



Colliers

Innovation Park

6737 Southpoint Dr S.
Jacksonville, FL 32216

2 Floors | 87,418± SF

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76 S Laura St | Ste 1500

Jacksonville, FL 32202

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6737

6735

Opportunity

Innovation Park is located in the most sought after submarket in Jacksonville. Buildings are ideal for users who are looking for a corporate office park environment.

6737 Southpoint Dr. S.

2 floors | 87,418± SF

Highlights



- Class A Southside submarket
- Close to I-95 & Butler Blvd.
- Numerous restaurants and hotels nearby
- 5.2 miles from the St. Johns Town Center
- 10 minutes to downtown Jacksonville
- Campus environment including fitness center & on-site café
- Zoning: IBP
- Parking: 5.6/1,000
- Mission critical facility
- Backup power: 1,500 kva diesel generator provides emergency power for total building load to both buildings
- Numerous upgrades to buildings and site are complete

Property Specifications

6737 Southpoint Drive South, Jacksonville, FL 32216

Building size	139,825± square feet
Year built	1992 (2019, renovated)
Floors	3

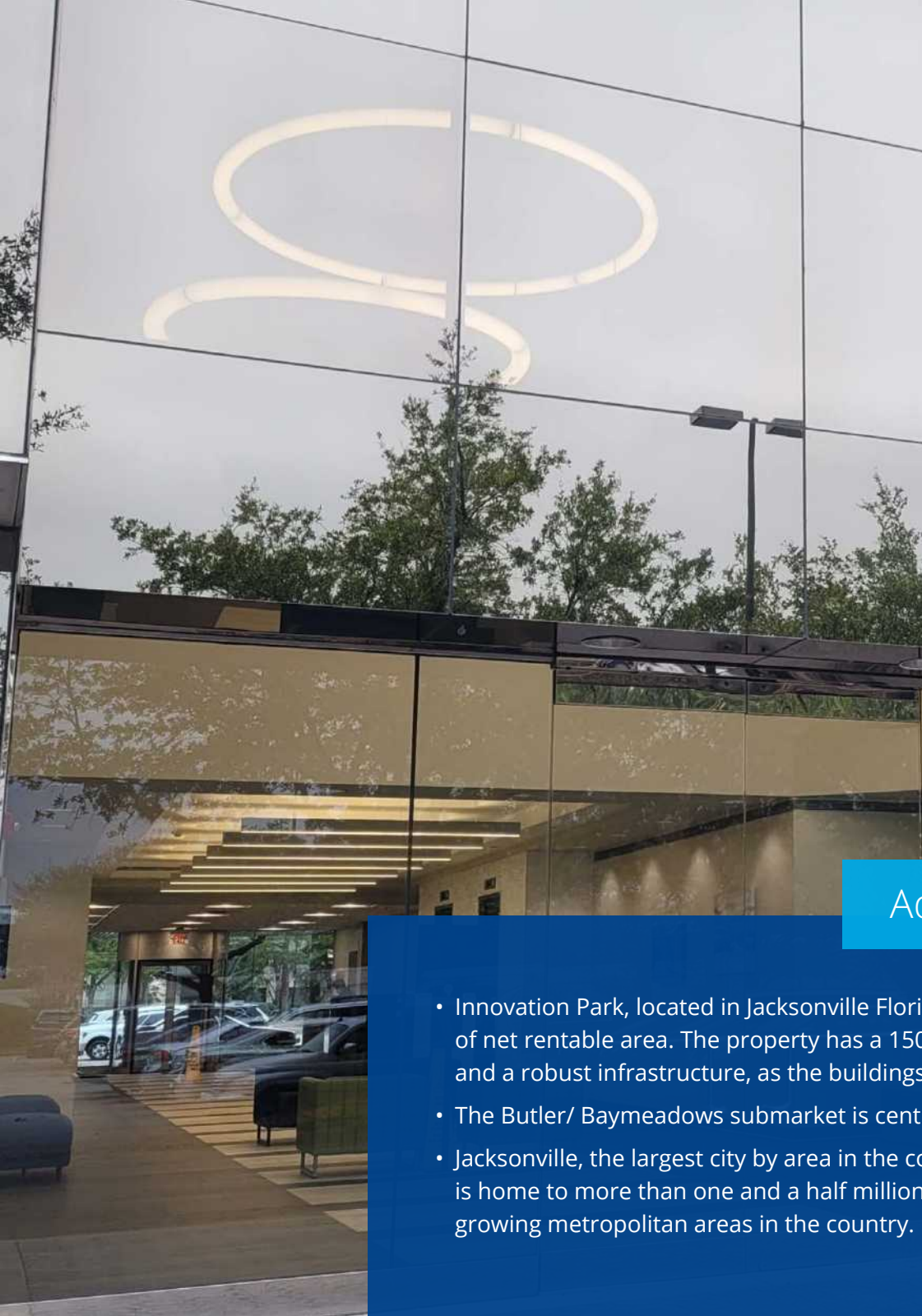
Lease price: \$24.00/SF Full Service

Innovation Park is located in one of Jacksonville's most sought after submarkets with an abundance of retail, medical and office users nearby.

Features & Amenities

- Café
- Fitness facility with restrooms and shower
- Large courtyard with outside seating
- Spacious employee lounge area
- Backup power provides 100% emergency power for both buildings





Rentable Areas

6737 Southpoint Dr S

Floor 2 43,868± SF

Floor 3 43,550± SF

87,418± SF

Available November 2023

Lease Rate

\$24.00/SF Full Service

Additional Features

- Innovation Park, located in Jacksonville Florida, consists of two office buildings with a total of 258,908 square feet of net rentable area. The property has a 1500 KW generator, providing 100% backup power for both buildings, and a robust infrastructure, as the buildings served as an operation center for CSX railroad for 25+ years.
- The Butler/ Baymeadows submarket is centrally located in Jacksonville's core for the suburban office sector.
- Jacksonville, the largest city by area in the contiguous United States encompassing more than 3,698 square miles, is home to more than one and a half million residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country.

Site Plan



Overflow Parking

Building 2

Fitness Center

Cafe

Building 1

6735

Exterior Common Area Amenities

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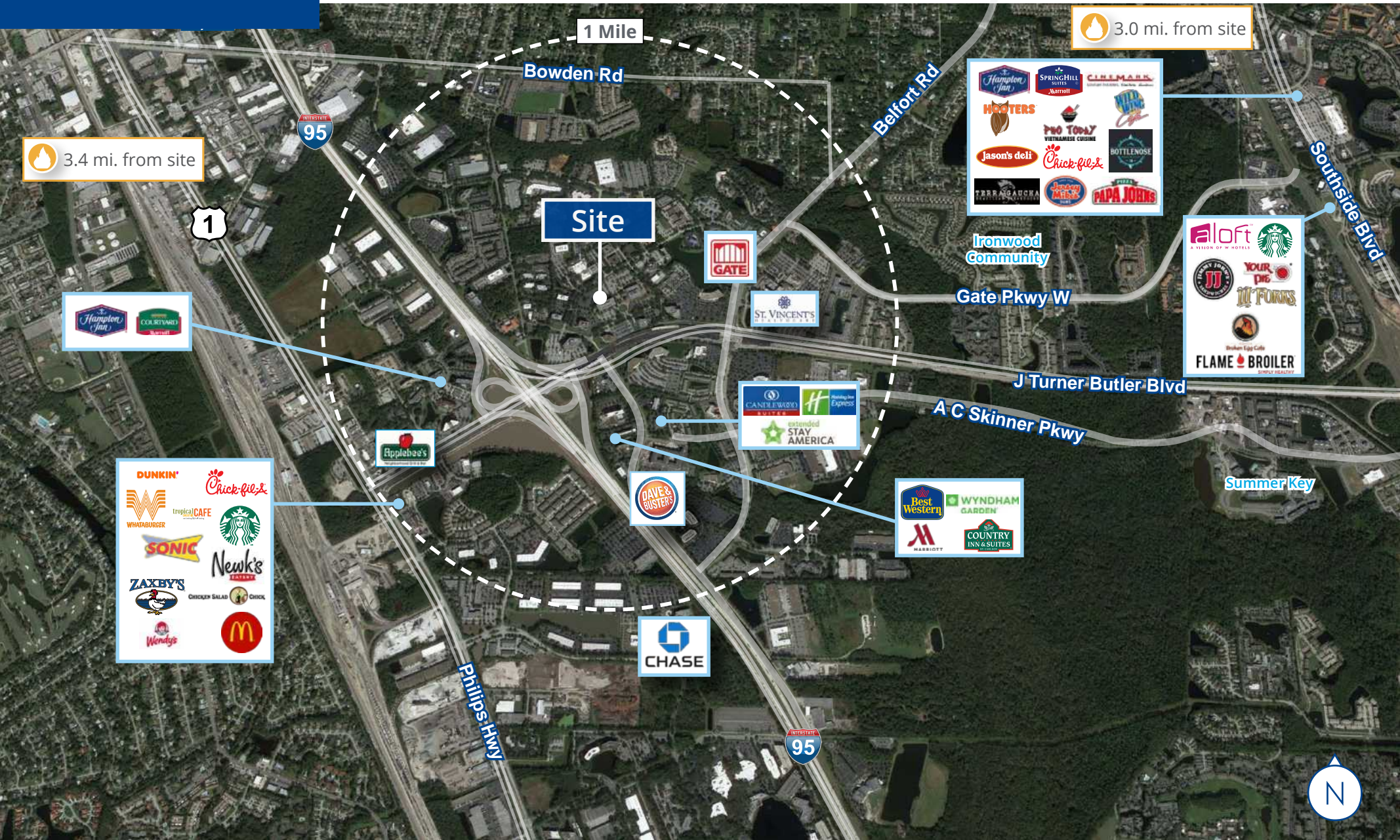
Southpoint Drive N

Southpoint Blvd

Southpoint Drive S

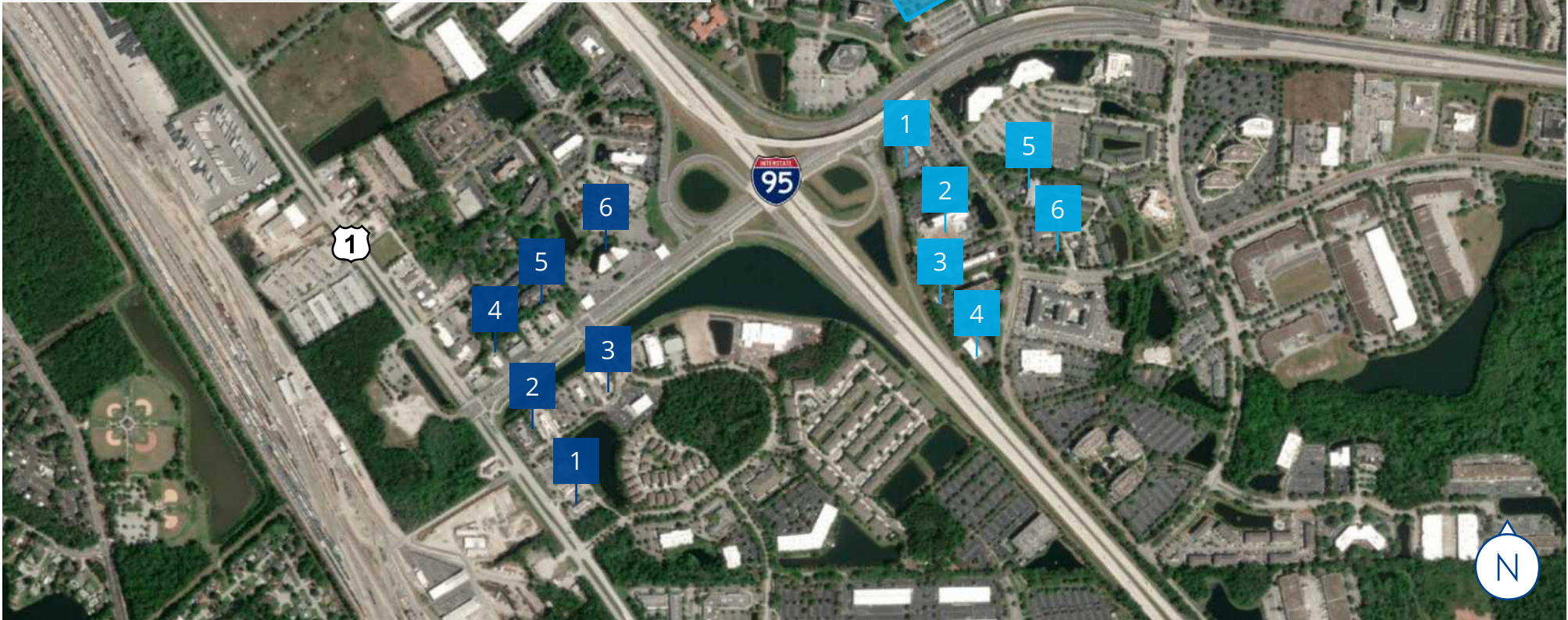


Retail Aerial



Nearby Services

- | | | | |
|---|------------------|---|-------------------------|
|  | 1 Starbucks |  | 1 Wyndham Garden |
|  | 2 Chick-Fil-A |  | 2 Marriott Jacksonville |
|  | 3 Zaxby's |  | 3 Country Inn & Suites |
|  | 4 Arby's |  | 4 Best Western Premier |
|  | 5 Applebee's |  | 5 Holiday Inn Express |
|  | 6 Cracker Barrel |  | 6 Extended Stay America |



Aerial View

Overflow
Parking

Parking for
Innovation Park
Ratio: 5.6/1,000 SF



6737 Southpoint Drive S

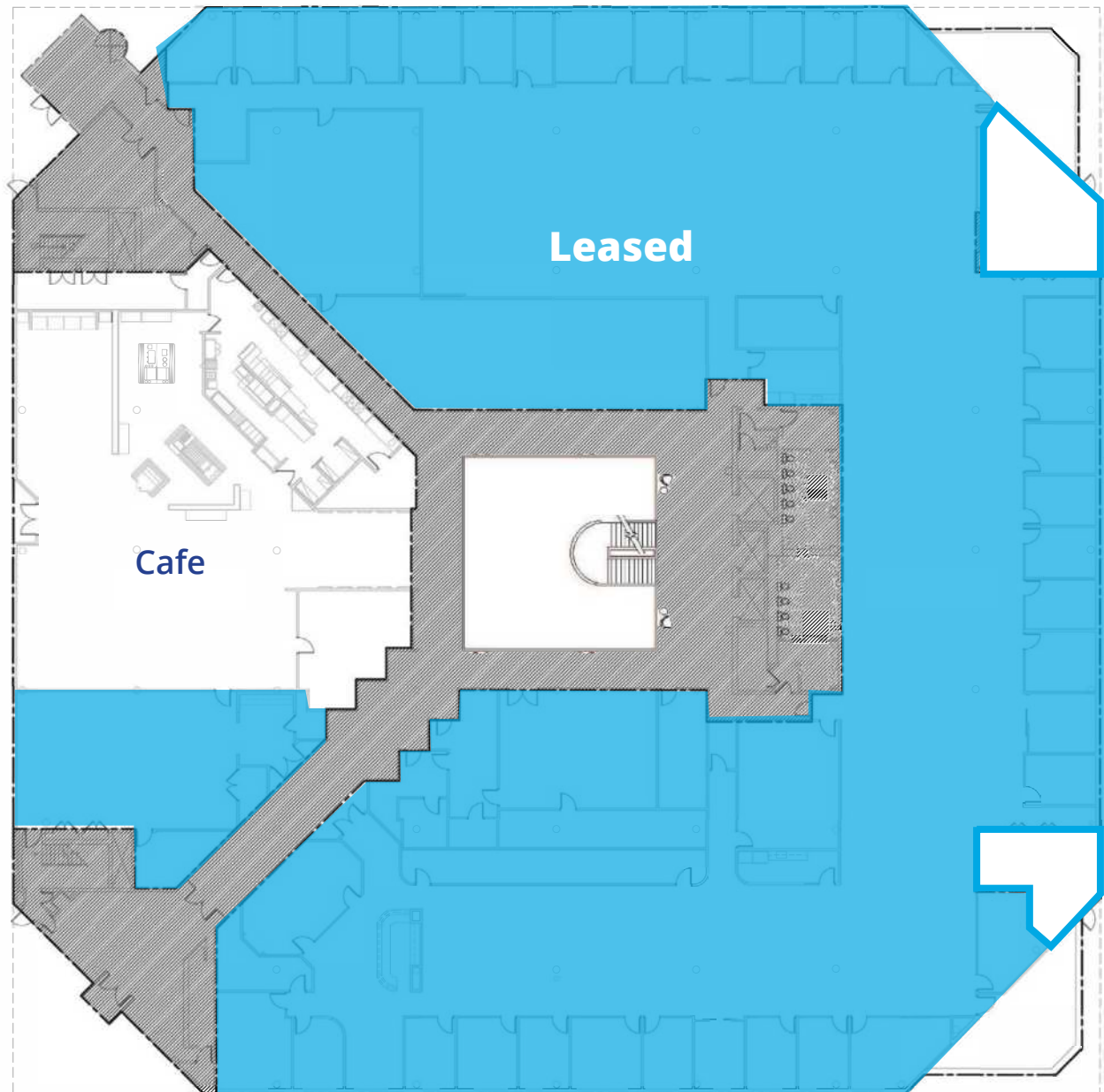
The landlord will provide a tenant improvement allowance to enhance the high-quality existing improvements.





First Floor

6737 Southpoint Drive S

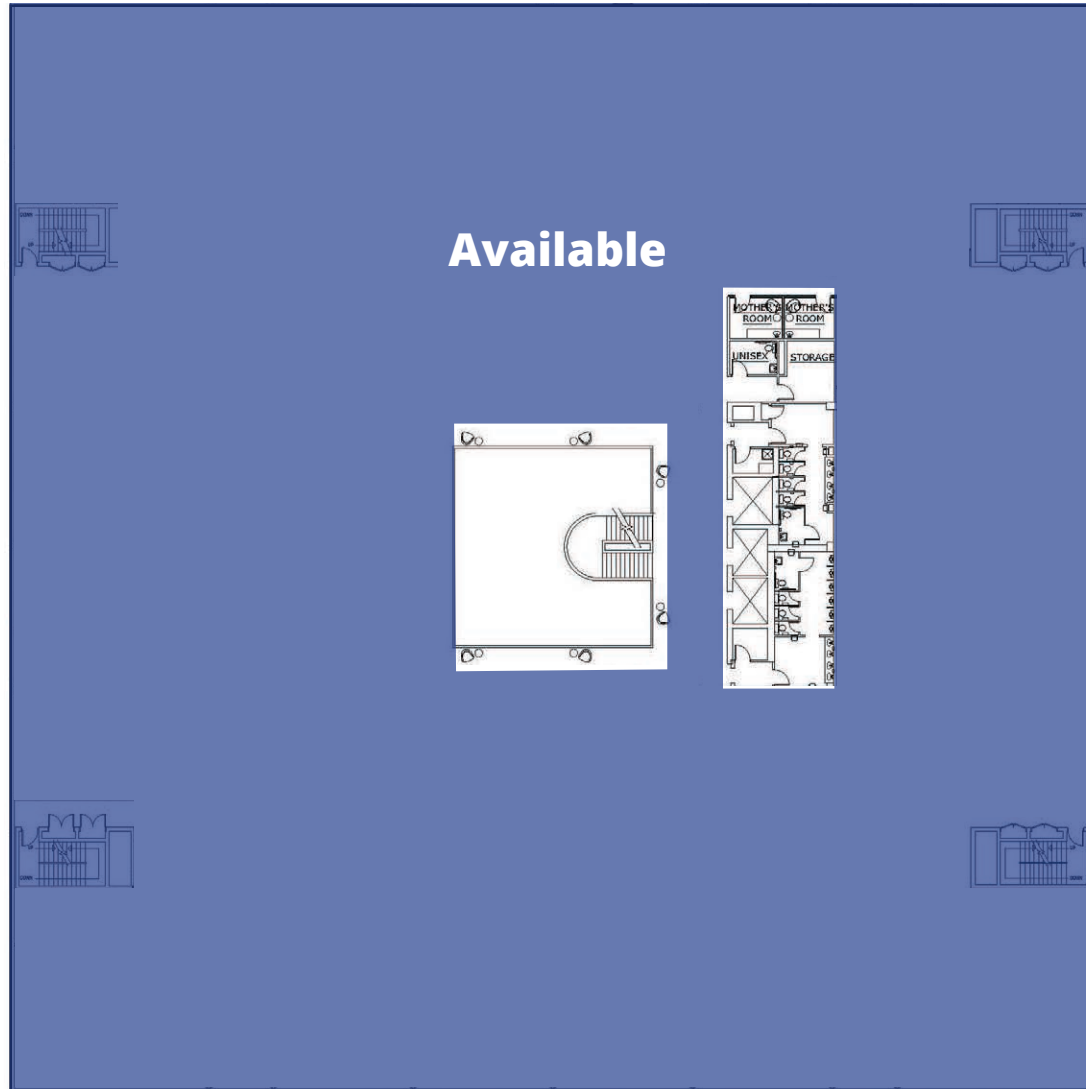


Second Floor

6737 Southpoint Drive S

43,868± SF

Available



The Colliers logo is a blue rounded rectangle with a white border and a yellow and red horizontal stripe at the bottom. The word "Colliers" is written in white serif font.

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