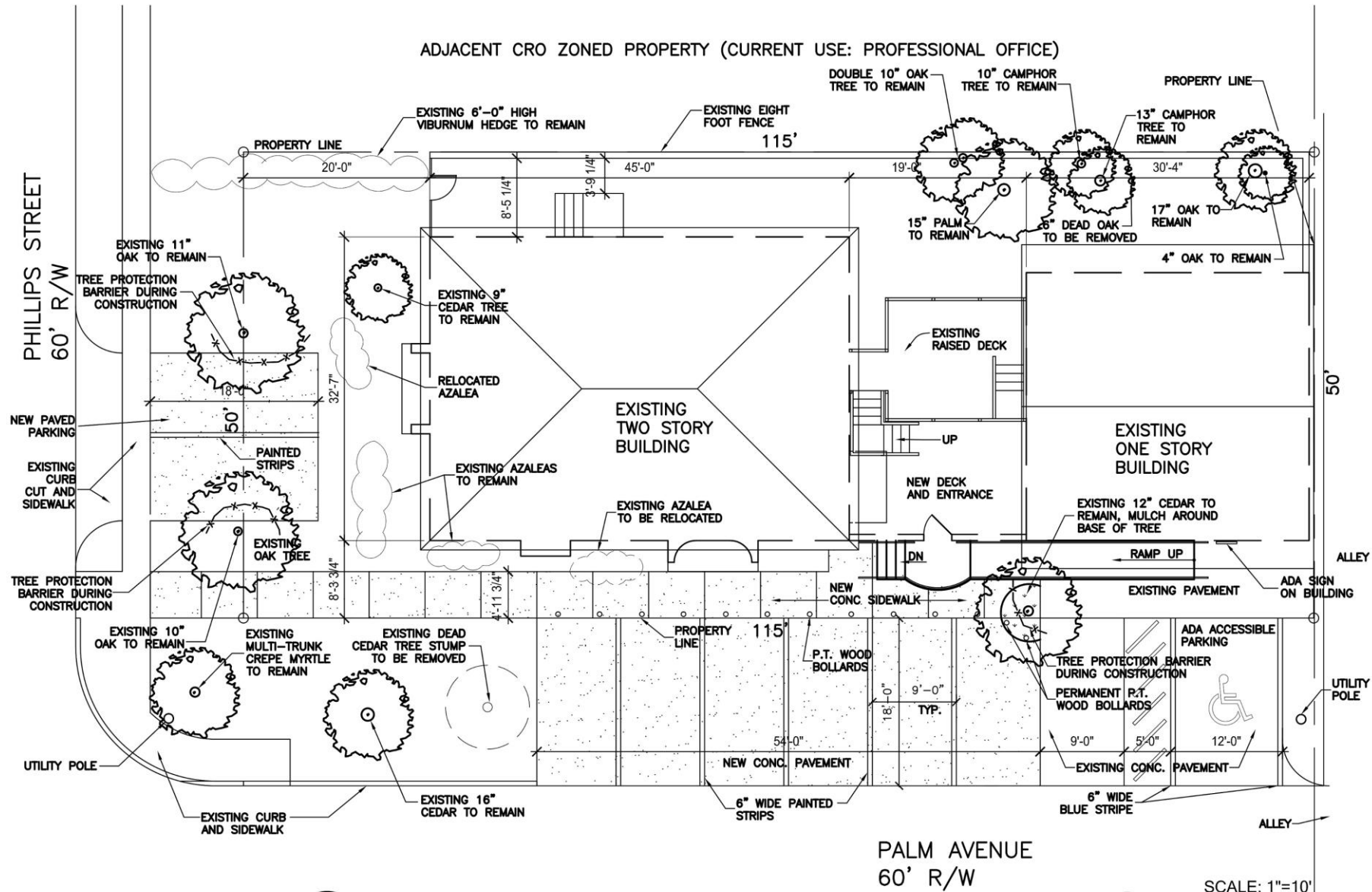
Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SITE PLAN



1
A0.1
SITE PLAN
SCALE: 1/4" = 1'-0"

MEASURED TREE LOCATIONS AND INVENTORY BY ARCHITECT, 2 FEB 2010

SCALE: 1"=10'
0 5' 10' 20'

V.R.I.
Architects, Inc.
#AAC001735
6501 Arlington Expressway
Jacksonville, Florida
T: (904) 725-5895
F: (904) 725-5894
www.vriconsultants.com

PROJECT ARCHITECT
STEPHEN F. LAZAR, AIA

PROJECT TEAM

CONSTRUCTION DOCUMENTS

ISSUE	DATE
PERMIT	8 JAN 2010
REVISED	2 FEB 2010

1449 PALM AVENUE
JACKSONVILLE, FLORIDA
SITE PLAN

VIR PROJECT NO: 0806

DRAWN BY: CRH

CHECKED BY: SPL

SHEET NO:

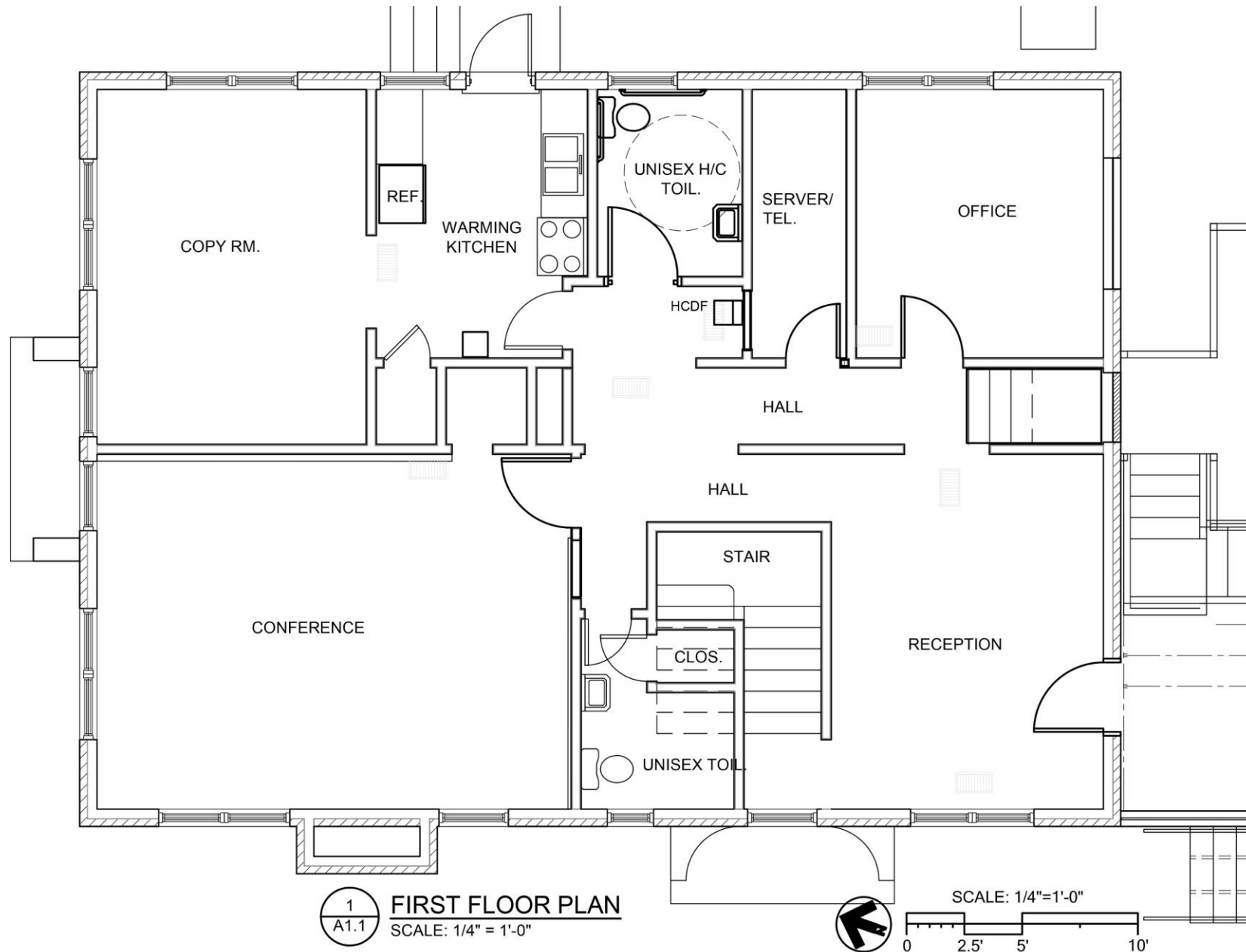
A0.1

SHEET



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

FIRST FLOOR PLAN



V.R.I.
Architects, Inc.
#AAC201735
6501 Arlington Expressway
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Jacksonville, Florida
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F (904) 723-5064
www.vriarchitects.com

PROJECT ARCHITECT
STEPHEN F. LAZAR, AIA

ELECTRICAL
L.M. CARNEY, P.E.

CONSTRUCTION
DOCUMENTS

ISSUE	DATE
PERMIT	8 JAN 2010
REVISED	12 MAR 2010

1449 PALM AVENUE
JACKSONVILLE, FLORIDA
FIRST FLOOR PLAN

VRI PROJECT NO: 0809

DRAWN BY: CRH

CHECKED BY: SFL

SHEET NO:

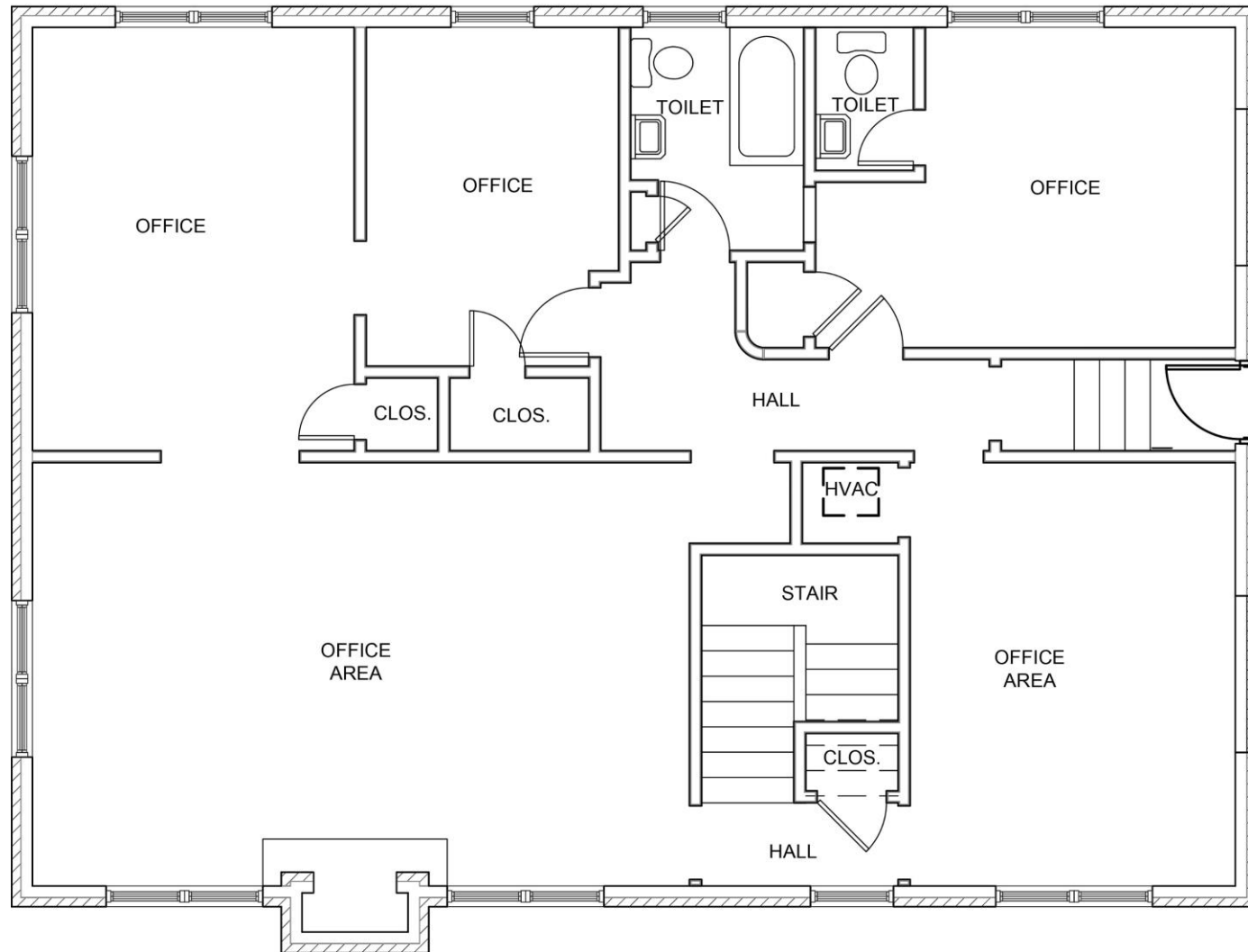
A1.1

SHEET

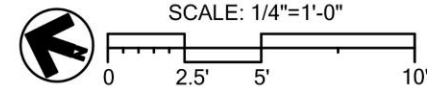


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

SECOND FLOOR PLAN



1
A1.2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PROJECT ARCHITECT
STEPHEN F. LAZAR, AIA

ELECTRICAL
L.M. CARMNEY, P.E.

CONSTRUCTION DOCUMENTS

ISSUE	DATE
PERMIT	8 JAN 2010
REVISED	15 MAR 2010

1449 PALM AVENUE
JACKSONVILLE, FLORIDA

SECOND FLOOR PLAN

VRI PROJECT NO: 0906
DRAWN BY: CRH
CHECKED BY: SFL
SHEET NO:

A1.2

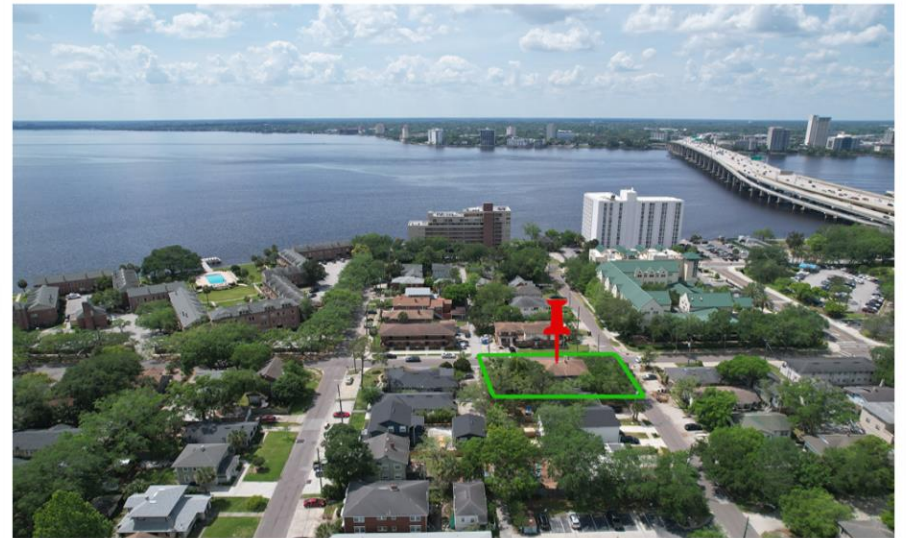
SHEET



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES



AERIAL PHOTOS



THE CORDELL GROUP
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INTERIOR PHOTOS

