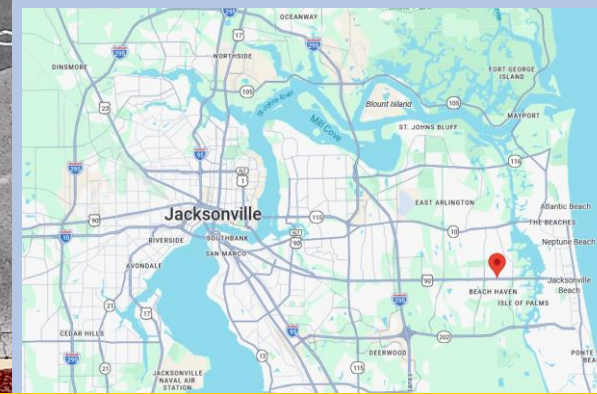


Morgar Professional Center Office Condominium

14011 Beach Blvd, Building #300, Jacksonville, Florida 32250

FOR SALE



Cord Butler

Phone: (904) 465-1000

Email: cord@thecordellgroup.com



[View Drone Video Online](#)



Visit Our Website For Complete Listings

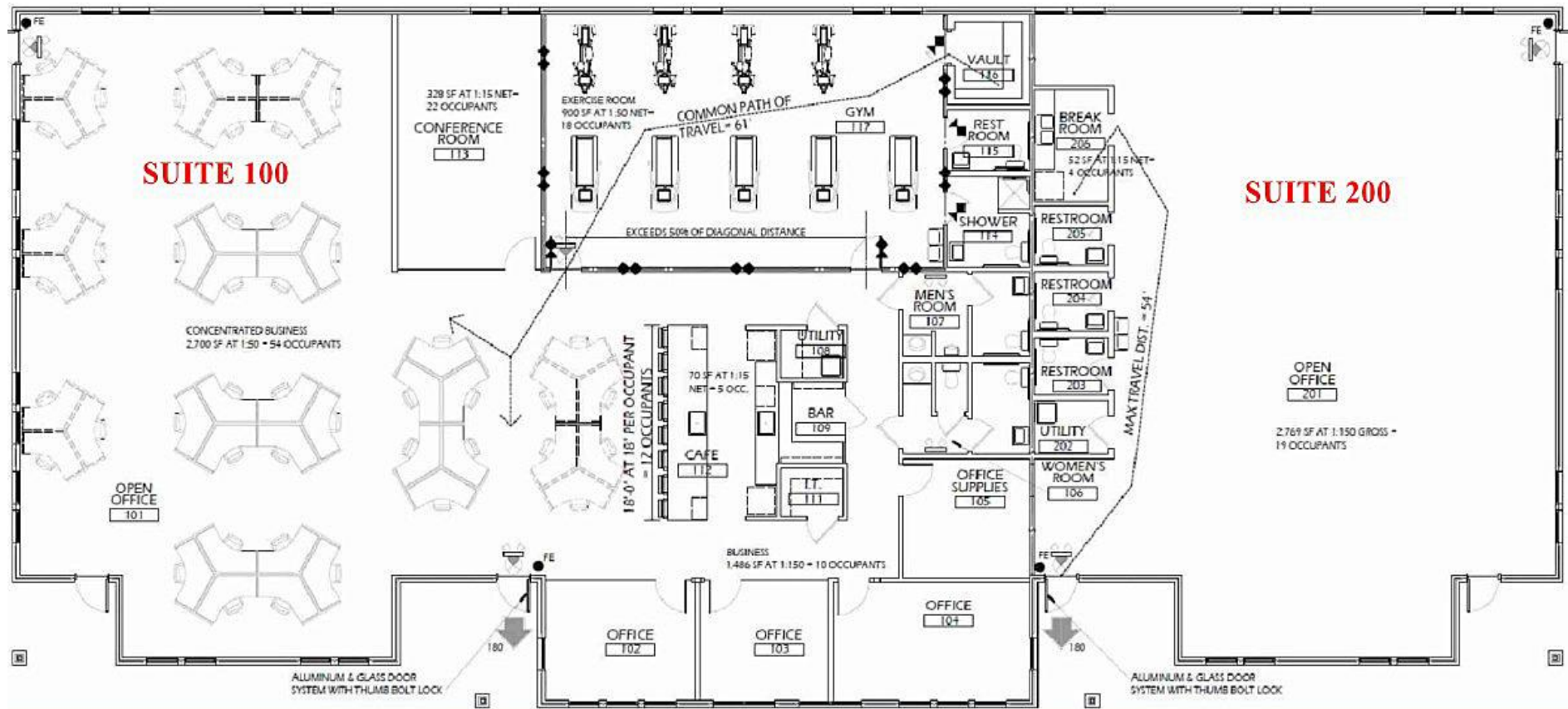
The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

MORGAR OFFICE DETAILS

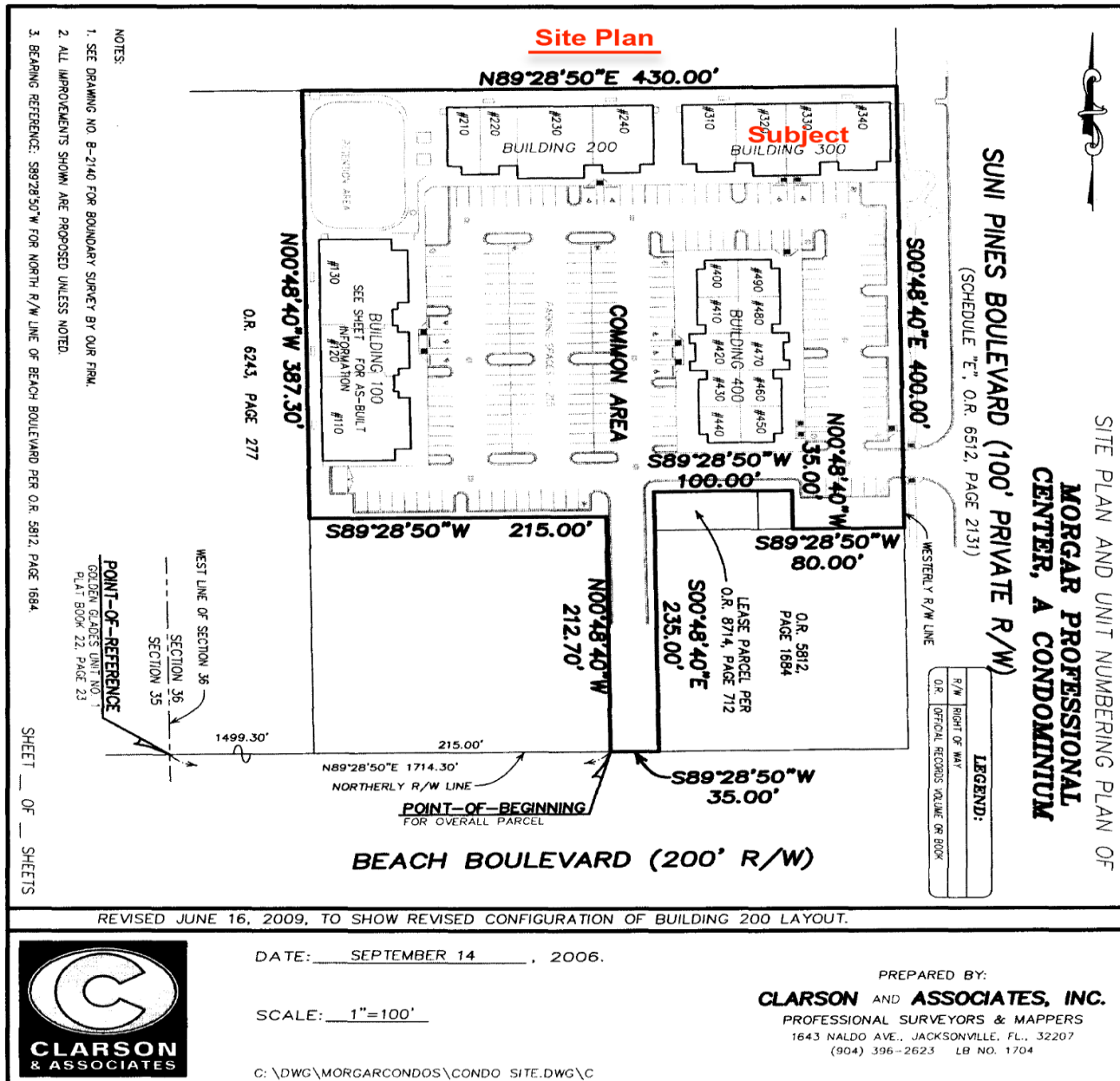
- **Location:** Northwest quadrant of Beach Boulevard & Suni Pines Boulevard
- **Gross Building Area:** 8,895 divided as follows:
Finished Office: 6,095+- SF
Partially finished office: 2,800+- SF
- **Gross Land Size:** 3.97+- Acres
- **Zoning:** CCG-1
- **Parking:** 215 Spaces / 5.5:1,000 SF
- **Utilities JEA:** Water, Sewer & Electric
- **Backup Generator:** Caterpillar D-80 - 80KW Diesel
Rated 120/208V, 3 Phase
- **Year Built:** 2023
- **Sale Price:** \$3,495,000.00
- **Annual Opex:** \$6.83 SF (Estimated)



FLOOR PLAN

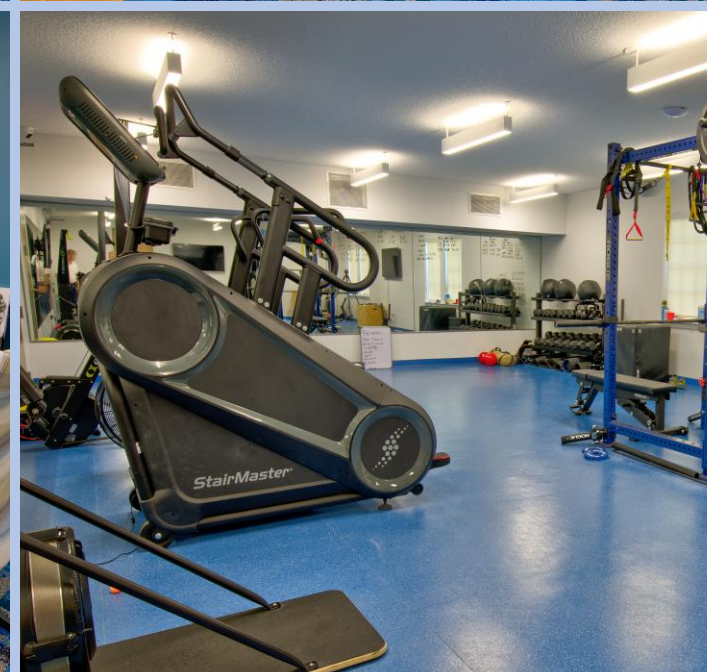


SITE PLAN



THE CORDELL GROUP
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INTERIOR PHOTOS



THE CORDELL GROUP
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ADDITIONAL PHOTOS



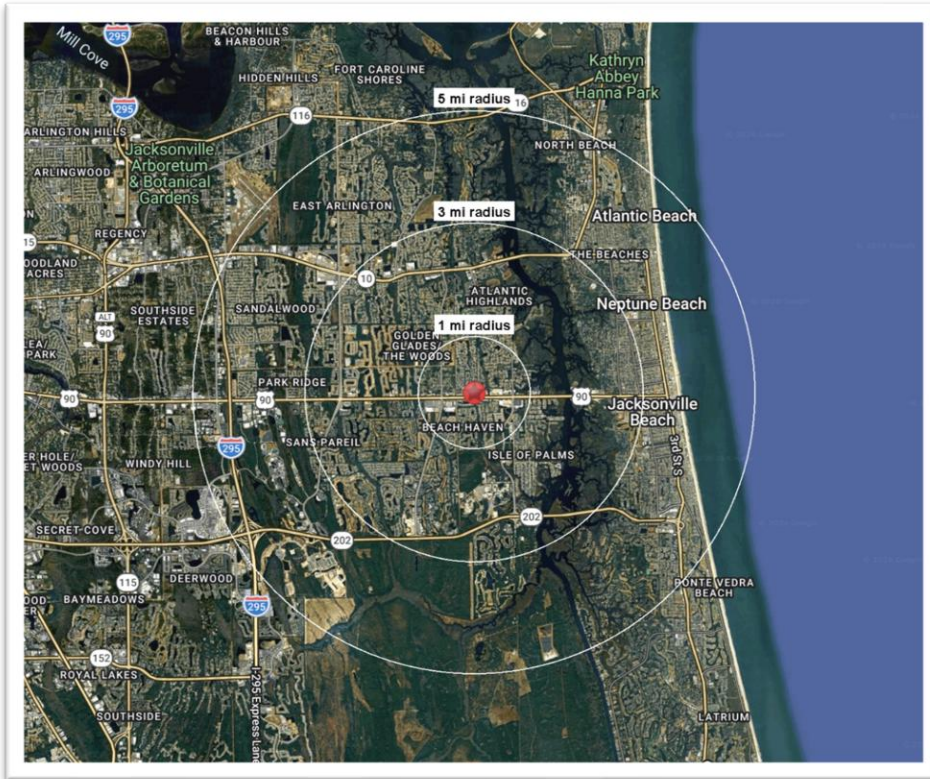
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AREA DEMOGRAPHICS



14011 Beach Blvd, Jacksonville, Florida 32250



	1 MILE	3 MILES	5 MILES
2026 Population	14,933	76,592	167,563
2031 Projected Population	16,257	76,931	166,551
2026 Total Households	6,016	32,025	69,987
2031 Projected Households	6,456	31,964	69,171
Average Household Income	\$139,623	\$160,790	\$168,278
2026 Median Age	36.8	38.8	38.8
2026 Total Housing Units	6,682	35,697	78,958
2026 Total Businesses	897	4,337	11,121

