

Morgar Professional Center Office Condominium

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

FOR SALE



Cord Butler

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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

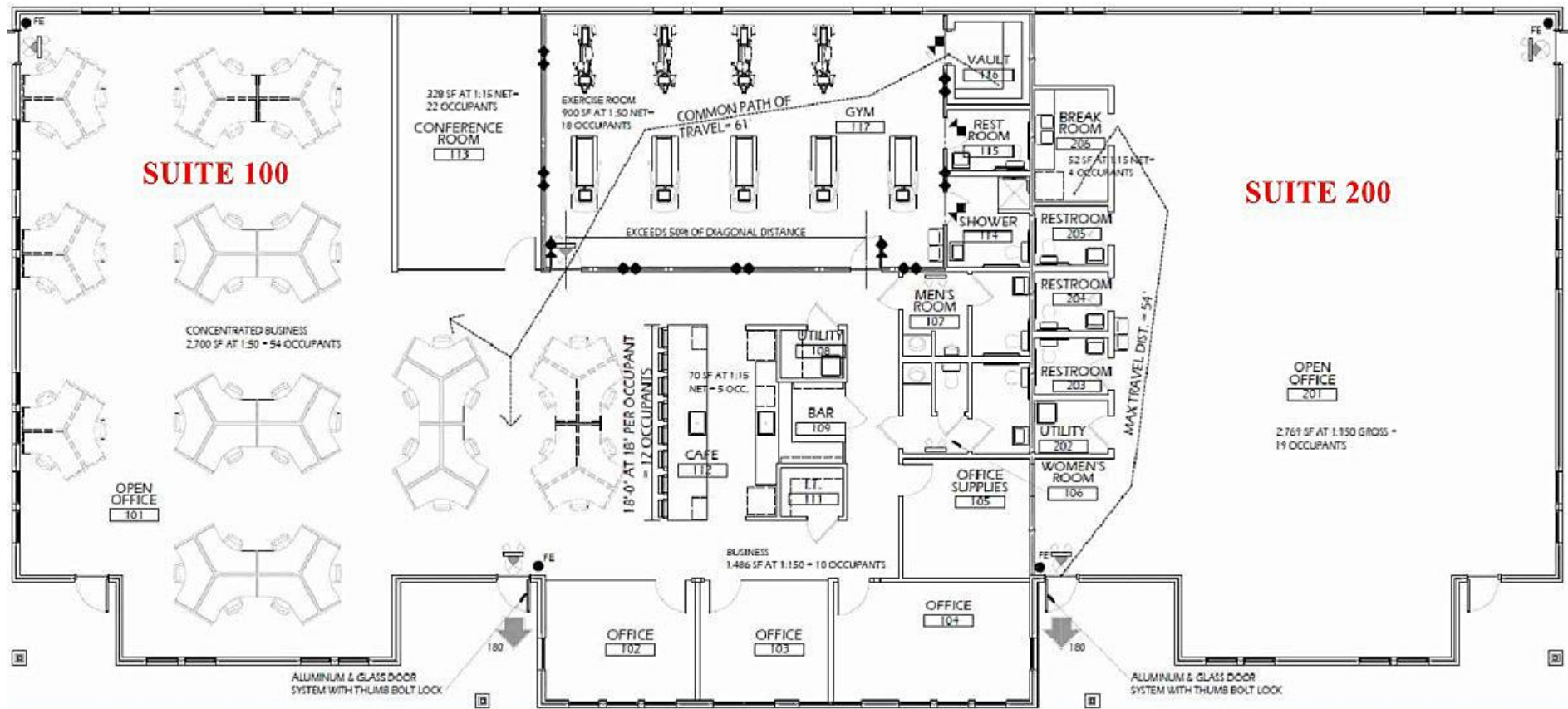
➤ **Sale Price:** \$3,379,000.00

➤ **Annual Opex:** \$6.83 SF (Estimated)

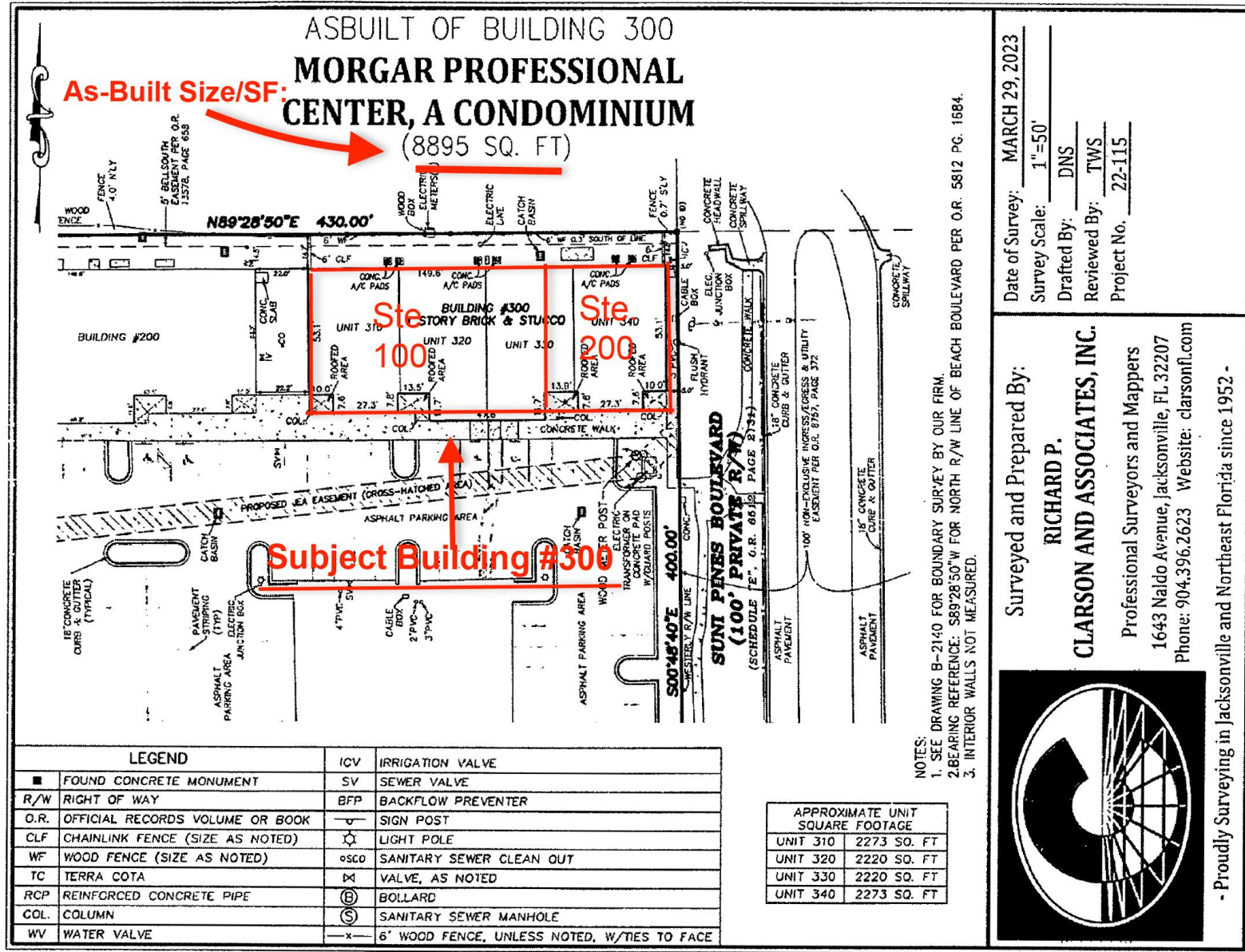


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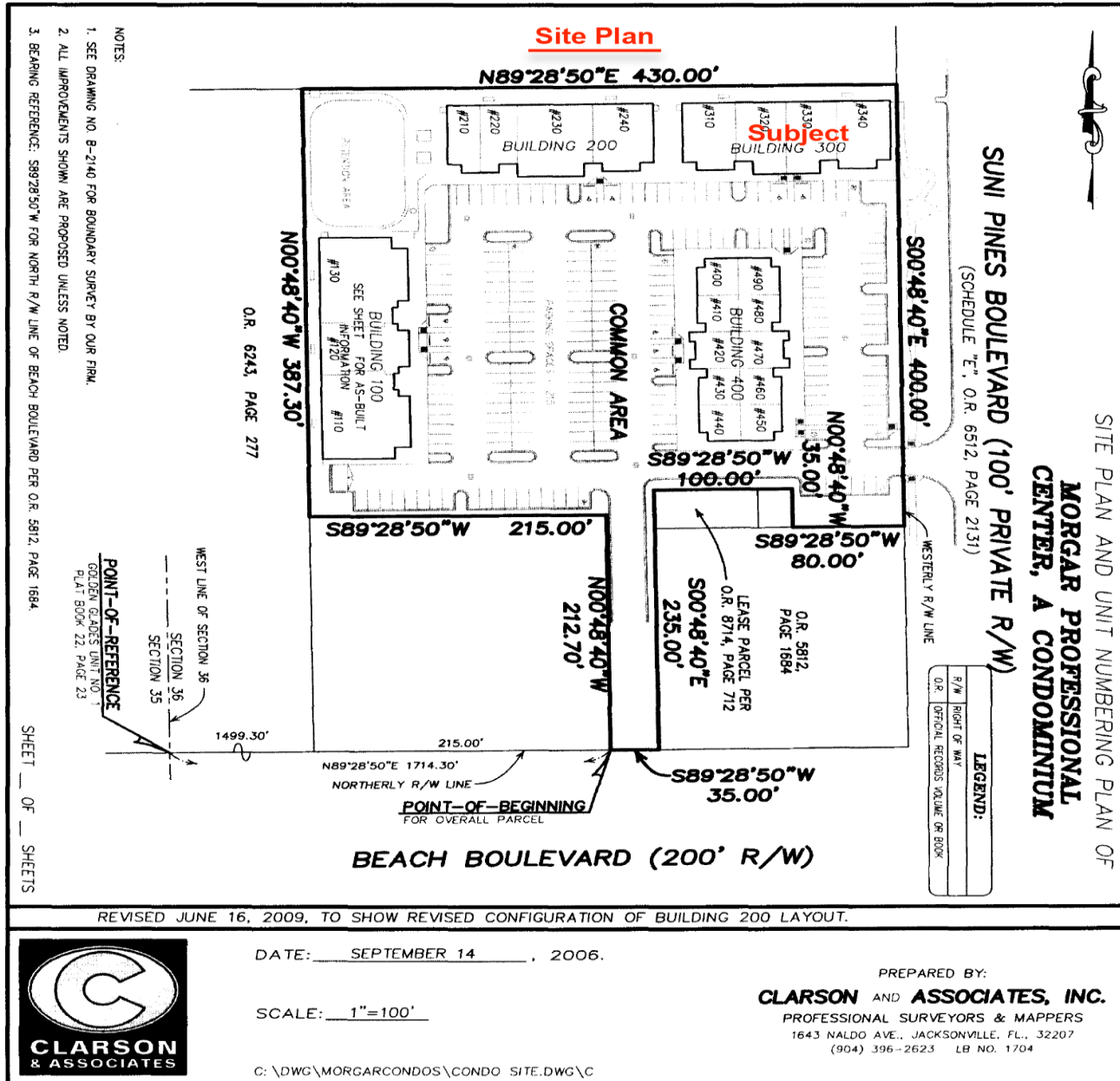
FLOOR PLAN



AS-BUILT OF BUILDING #300

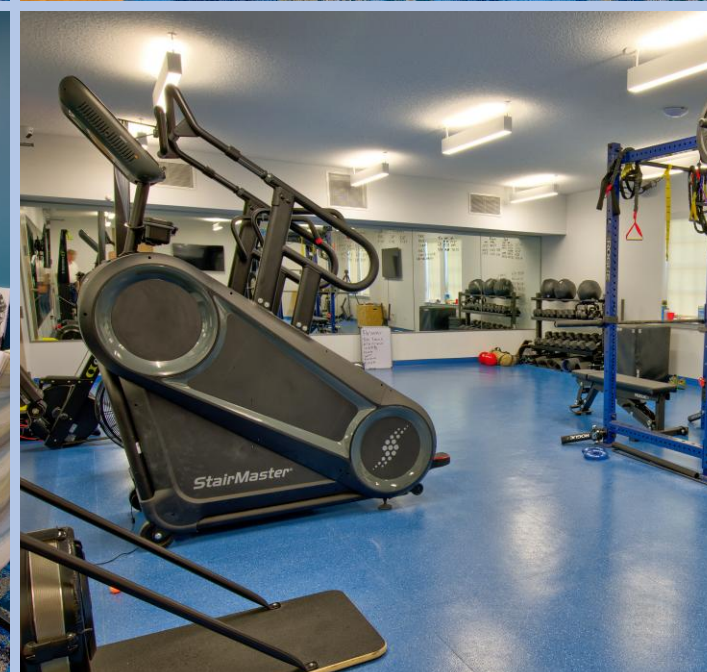


SITE PLAN



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



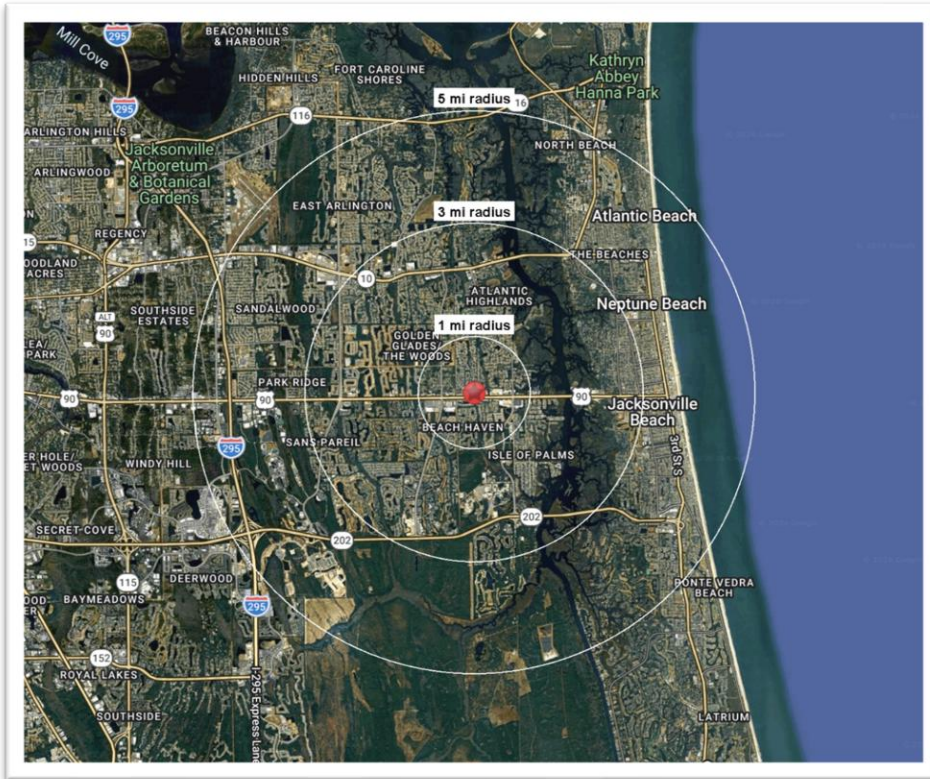
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AREA DEMOGRAPHICS



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

