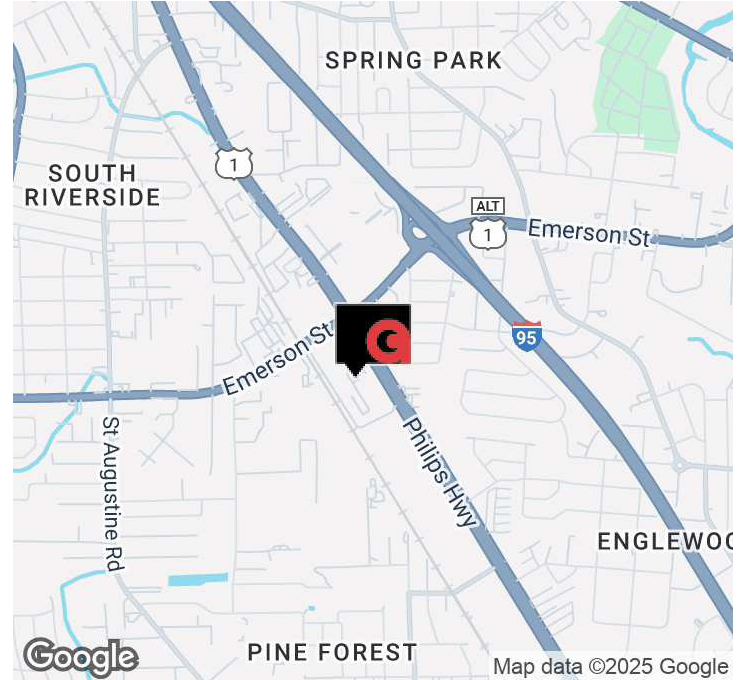


3728 PHILIPS HWY, SUITE 64 JACKSONVILLE, FL, 32207

3728 Philips Hwy Jacksonville, FL 32207



Offering Summary

Lease Rate:	\$11.07 SF/yr (NNN)
Building Size:	200,000 SF
Available SF:	8475
Lot Size:	4.59 Acres
Year Built:	1989
Zoning:	IBP

Property Overview

Addison Commercial Real Estate is proud to exclusively represent Bernhardt Laboratories, Inc in subletting their space in Midway Park here in Jacksonville, FL. Formerly known as Central Park, Midway combines a distinct professional atmosphere with the convenience of a central location to deliver businesses an environment in which they can thrive.

CONTACT

Advisors

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 daddison@acrei.com

Office

Addison Commercial Real Estate, Inc.
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For Sublease

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Building Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	IBP
Lot Size	4.59 Acres

Property Highlights

Suite 64	8475 SF
Property SF	200,000
Lease Term	Seventy-four (74) months
Lease Rate	\$11.07 PSF
CAM	\$4.40 PSF
Lease Expiration Date	May 31, 2031

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Property Description

The reimagined Midway Park combines a professional atmosphere with accessibility and convenience that businesses desire from a central location.

Dedicated landlord and on-site property management team. Immediate access to Philips Highway and excellent proximity to I-95.

Floor to ceiling glass on two sides of the Suite offering lakefront exposure.

Multiple points of access to front and rear of Suite.

Functional floor plan offering:

- Secured reception area

- Multiple private offices with glass sidelights

- Multiple conference/training rooms

- Breakroom

- Large restrooms

- Large open space for cubicles to accommodate up to forty (40) people, etc.

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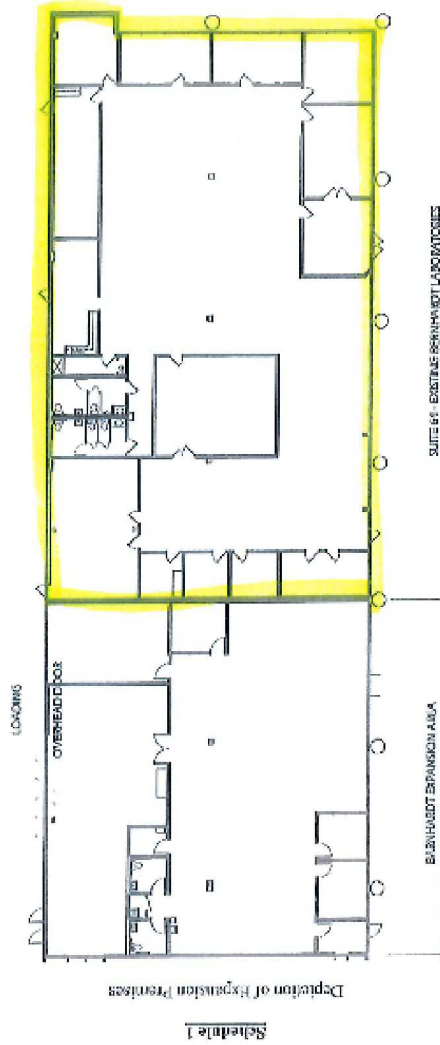
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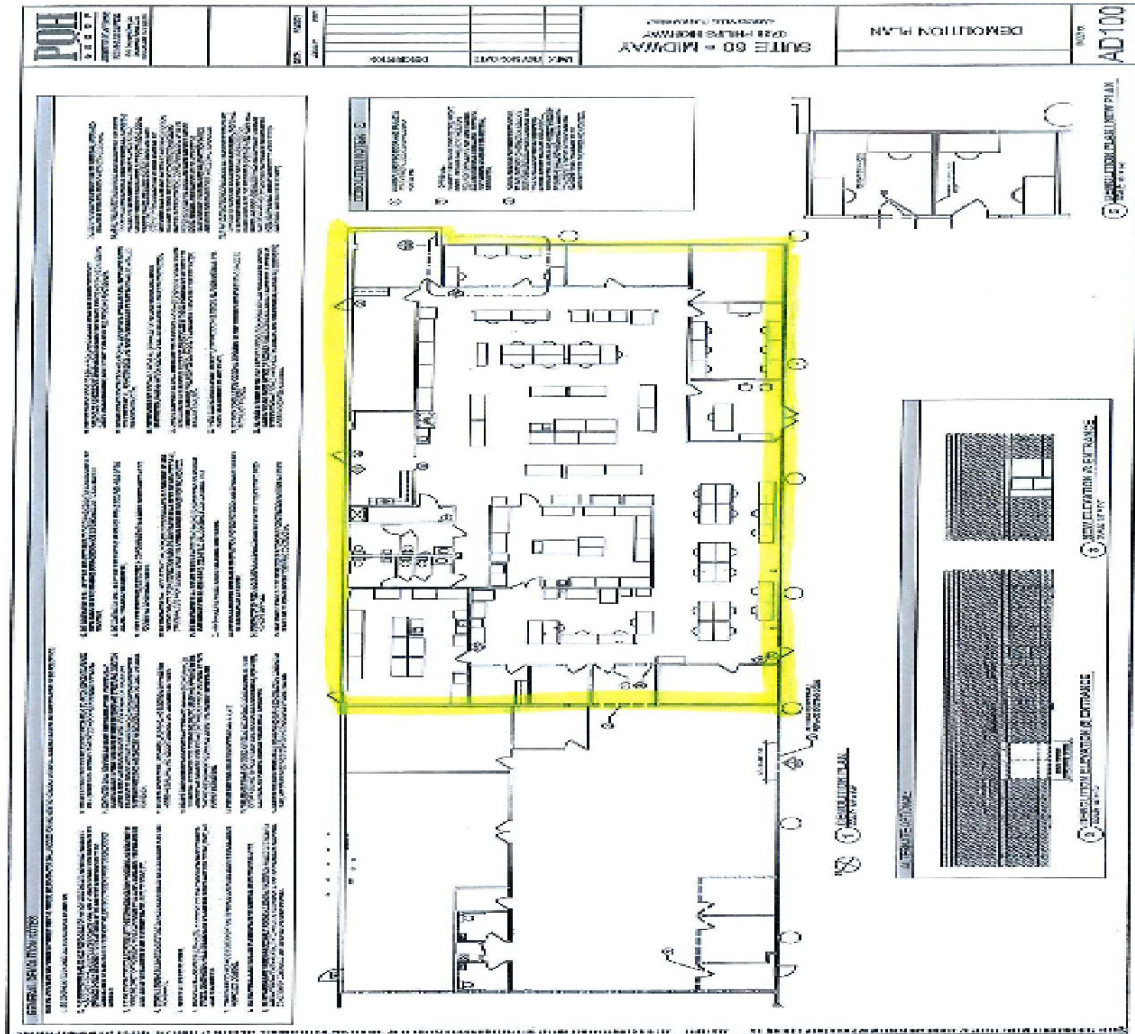
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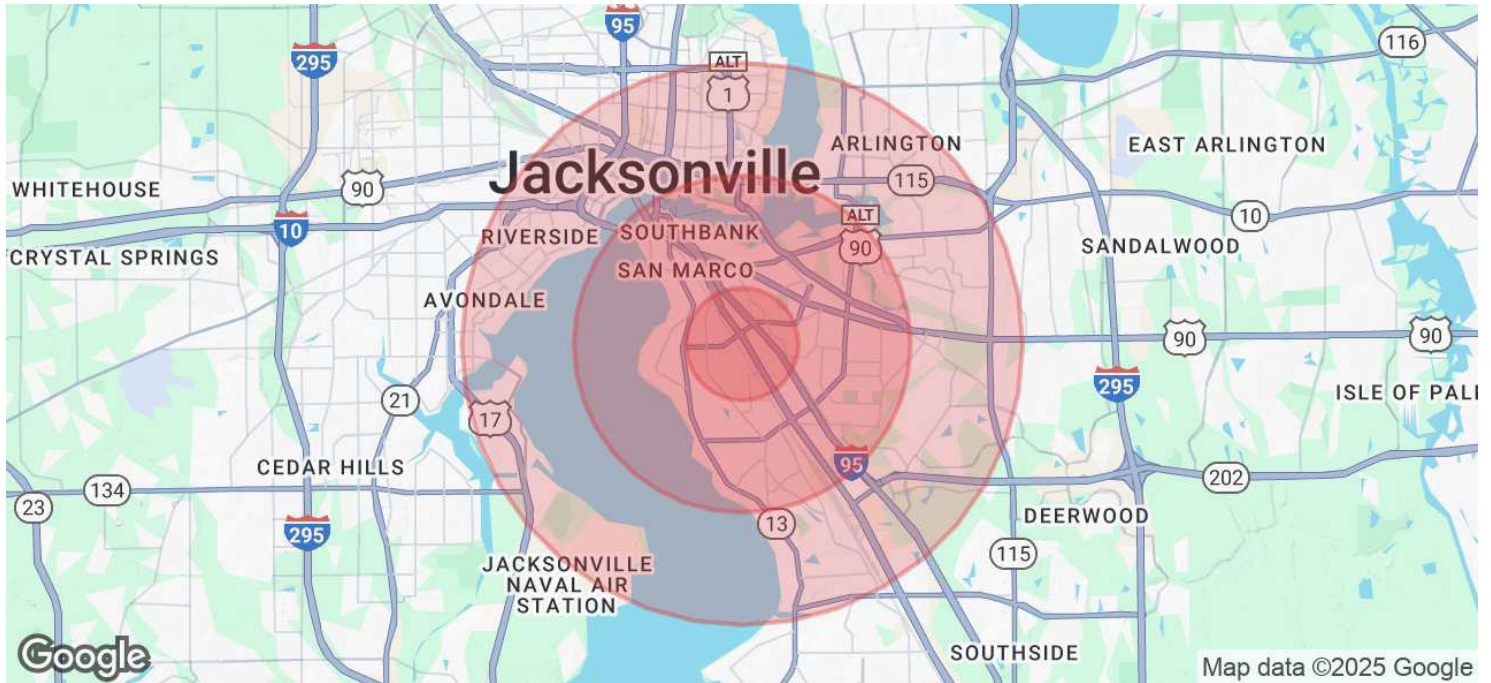
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,299	54,519	141,880
Average Age	33.7	39.6	38.3
Average Age (Male)	32.9	38.1	37.1
Average Age (Female)	34.7	41.5	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,720	26,748	68,797
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$45,704	\$71,800	\$64,180
Average House Value	\$312,415	\$268,252	\$261,914

2020 American Community Survey (ACS)

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