

Brooklyn Contemporary Office/Flex Building

577 College Street
Jacksonville, Florida 32204

For Sale



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.

PROPERTY DESCRIPTION

- **Location:** Brooklyn
- **Building Size:**
High-End Office: 4,319+- SF
Climate Controlled Storage: 1,874+- SF
Total Estimated Size: 6,193+- SF
- **Parking:** 12 Secured/gated + 12 off-site
(on S & W sides of Building)
- **Zoning:** CBD- Central Business District
- **Most Recent Use:** Real Estate/Construction office
- **Price:** \$1,495,000.00
- **Annual OPEX:** \$5.35 SF
(Excludes Utilities/Breakdown available upon request)
- **Building/Improvements:**
Year Built/Age: 1960
Remodeled: 2018
HVAC: Replaced 2021/2022
Roof: Replaced 2017
- **Improvements:** High-end contemporary office with built-in cubicles, conference room, kitchen & climate controlled storage.
- **Overhead Door:** 1 grade level



SURVEY

Date Of Field Work - 09/21/2017

Drawn By - D.D.

Order # - 1000013601

PAGE 1 OF 1

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL 0904360000:

THE WESTERLY HALF OF LOT 3, BLOCK 31, RIVERSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 109, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

PARCEL 0904370000:

THE SOUTH 50 FEET OF LOT 4, BLOCK 31, RIVERSIDE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 109, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND FRACTIONAL PART OF LOT 4, BLOCK 40, BROOKLYN EXTENSION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK "X", PAGE 508, OF SAID PUBLIC RECORDS, IN JACKSONVILLE, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF COLLEGE STREET 100 FEET NORTHEASTERLY FROM THE INTERSECTION OF COLLEGE AND ROSSELL STREETS, AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF COLLEGE STREET 50 FEET TO A POINT; THENCE RUNNING SOUTHEASTERLY AND AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF COLLEGE STREET 125 FEET TO A POINT, AND RUNNING THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID LAST MENTIONED LINE AND PARALLEL WITH COLLEGE STREET, 50 FEET TO A POINT; RUNNING THENCE NORTHWESTERLY 125 FEET TO THE POINT OF BEGINNING.



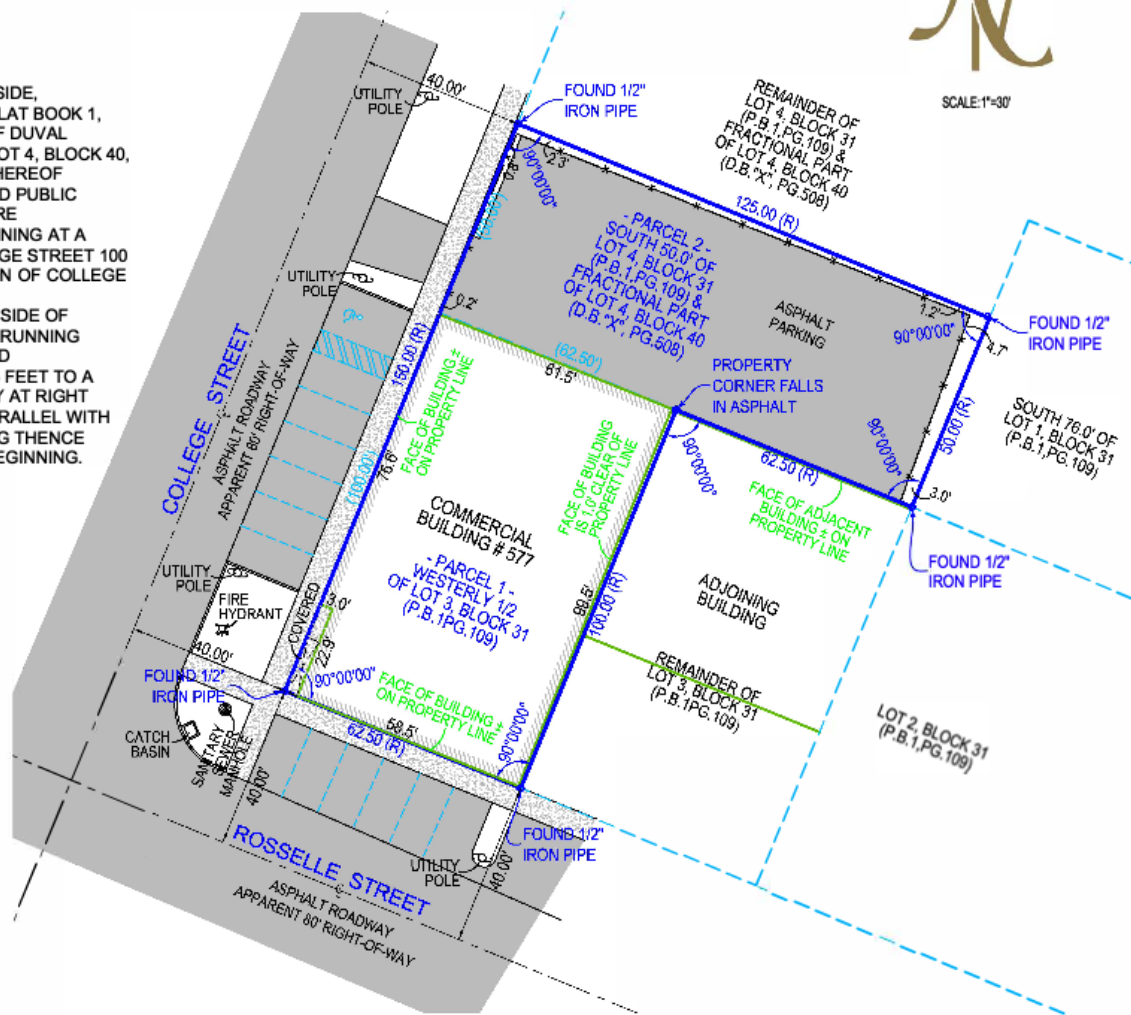
AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

SURVEY NOTES:

1. THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AS SHOWN HEREON. FENCE OWNERSHIP NOT DETERMINED.
2. BUILDINGS LOCATED NEAR THE WESTERLY, SOUTHERLY AND EASTERLY PROPERTY LINES AS SHOWN HEREON.



SCALE: 1"=30'



BOUNDARY SURVEY

of
577 COLLEGE STREET
JACKSONVILLE, FL. 32204

CERTIFIED TO:

CENTERBEAM CONSTRUCTION CO.
J. RILEY WILLIAMS, PLC.
CHICAGO TITLE INSURANCE COMPANY
VALLEY NATIONAL BANK

FLOOD ZONE:

12031C0358H
ZONE: X
EFF. 06/03/2013

LEGEND:

- A/C - AIR CONDITIONER
- (R) - RECORD
- M - MEASURED
- - - FENCE
- # - NUMBER
- ASPHALT
- CONCRETE
- - CENTER LINE
- C - CALCULATED

NEXGEN
SURVEYING, LLC.

5601 CORPORATE WAY, SUITE 103
WEST PALM BEACH, FL 33407
NEXGENSURVEYING.COM
PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY

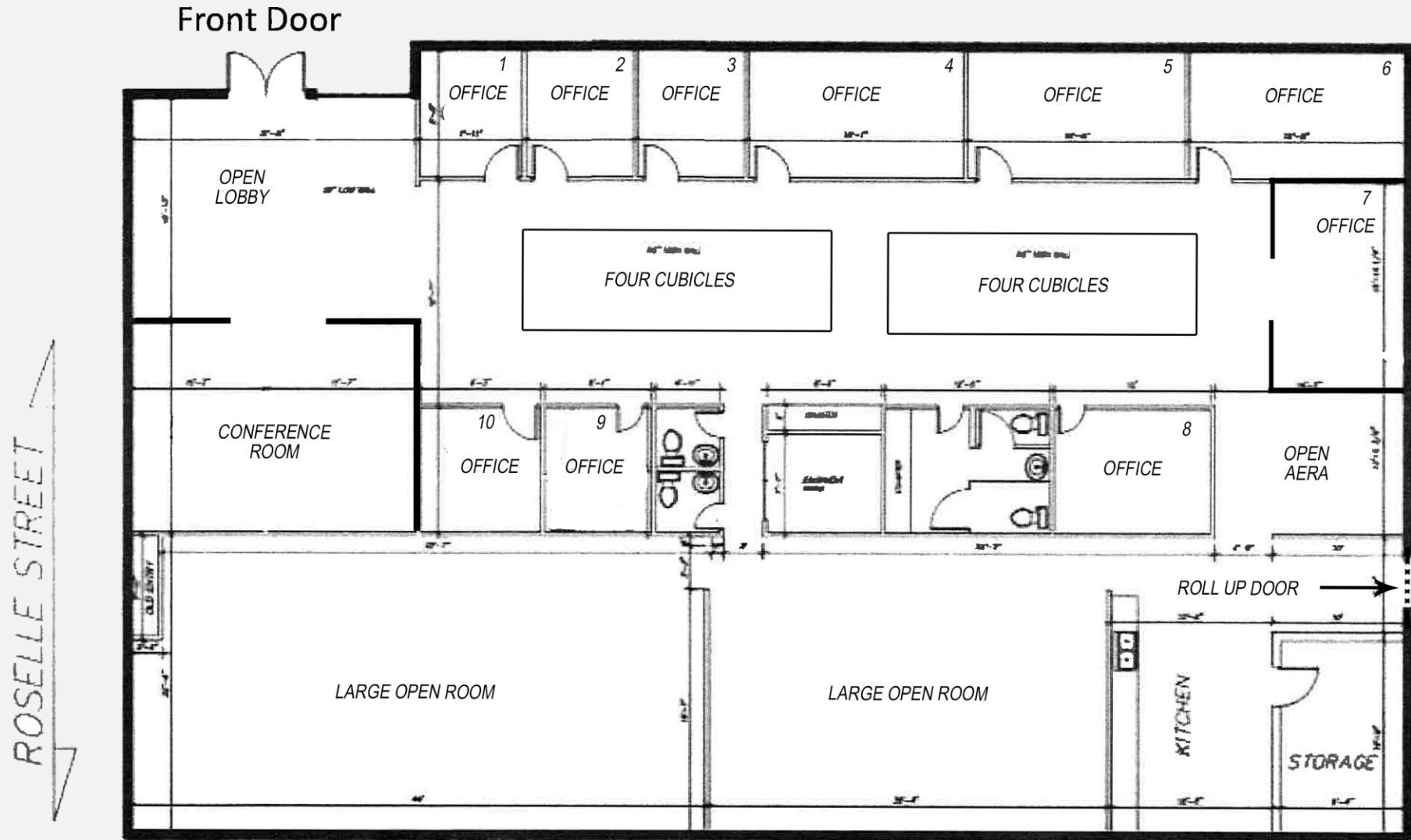
CLYDE O. MCNEAL
PSM 2883

ON 9/22/2017
REAL SURVEYING AND MAPPING



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN

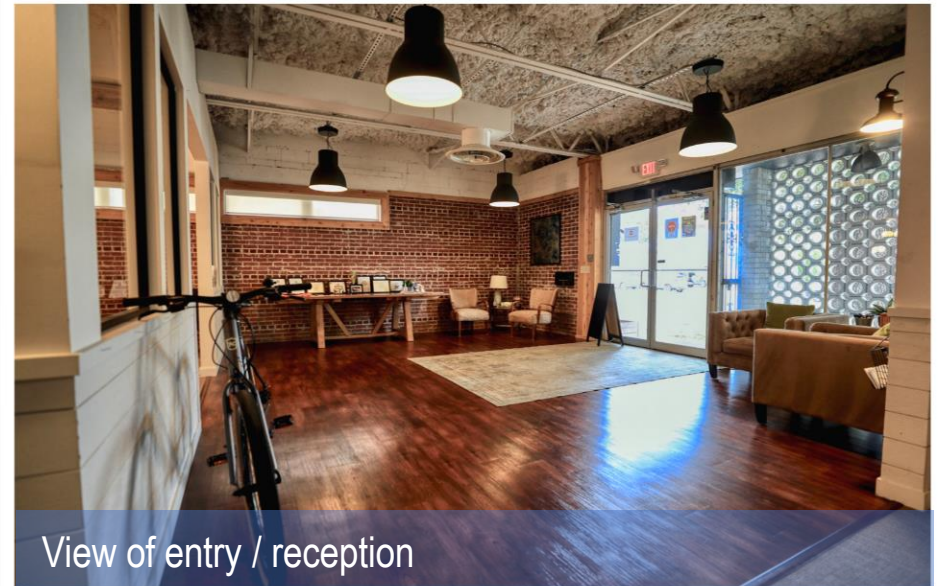
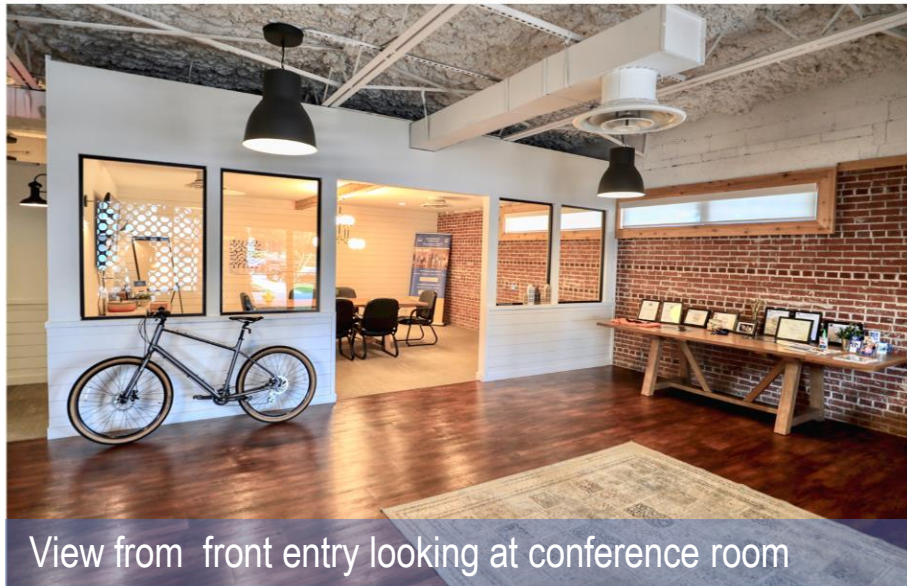


AERIAL

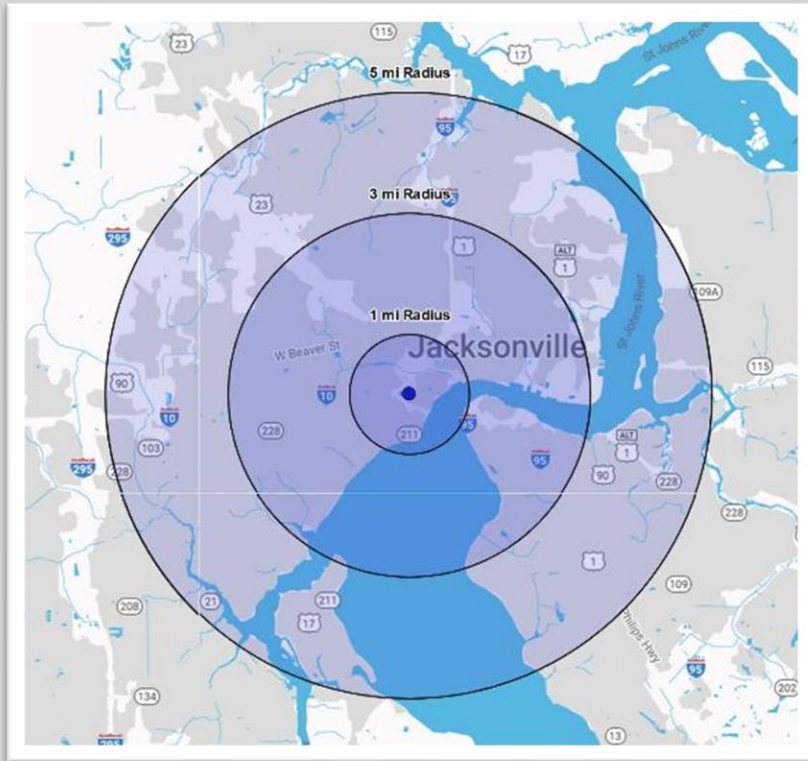


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	7,844	87,165	190,640
2028 Projected Population	8,267	95,076	208 795
2023 Total Households	4,159	38,266	82,159
2028 Projected Households	4,218	41,187	89,026
Average Household Income	82,227	80,871	80,416
2023 Median Age	45.2	38.2	38.5
2023 Total Housing Units	4,791	45,702	90,021

Day Time Employees

1 Mile - 38,000 +
 3 Mile - 118,000 +
 5 Mile - 180,000 +

2023 Total Businesses

1 Mile – 1,206
 3 Mile – 8,464
 5 Mile – 16,703

Traffic Counts

Forest Street: 2,600 AADT
 Riverside Avenue: 29,000 AADT
 Interstate 10: 180,000 AADT

