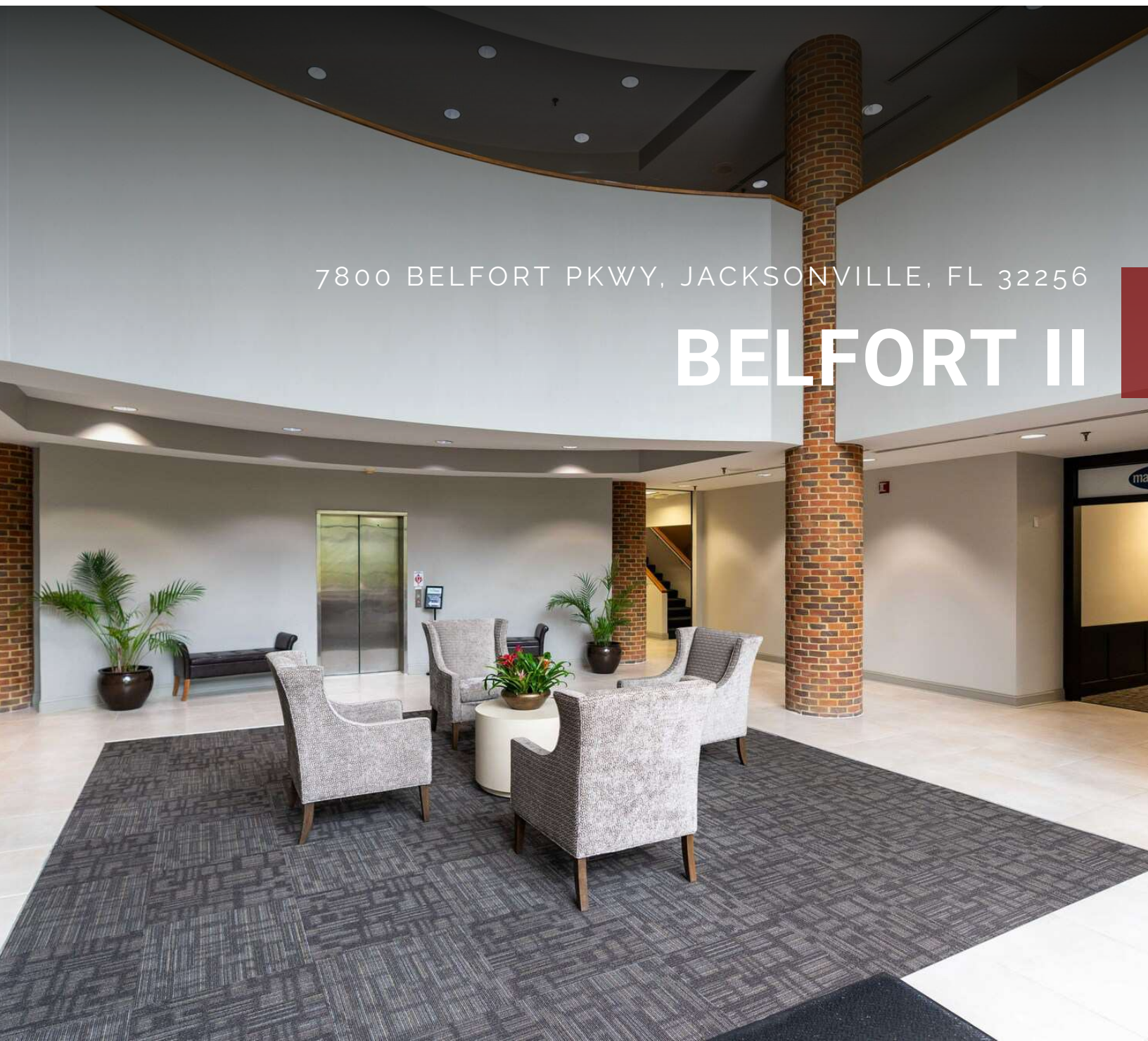


7800 BELFORT PKWY, JACKSONVILLE, FL 32256

# BELFORT II



**VASHA CARTER**   **PATRICK KENNEY**  
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# BELFORT II

7800 BELFORT PKWY, JACKSONVILLE, FL 32256



## OFFERING SUMMARY

Lease Rate:	\$18.75 SF/yr (Full Service)
Building Size:	74,530 SF
Available SF:	1,216 - 9,931 SF
Year Built:	1989

## PROPERTY OVERVIEW

Beautifully modernized office building located in the Belfort business corridor. Belfort II is minutes away from the St. Johns Town Center and provides easy access to JTB and I-95. AC Skinner Parkway provides alternative access and egress to and from Belfort Park for an easier commute.

## PROPERTY HIGHLIGHTS

- 4.0/1,000 sf parking ratio with abundant visitor parking
- Easy commute to work
- Bright open lobby
- Minutes from St. Johns Town Center
- Large exterior windows

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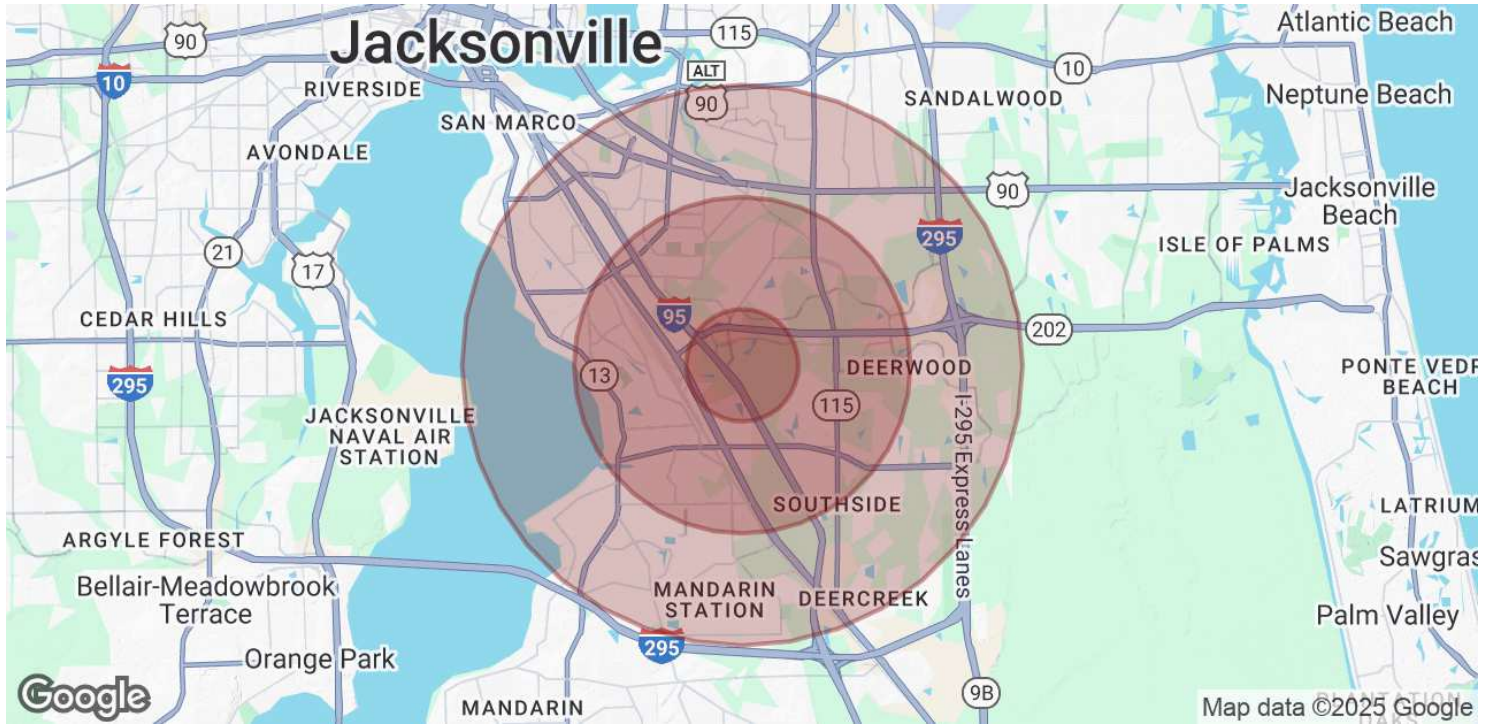
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,575	88,904	206,393
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,991	39,942	88,973
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$89,525	\$89,019	\$92,310
Average House Value	\$264,415	\$316,573	\$324,410

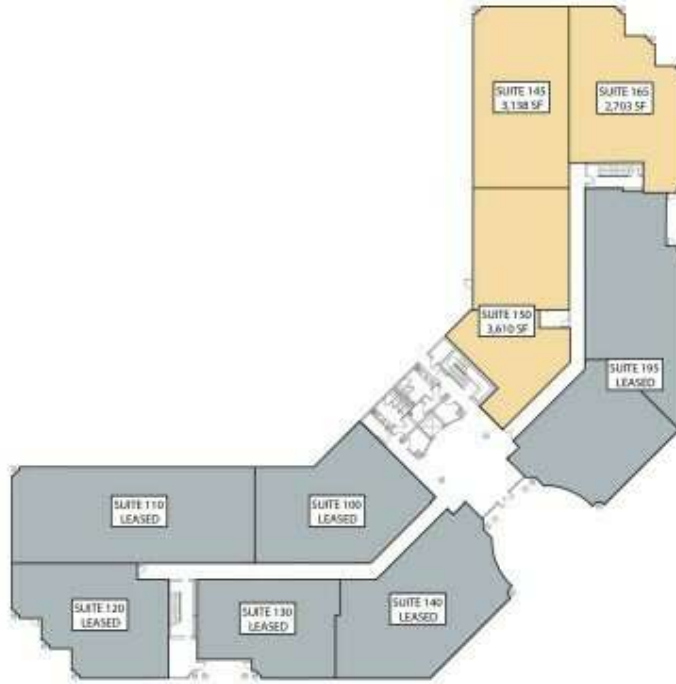
Demographics data derived from AlphaMap

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# BELFORT II

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,216 - 9,931 SF	Lease Rate:	\$18.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
145	Available	3,138 SF	Full Service	\$18.75 SF/yr
150	Available	3,610 SF	Full Service	\$18.75 SF/yr
165	Available	2,703 SF	Full Service	\$18.75 SF/yr

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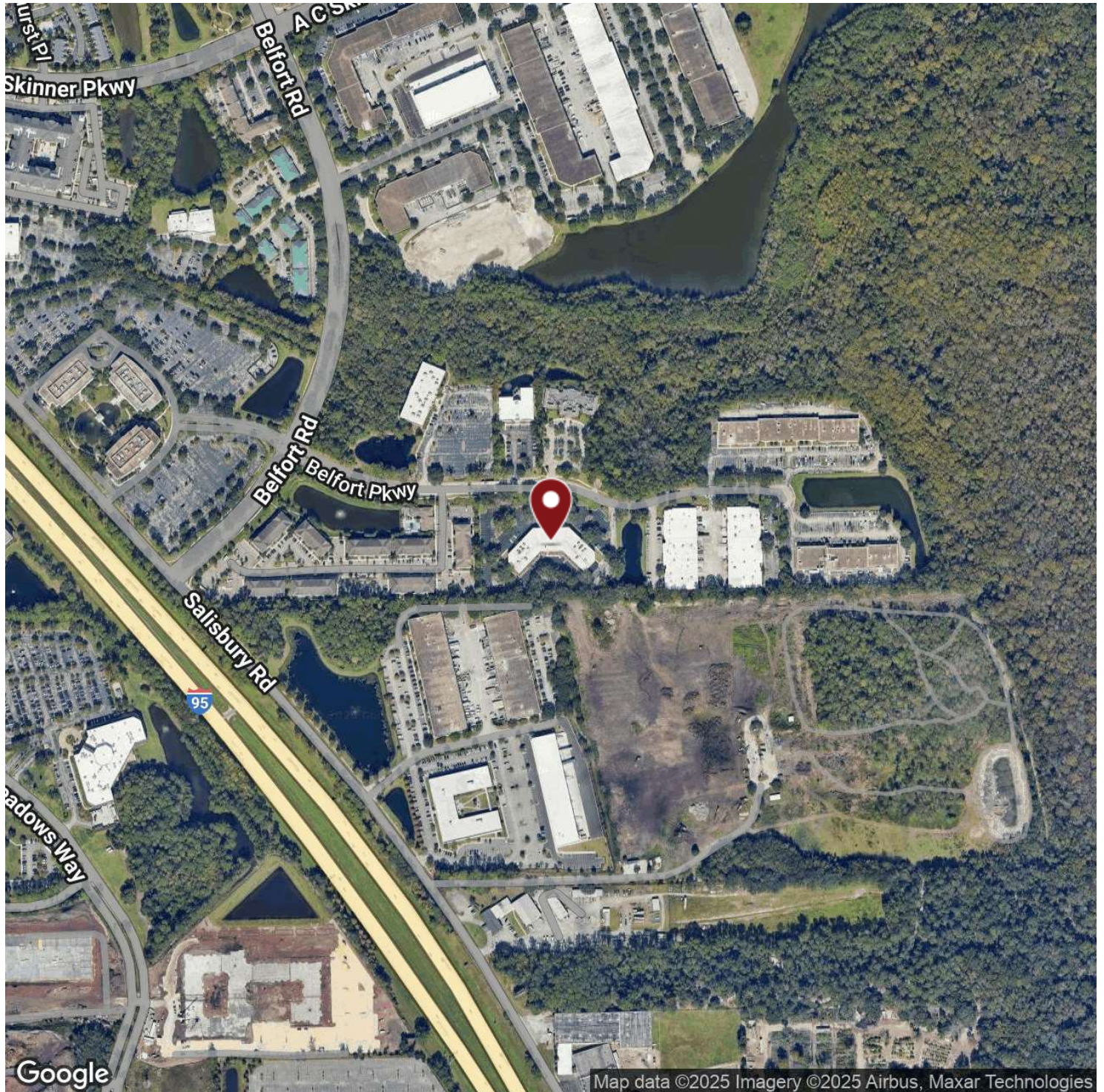
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
201	Available	1,216 SF	Full Service	\$18.75 SF/yr
210	Available	3,900 SF	Full Service	\$18.75 SF/yr
230	Available	1,800 SF	Full Service	\$18.75 SF/yr
240	Available	1,421 SF	Full Service	\$18.75 SF/yr
250	Available	2,810 SF	Full Service	\$18.75 SF/yr
270	Available	2,995 SF	Full Service	\$18.75 SF/yr
280	Available	4,858 SF	Full Service	\$18.75 SF/yr
210, 230, 240, 250	Available	9,931 SF	Full Service	\$18.75 SF/yr

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