



Accelerating success.



For Sublease

Asking Price:

\$11.00/SF
Full Service

Contact:

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76 S. Laura Street Suite 1500
Jacksonville, FL 32202
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Office Space for Sublease

6737 Southpoint Dr S. | Jacksonville, FL
32216

Property Features

- 39,086± RSF on the 1st floor
- Lease expiration date January 31, 2029
- Space is divisible
- Plug and play with furniture in place
- Employee lounge with massage chairs and games
- Close to I-95 & Butler Blvd.
- Numerous restaurants, retail and hotels nearby
- 5.2 miles from the St. Johns Town Center
- 10 minutes to downtown Jacksonville
- **\$1/RSF bonus to outside broker**

Photo Gallery

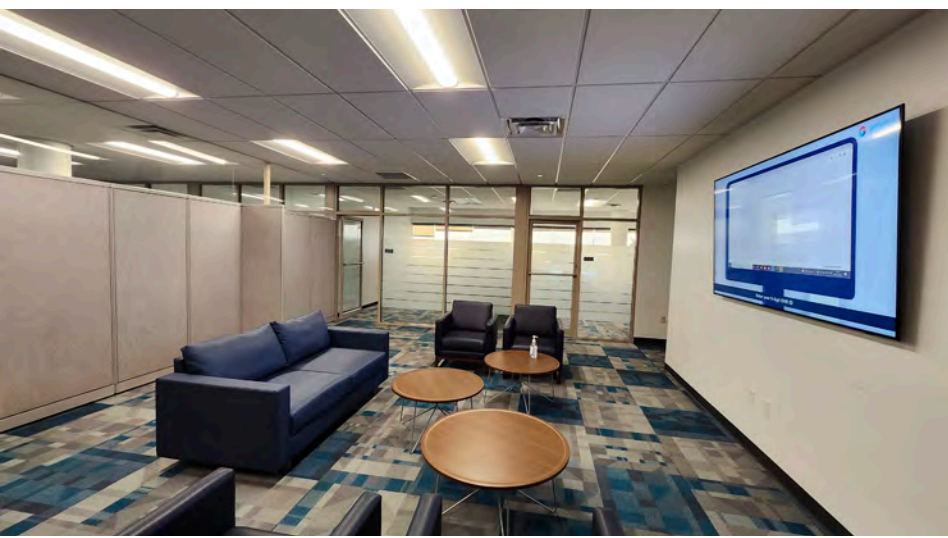
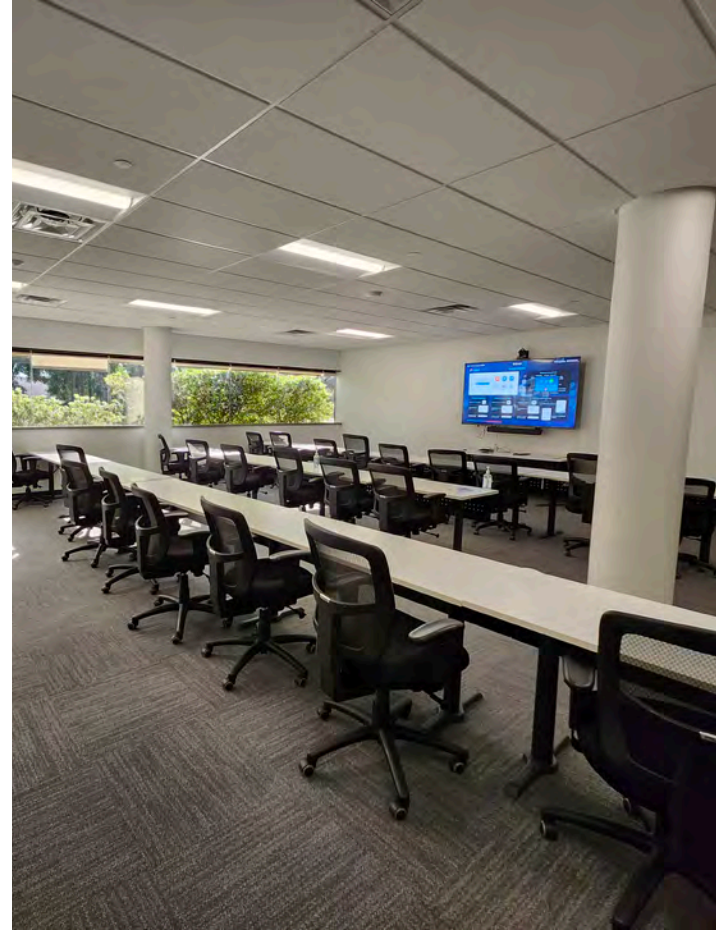
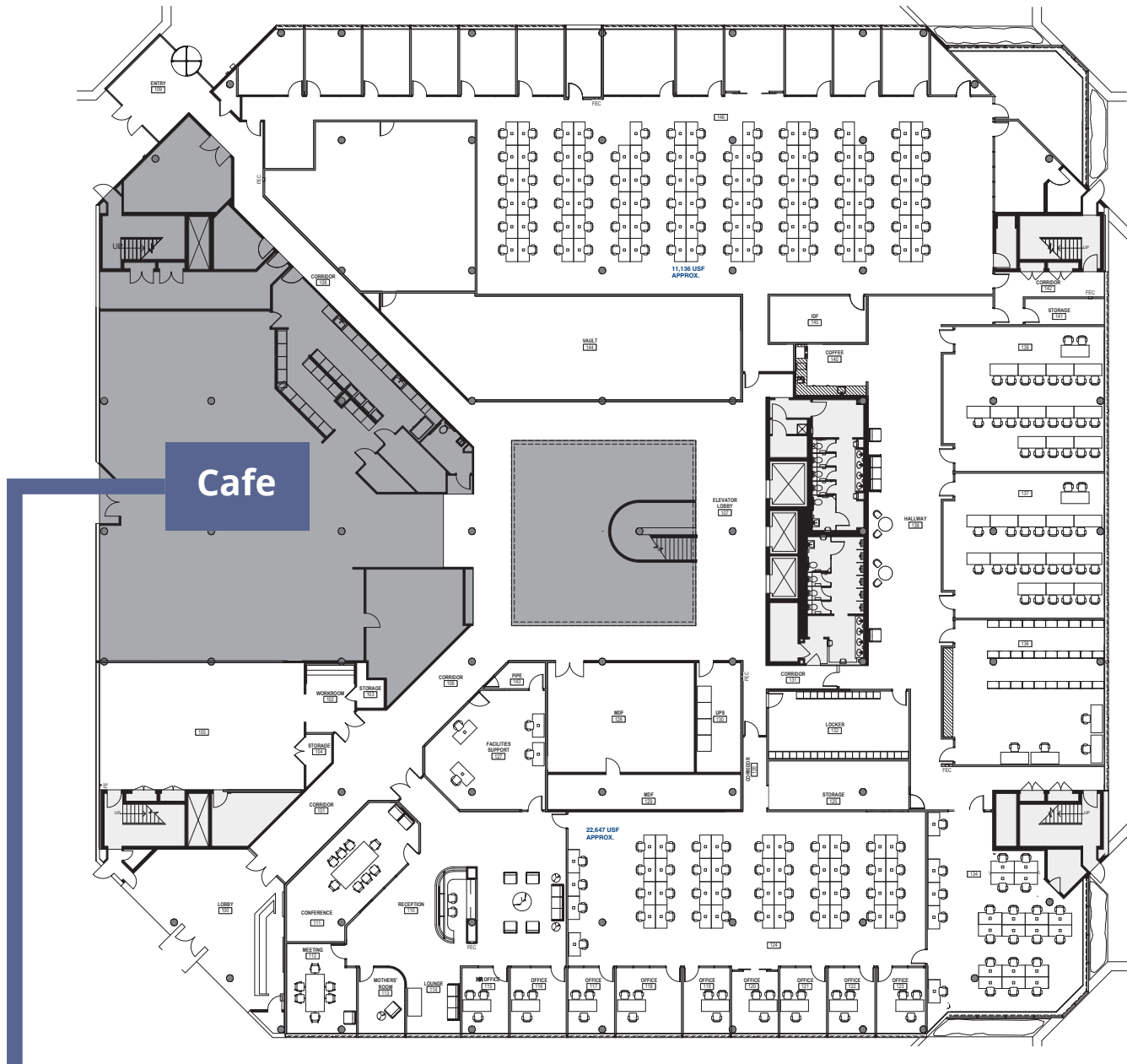


Photo Gallery

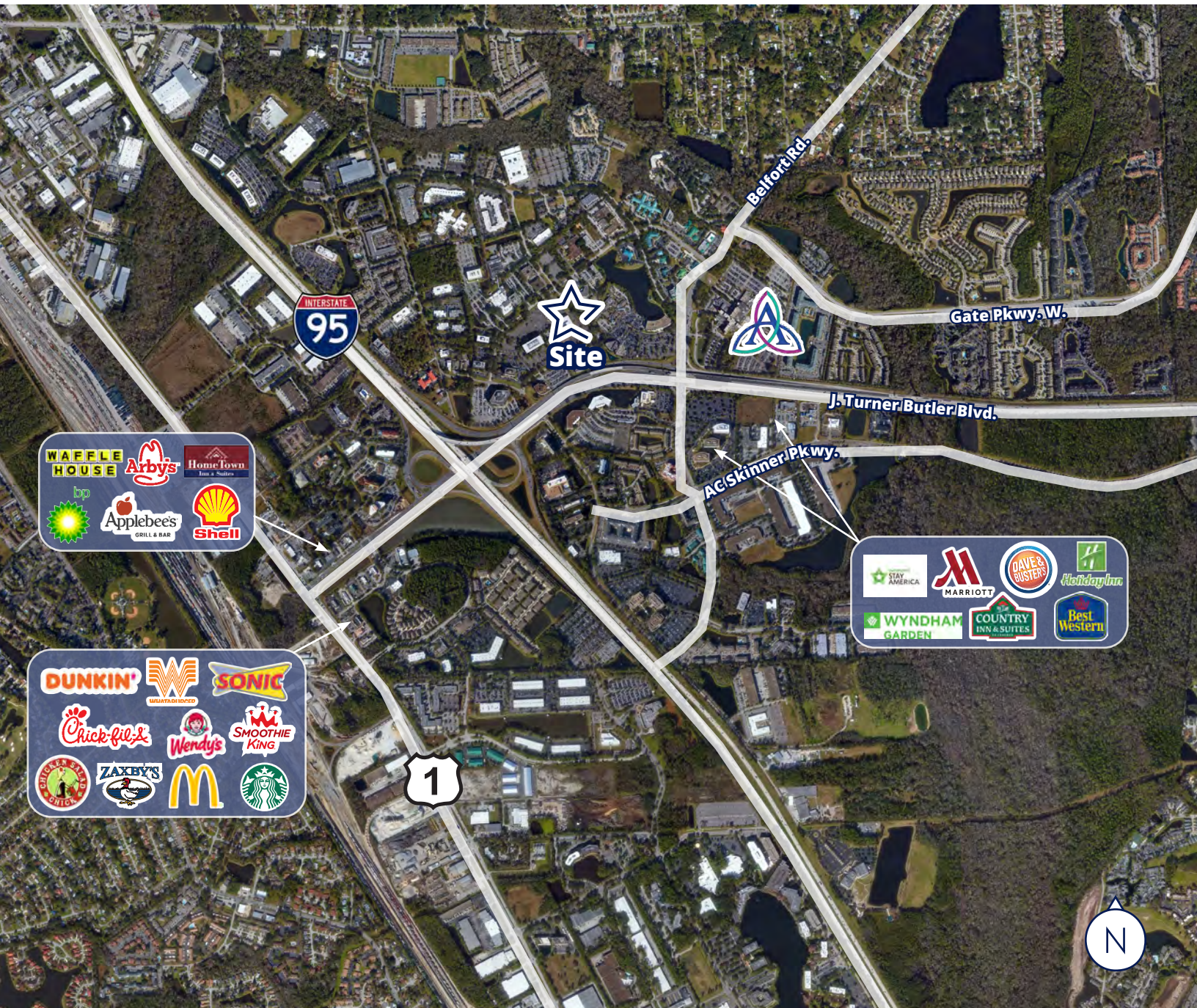


Floor Plan



- Zoning: IBP
- Parking: 5.6/1,000
- Mission critical facility
- Backup power: 1,500 kva diesel generator provides emergency power

Location & Access



Area Demographics | 3 mile radius

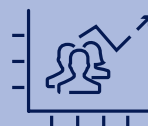
Source: ESRI Business Analyst



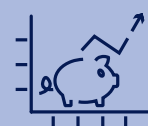
2023 Estimated
Population
85,549



2023 Est. Avg.
Household Income
\$81,641



2028 Projected
Population
87,096



2028 Proj. Avg.
Household Income
\$93,764



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