

# 841

PRUDENTIAL DR.

JACKSONVILLE, FL 32207



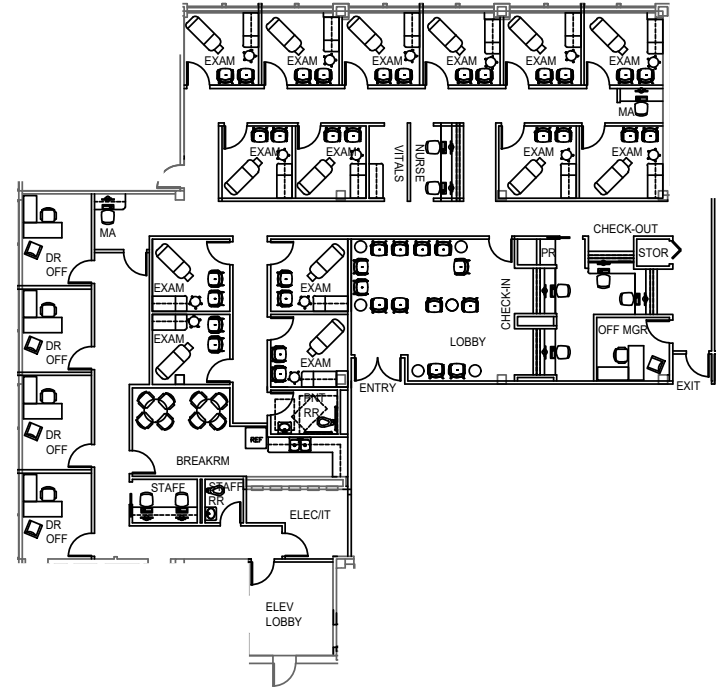
AN ADVANCED  
MEDICAL OUTPATIENT BUILDING  
FOR MODERN CARE



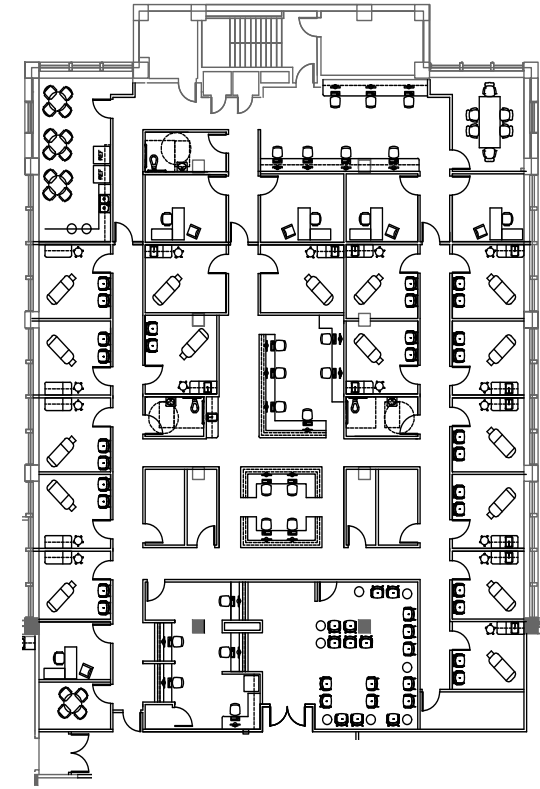
# FLOOR PLANS

## 3RD FLOOR CLINICAL SUITES - CONCEPTUAL TEST FITS

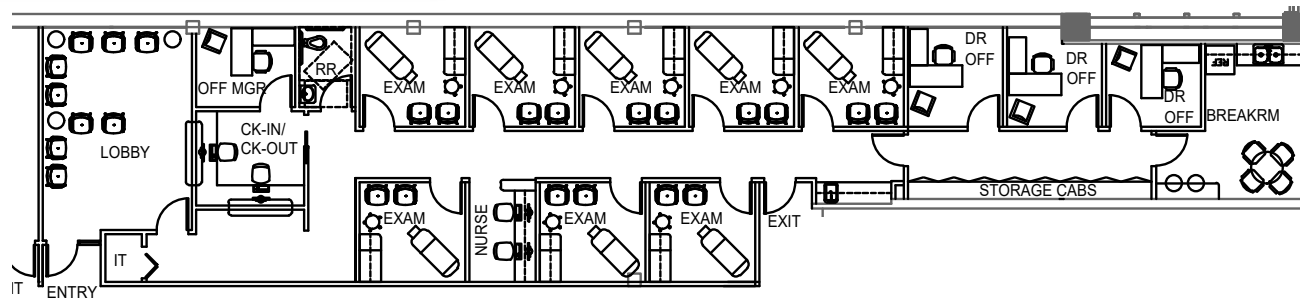
SUITE 301 - 5,560 RSF



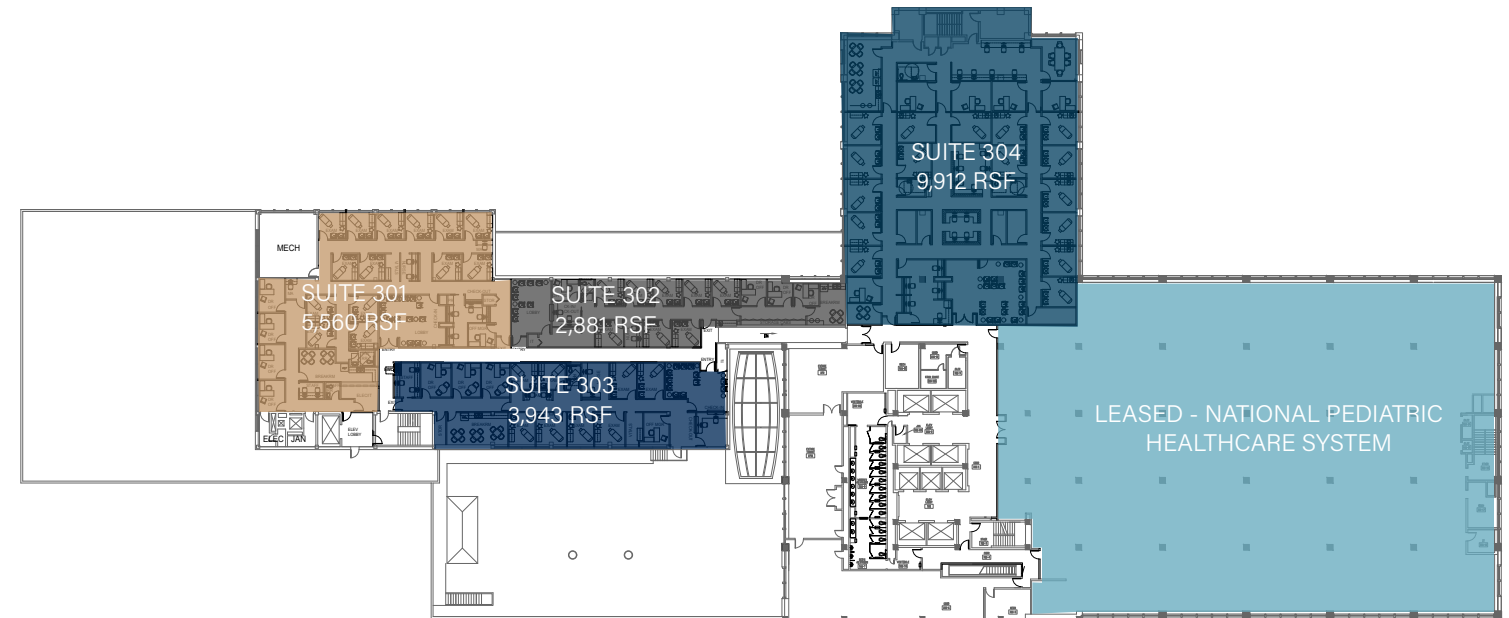
SUITE 304 - 9,912 RSF



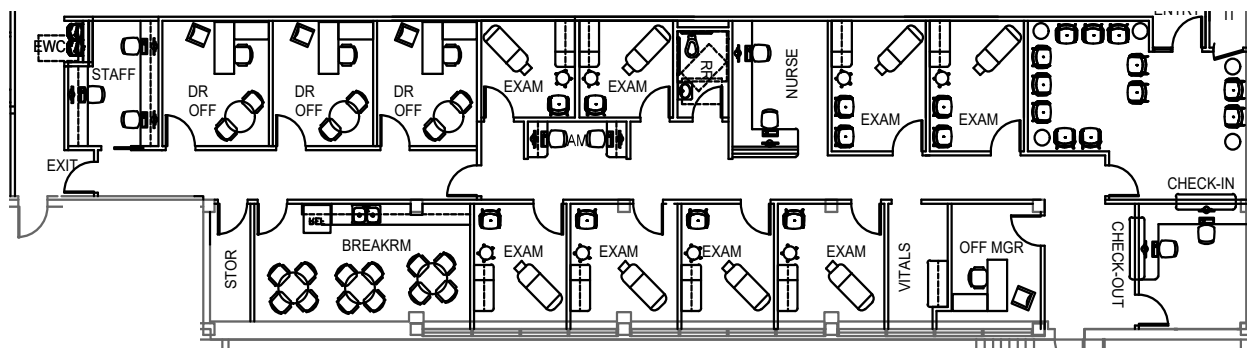
SUITE 302 - 2,881 RSF



3RD FLOOR KEY PLAN



SUITE 303 - 3,943 RSF



# EXECUTIVE SUMMARY

**841**  
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Introducing a premier destination for medical and life science professionals in Jacksonville, Florida. Explore 841 Prudential, offering medical outpatient and dry lab life science space on the picturesque riverfront with direct access to Downtown. Enjoy seamless pedestrian access to renowned healthcare institutions including Baptist Medical Center, Wolfson Children's Hospital, MD Anderson Cancer Center, and Nemours Children's Hospital.

This facility is designed to facilitate research, innovation, and collaboration, equipped with top-of-the-line amenities and advanced infrastructure. Custom-designed office and lab spaces promote productivity and efficiency, with flexible floor plans and modern utilities tailored to medical and life science practitioners.

Outside work, enjoy the vibrant riverfront environment, fostering a healthy work-life balance. Nearby thriving eateries, retail, and entertainment options provide everything needed to unwind and recharge.

Join a community of leading professionals, elevate your practice, and make a lasting impact at our Class A medical office and dry lab life science space in Jacksonville.



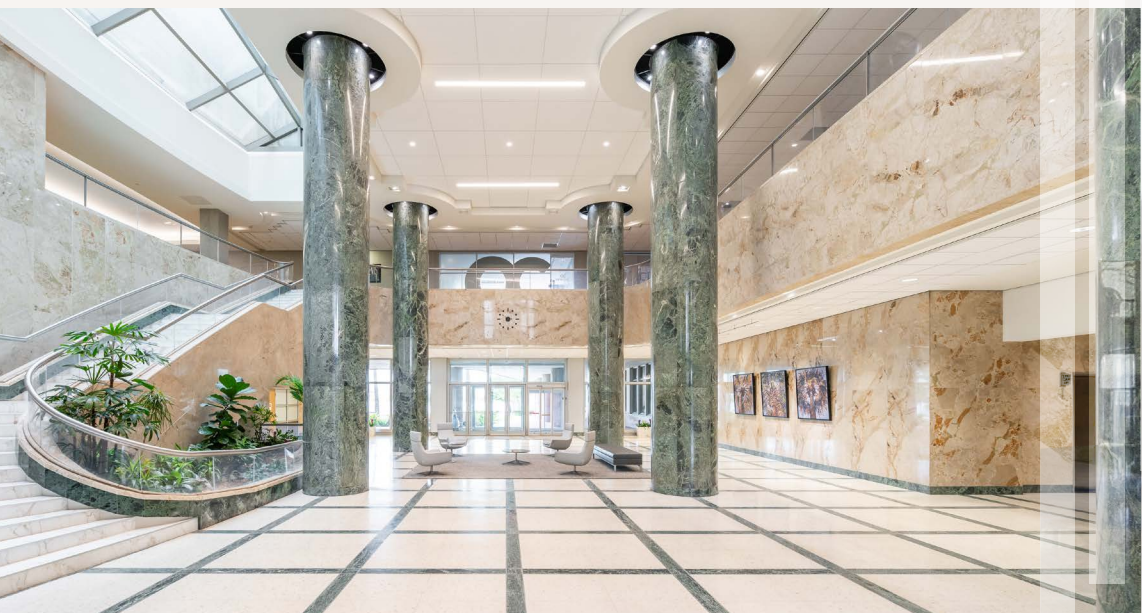
**± 494,437 SF**  
total building size

**Class A**

Renovated in  
**2018**

**20**  
Floors

**4.4/1,000**  
Parking ratio



**ADDITIONAL DEVELOPMENT OPPORTUNITY**

# A METRO MADE FOR MEDICAL

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841 Prudential is comprised of a complementary medical-centric tenant mix including Baptist Health, UF Health, One Call Care Management, Wolfson Children's Hospital, Serenity Mental Health, Florida Institute of Reproductive Medicine, Baptist Neurology, Emergency Physicians, Complete Health, and Advanced Cardiac Training. Other tenants include Regus.



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**Baptist Health**  
MEDICAL CENTER  
EMERGENCY ROOM

**Baptist Health**  
MEDICAL CENTER

**Baptist Health**  
HEART HOSPITAL

**Wolfson Children's**  
EMERGENCY & TRAUMA CENTER

**Wolfson Children's**

**BAPTIST MD Anderson Cancer Center**  
Making Cancer History™

**NEMOURS**  
CHILDREN'S HEALTH



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BAPTIST AGEWELL CENTER FOR HEALTH

BAPTIST JACKSONVILLE ER

BAPTIST HEALTH - HEART RHYTHM CENTER

BAPTIST MEDICAL CENTER JACKSONVILLE

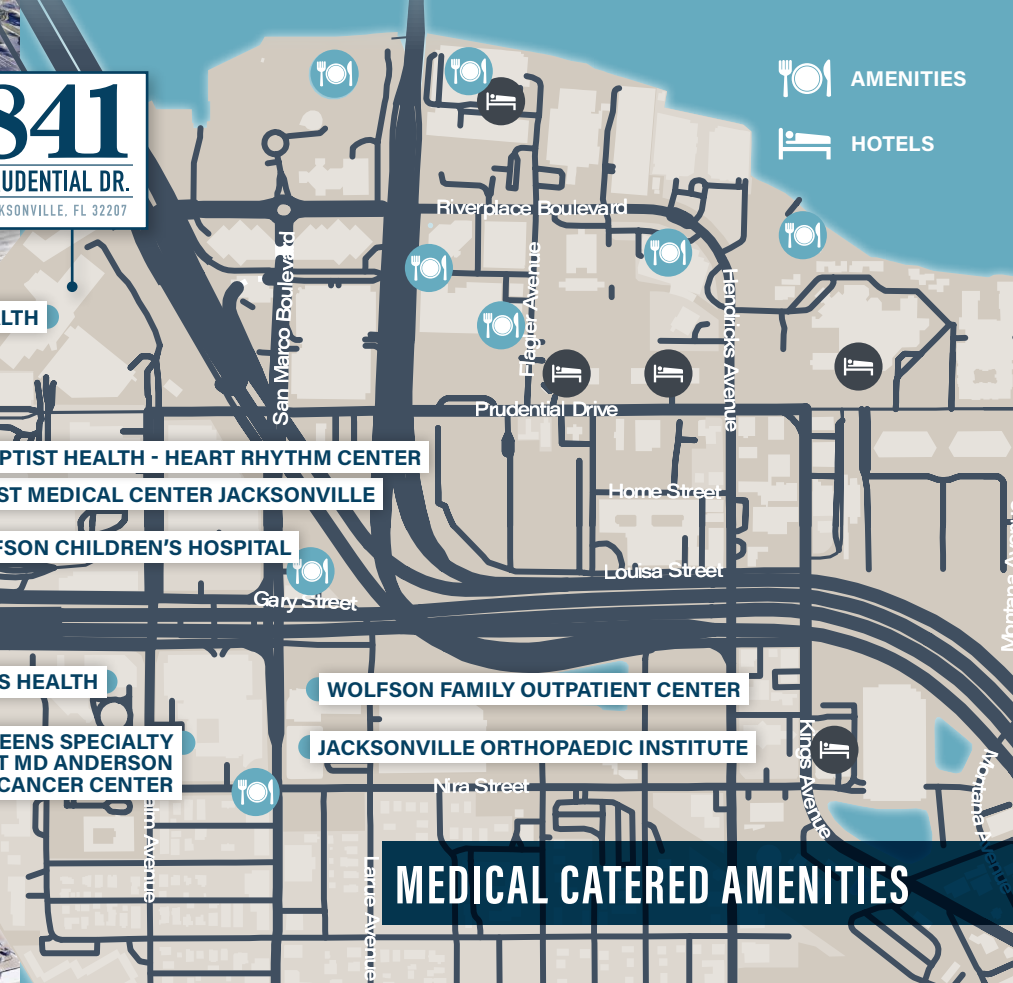
WOLFSON CHILDREN'S HOSPITAL

NEMOURS CHILDREN'S HEALTH

WALGREENS SPECIALTY PHARMACY AT MD ANDERSON CANCER CENTER

WOLFSON FAMILY OUTPATIENT CENTER

JACKSONVILLE ORTHOPAEDIC INSTITUTE



AMENITIES

HOTELS

**MEDICAL CATERED AMENITIES**

# THE OPPORTUNITY

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**3RD FLOOR**  
**2,000 – 53,816SF**



**LOBBY**



**TENANT GYM**

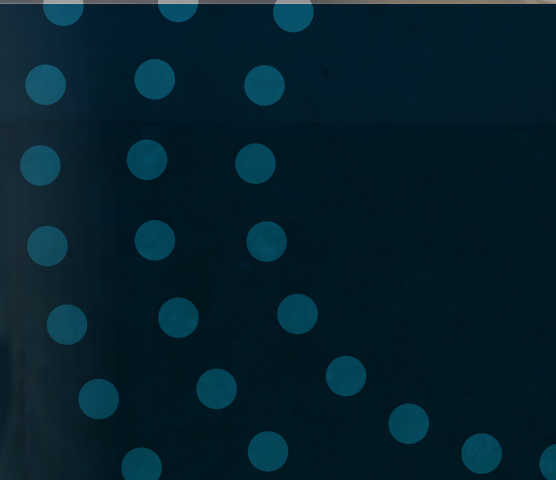


**TENANT CAFE**

# ADDITIONAL DEVELOPMENT OPPORTUNITY



## NEW 2-STORY BUILDING



# WHY JACKSONVILLE, FL?

**1,714,943**  
Population (2023)

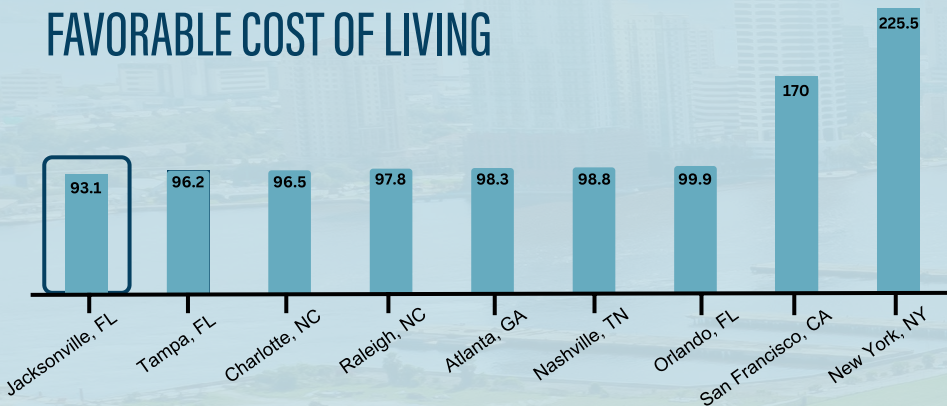
**830,544**  
Total Regional  
Employment

**\$73.2K**  
Median Household  
Income (2022)

**+180,261**  
Population growth over the last  
5 years and is projected to grow  
by 181,134 over the next 5 years

**TOP 3**  
*industries in Jacksonville are:*  
General Medical and Surgical  
Hospitals, Offices of Physicians, and  
Restaurants and Hospitality

## FAVORABLE COST OF LIVING



Source: C2ER, Cost of Living Study, 2023 Annual



The Jacksonville area averages  
**220 DAYS OF  
SUNSHINE**  
a year



**1 IN 8**

Jobs in the Jacksonville  
region are in the  
health care industry

**150+**  
NATIONAL,  
REGIONAL  
OR DIVISIONAL HQS

## TOP CITY FOR RELOCATING

Jacksonville is the fourth fastest  
growing city in the United States



As a hub for innovation and technology,  
Jacksonville is the U.S. proton therapy capital  
with UF Health Proton Therapy Institute,  
Ackerman Cancer Center and Mayo Clinic

## MEDIAN LIFE SCIENCE SALARIES IN JACKSONVILLE

OCCUPATIONS	SALARY
Bioengineers and Biomedical Engineers	\$82,600
Biological Scientists, All Other	\$56,700
Chemists	\$66,900
Health Information Technologists and Medical Registrars	\$64,200
Licensed Practical and Licensed Vocational Nurses	\$53,700
Medical and Clinical Laboratory Technologists	\$65,000
Medical and Health Services Managers	\$109,300
Medical Assistants	\$39,400
Medical Records Specialists	\$49,300
Nurse Practitioners	\$118,900
Nursing Assistants	\$33,700
Pharmacy Technicians	\$39,900
Physical Therapists	\$102,600
Physicians, All Other	\$274,700
Radiologic Technologists and Technicians	\$66,600
Registered Nurses	\$83,400

Source: JOBSAQ, 2023



## AREAS OF EXCELLENCE

MEDICAL DEVICE MANUFACTURING  
CLINICAL TRIALS  
BIOMEDICAL RESEARCH  
ONCOLOGY  
HEALTH TECH

Local health and biomedical  
companies cite the benefits  
of having **top-notch  
programming in their  
field** with the area's leading  
educational institutions.

## HEALTH AND WELLNESS

Home to the largest urban park  
system in the country and extensive  
bodies of water, Jacksonville offers  
plentiful outdoor lifestyle activities  
whether surfing, hiking or biking.  
Couple that with farm-to-table  
restaurants sourcing local, family-  
run farms, luxurious spas and  
more than a dozen world-class  
running events, including the Gate  
River Run and 26.2 with DONNA  
Marathon, the region is a haven for  
health and wellness.

The region's leading health  
care landscape consists of

one of only three  
**MAYO CLINICS**,  
one of seven  
**BAPTIST MD ANDERSON  
CANCER CENTERS**,  
**UF PROTON THERAPY INSTITUTE**

and cutting-edge medical  
companies including  
**Medtronic, McKesson,  
Availity, Forcura** and  
many others.



## WORLD CLASS HEALTHCARE

Our region offers access  
to premier hospitals and  
health care facilities,  
home to one of only three  
Mayo Clinic campuses  
and one of seven MD  
Anderson Cancer  
Center partnerships in  
the country and several  
other distinguished area  
hospitals and medical  
research facilities.

# OUTPATIENT VOLUME

## OUTPATIENT VOLUME BY SPECIALTY WITHIN 5-MI RADIUS

SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH	SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH
Cardiology	42,495	49,717	17.00%	Obstetrics	1,720	1,544	-10.20%
Cosmetic Procedures	3,156	3,411	8.10%	Oncology	6,315	6,923	9.60%
Dermatology	18,212	20,007	9.90%	Ophthalmology	39,631	46,428	17.20%
Endocrinology	870	1,125	29.30%	Orthopedics	12,766	14,879	16.60%
ENT	13,767	15,852	15.10%	Pain Management	4,886	5,682	16.30%
Evaluation and Management	434,419	483,138	11.20%	Physical Therapy/Rehabilitation	105,057	124,414	18.40%
Gastroenterology	10,210	11,075	8.50%	Podiatry	7,791	8,602	10.40%
General Surgery	2,501	2,725	8.90%	Psychiatry	53,545	65,716	22.70%
Gynecology	3,918	4,107	4.80%	Pulmonology	5,827	5,971	2.50%
Lab	188,512	217,156	15.20%	Radiology	127,069	140,526	10.60%
Miscellaneous Services	91,188	104,578	14.70%	Spine	843	1,027	21.80%
Nephrology	2,218	2,515	13.40%	Thoracic Surgery	228	253	11.00%
Neurology	7,171	7,942	10.80%	Trauma	3,231	3,584	10.90%
Neurosurgery	371	408	9.90%	Urology	4,151	4,441	7.00%
				Vascular	7,288	8,614	18.20%

Source: The Advisory Board's Outpatient Market Scenario Planner (MSP)



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## CONTACT

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