



Prominence 200

8928 Prominence Parkway
Jacksonville, Florida 32256

Property Highlights

- **Diverse, High-Quality Tenancy:** Home to regional and global corporations, national and local government agencies, and established businesses.
- **Institutional Ownership & Investment:** More than \$10 million in recent capital improvements, including new roofing, modernized lobbies, and upgraded restrooms.
- **Fully Furnished:** Plug-and-play office environment with workstations, conference and training rooms, collaborative spaces, and a built-out cafeteria—designed for immediate occupancy and operational efficiency.
- **Premier Accessibility:** Exceptional connectivity to I-95 via Baymeadows Road, less than 15 minutes to San Marco, Nocatee, and St. Thriving Market Location: Situated in America's 5th fastest-growing metro and a top destination for millennials, with a working population of 850,000+.

Offering Summary

| | |
|----------------|-------------|
| Lease Rate: | Negotiable |
| Building Size: | 159,810 SF |
| Year Built: | 1990 |
| Available SF: | 159,810 SF |
| Lot Size: | 10.18 Acres |
| Zoning: | PUD |
| Parking Ratio: | 4 / 1,000 |

For More Information



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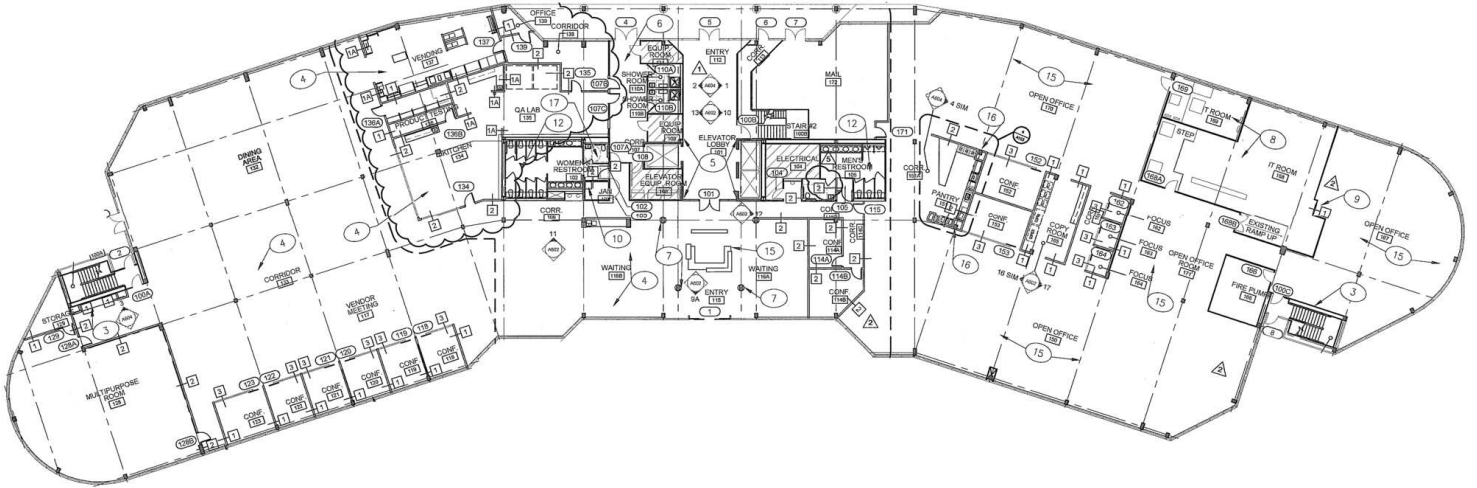
Property Overview

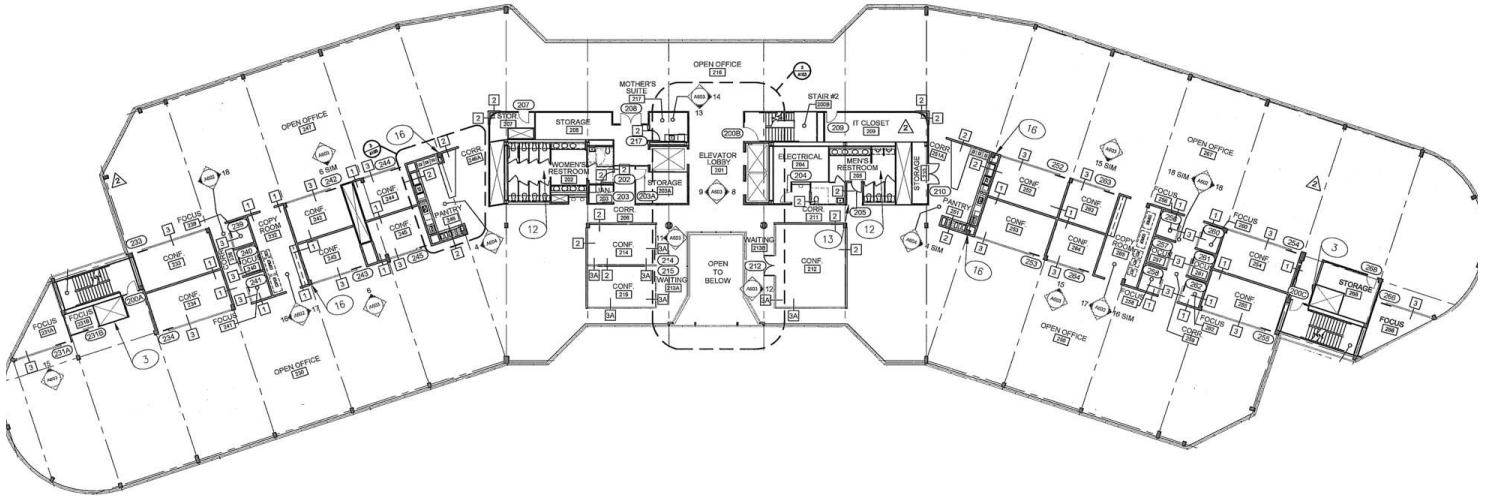
Welcome to Prominence Office Park, a premier, five-building campus strategically positioned in Jacksonville's dynamic Butler/Baymeadows submarket. Spanning 68 acres, the property offers exceptional visibility and accessibility with direct connections to Interstate 95 and Phillips Highway (U.S. Highway 1). The park hosts a strong and diverse tenant base, including established local and national businesses as well as long-standing government agencies, underscoring the stability and appeal of the location. As one of Jacksonville's most desirable office destinations, the Butler/Baymeadows submarket has experienced significant growth, highlighted by the addition of more than 5,000 new multifamily units within the past five years, further strengthening the area's workforce and demand drivers.

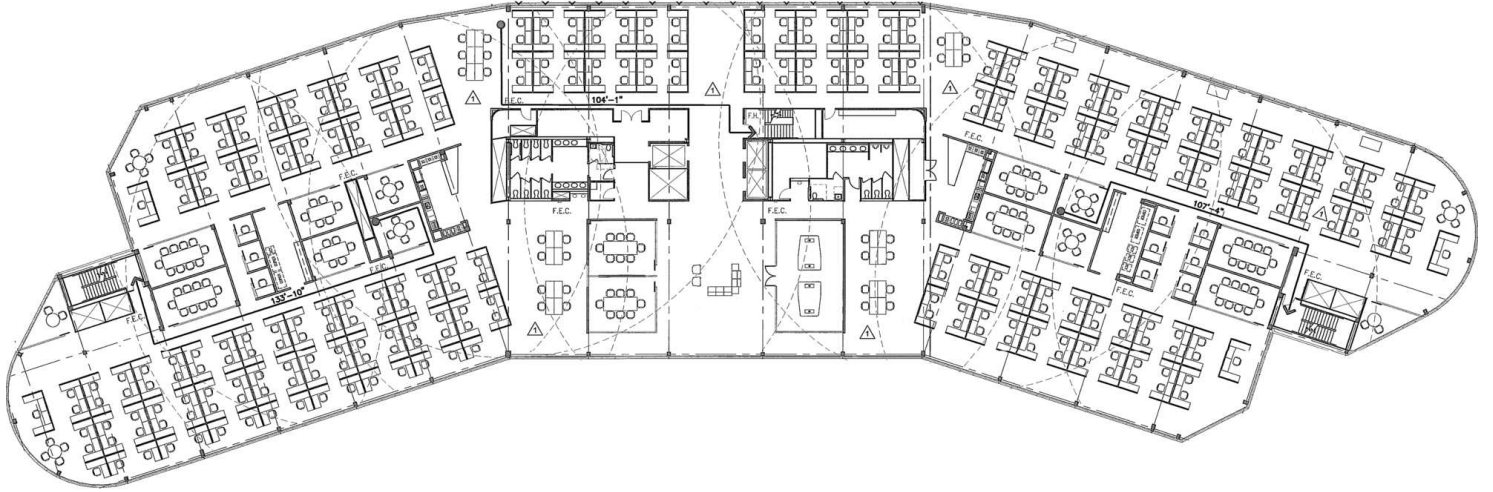
Location Overview

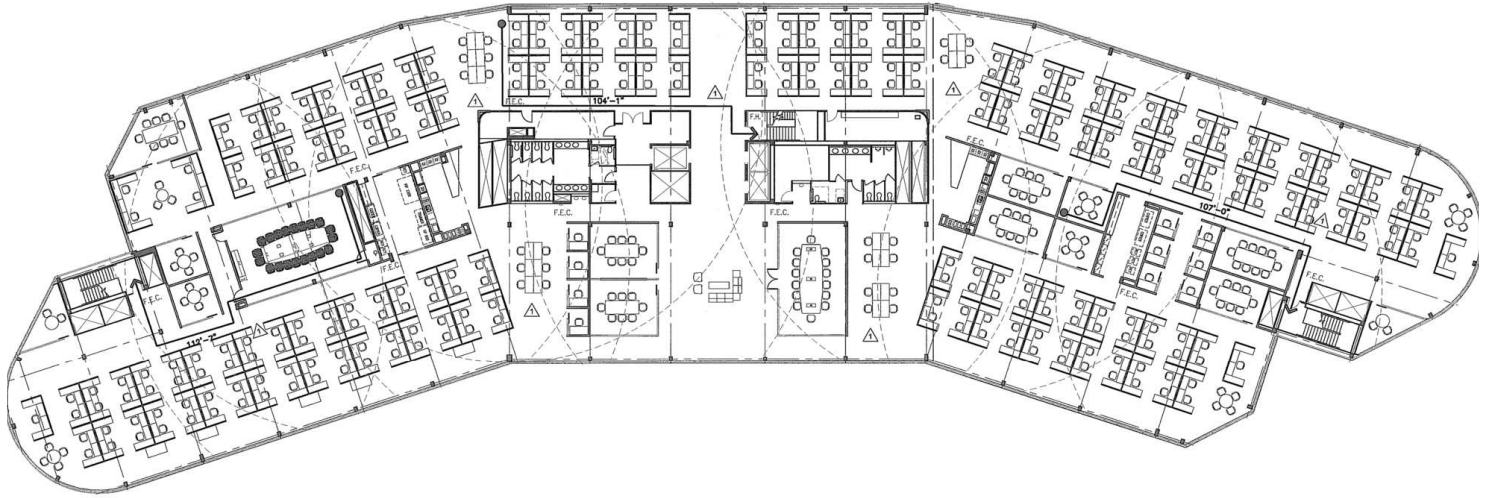
Located in the heart of Jacksonville, FL. This vibrant area boasts a dynamic mix of amenities that cater to professionals and businesses alike. Just moments away, you'll find the St. Johns Town Center, a premier shopping and dining destination, offering a wide range of retail and culinary experiences. Additionally, the property is within easy reach of the thriving business community along Southside Boulevard, providing convenient access to a host of corporate headquarters and professional services. With its strategic location and proximity to key points of interest, Prominence Office Park offers an unbeatable combination of accessibility and convenience for discerning office tenants.















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