

BELFORT 1

7751 BELFORT PARKWAY, JACKSONVILLE, FL 32256

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OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (Full Service)
Building Size:	68,609 SF
Available SF:	1,708 - 2,175 SF
Year Built:	1989

PROPERTY OVERVIEW

Beautifully renovated office building located on Belfort Road/I-95 and JTB. AC Skinner Parkway provides alternative access and egress to and from Belfort Park for an easier commute. Abundant area amenities that include restaurants, shops, banks, hotels and workout facilities.

PROPERTY HIGHLIGHTS

- Newly renovated lobby.
- Common area lounge.
- Bright and open plans.
- 4.0/1.000 s.f. parking ratio with ample visitor parking
- Easy commute to work

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,708 - 2,175 SF	Lease Rate:	\$19 SF/yr

AVAILABLE SPACES

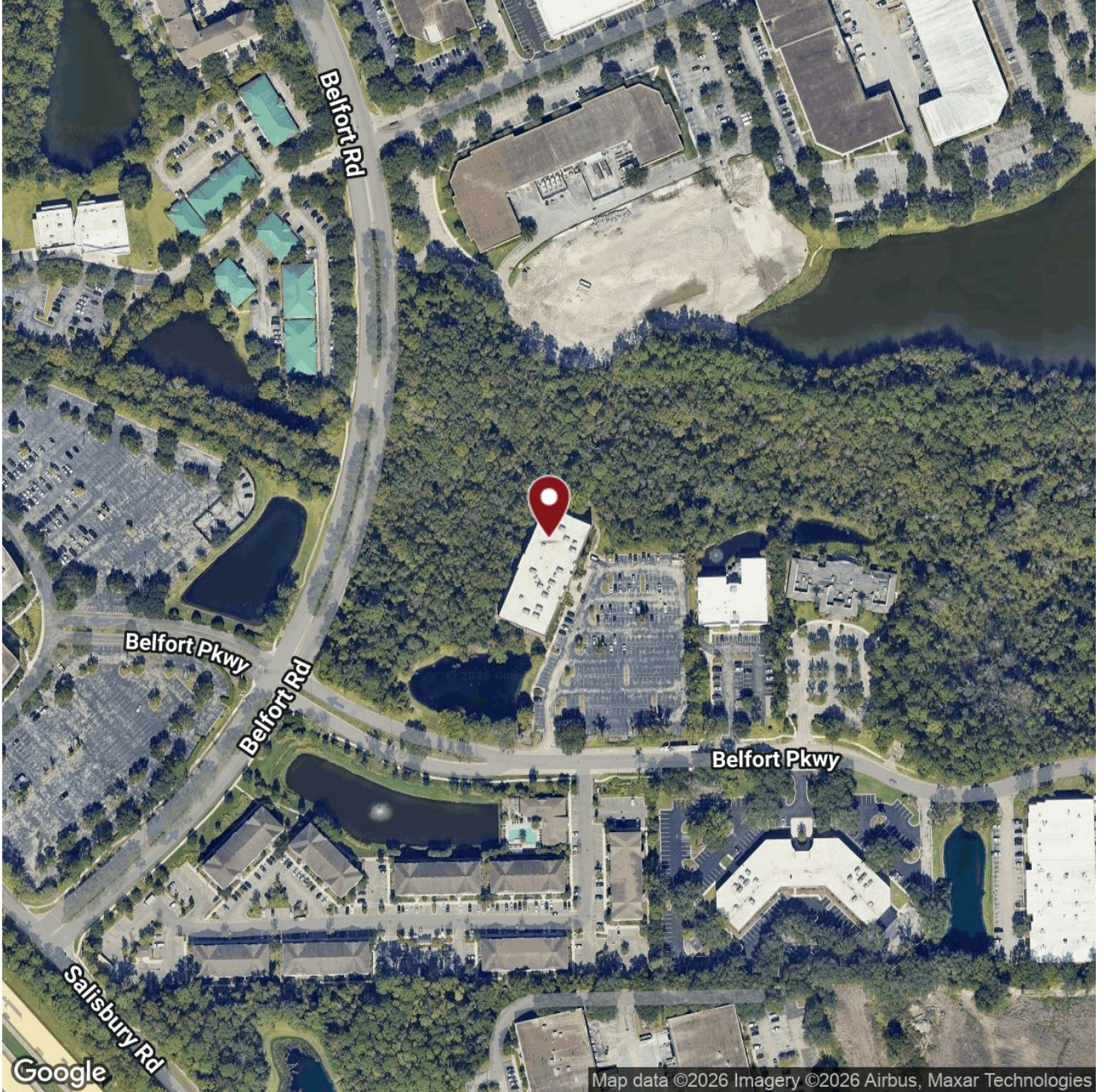
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 170	-	1,647 SF	Full Service	\$18.75 SF/yr	-
Suite 210	-	1,585 SF	Full Service	\$19.25 SF/yr	-
Suite 350	-	1,500 - 18,381 SF	Full Service	\$18.75 SF/yr	Customizable office space.
Suite 240	-	2,720 SF	Full Service	\$19.25 SF/yr	-
230	Available	2,175 SF	Full Service	\$19.00 SF/yr	*NEW* 2nd Floor Office Coming Soon
235	Available	1,708 SF	Full Service	\$19.00 SF/yr	*NEW* 2nd Floor Office Coming Soon

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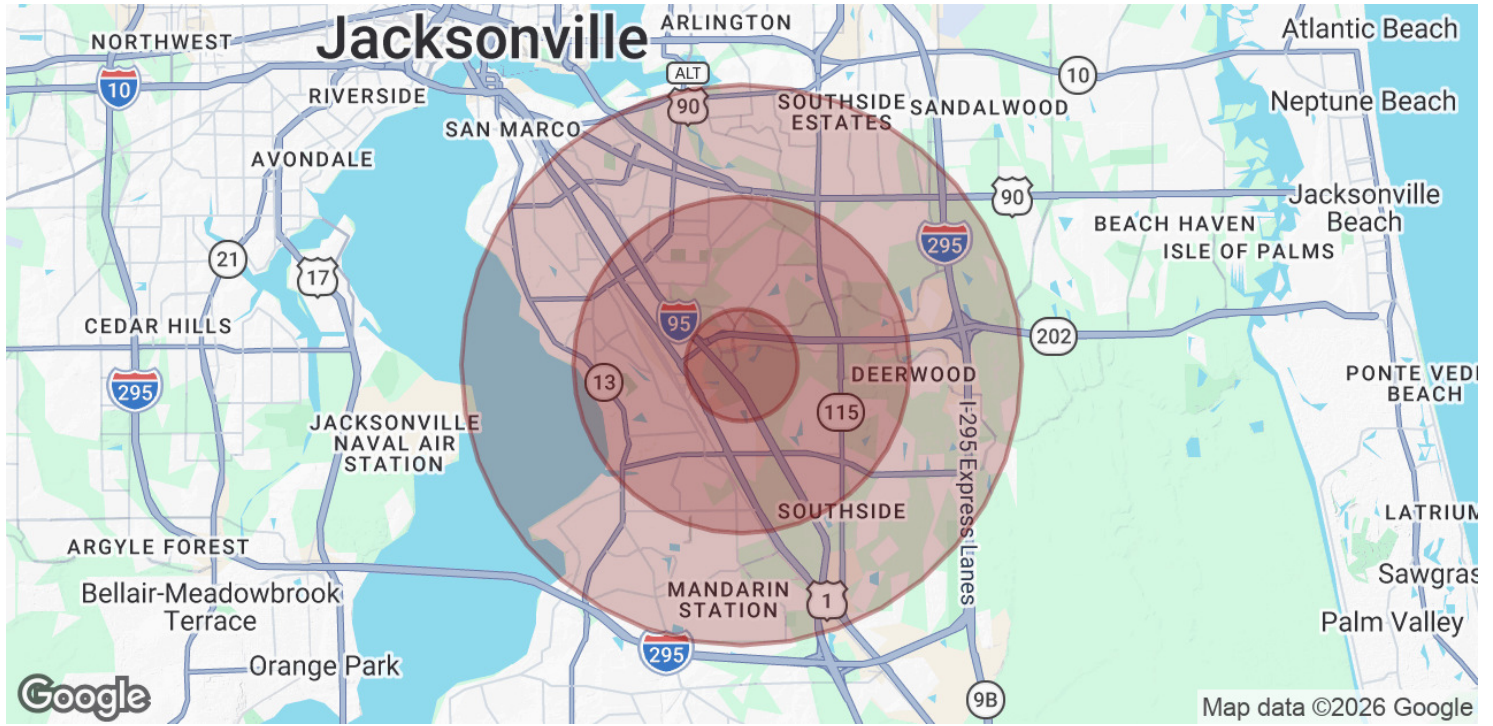
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,692	62,893	165,843
Average Age	34.6	34.4	34.8
Average Age (Male)	32.9	32.6	33.5
Average Age (Female)	37.3	36.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,241	27,325	69,741
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$57,642	\$60,416	\$64,504
Average House Value	\$202,047	\$226,200	\$247,189

2020 American Community Survey (ACS)

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