



Innovation Park

6735 Southpoint Dr S.
Jacksonville, FL 32216

21,149± SF Available

Chuck Diebel
+1 904 861 1112
chuck.diebel@colliers.com

76 S Laura St | Ste 1500
Jacksonville, FL 32202
colliers.com/jacksonville



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.

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
- Space available now
- Numerous upgrades to buildings and site are complete

Property Specifications

6735 Southpoint Drive South, Jacksonville, FL 32216

Building size	135,404± square feet
Year built	1992 (2019, renovated)
Floors	4

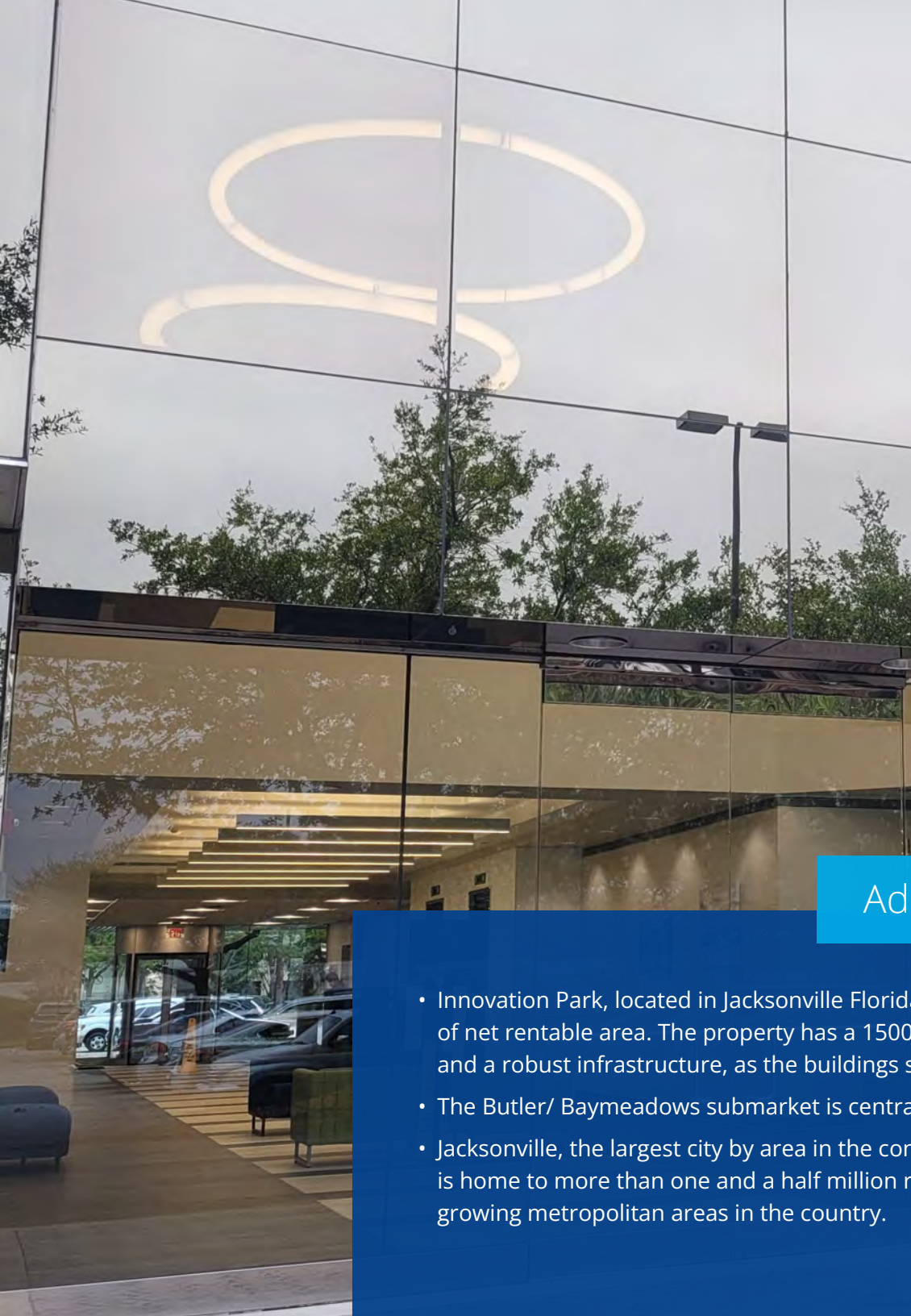
Lease price: \$24.00/SF Full Service

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

6735 Southpoint Dr S

21,149± SF Available

Floor 1

- 7,093± SF
- 4,813± SF

Floor 4

- 9,243± SF

Lease Rate

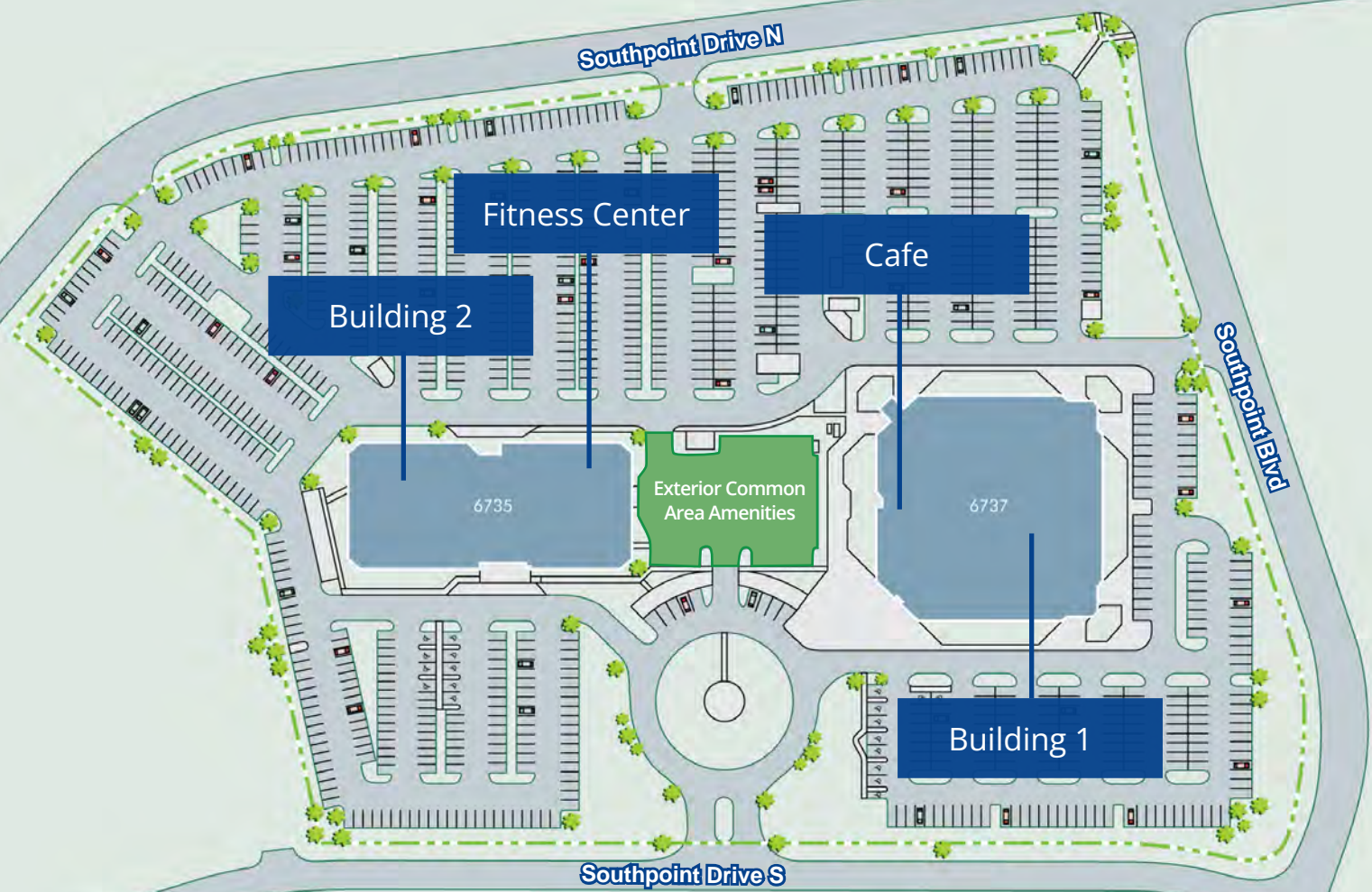
\$24.00/SF Full Service

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



Nearby Services



1 Starbucks



2 Chick-Fil-A

3 Zaxby's

4 Arby's

5 Applebee's

6 Cracker Barrel



1 Wyndham Garden



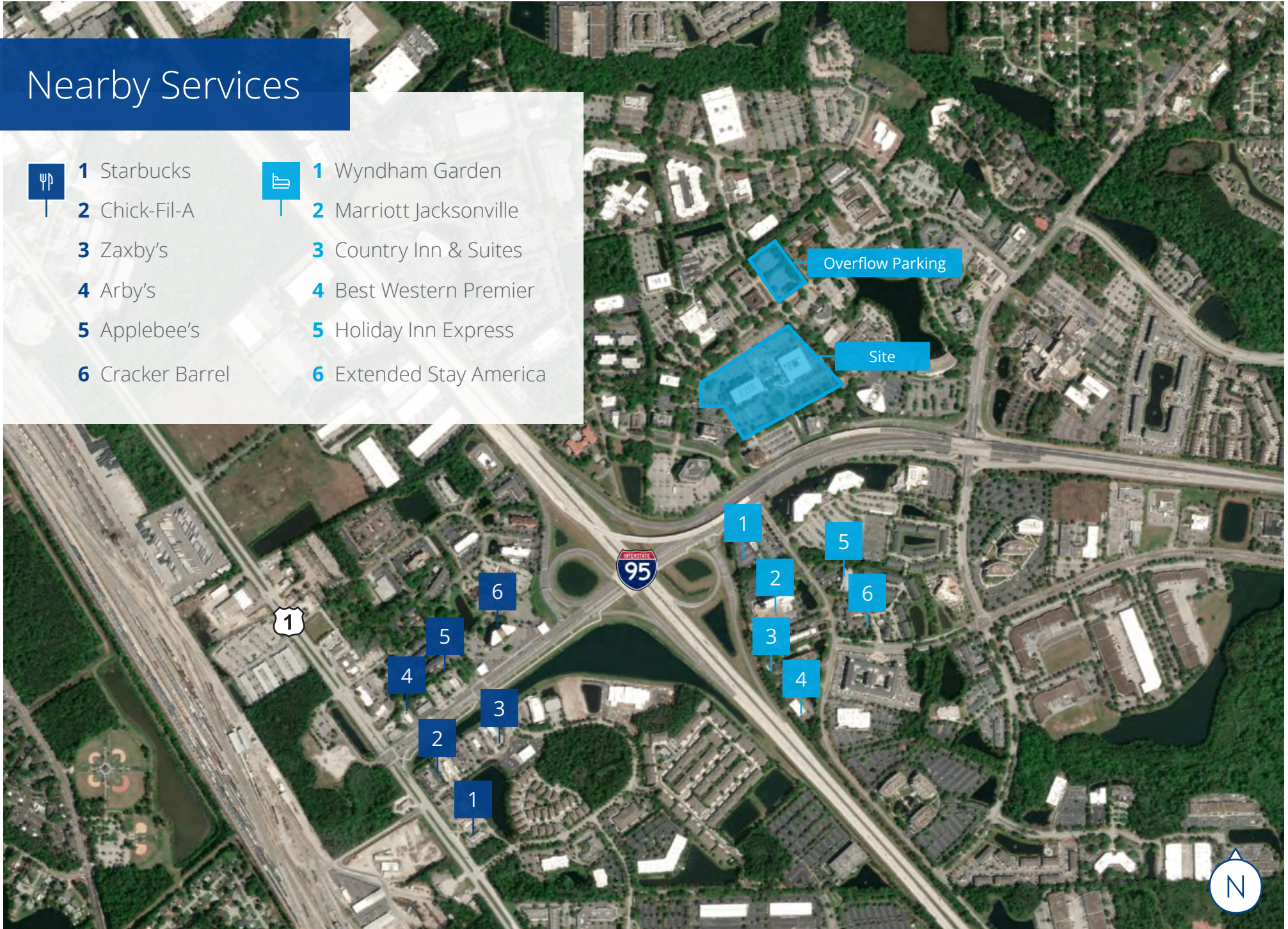
2 Marriott Jacksonville

3 Country Inn & Suites

4 Best Western Premier

5 Holiday Inn Express

6 Extended Stay America



Overflow Parking

Site

1

6

5

4

2

3

1

1

2

3

4

5

6



Aerial View

Overflow
Parking

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



6735 Southpoint Drive S

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



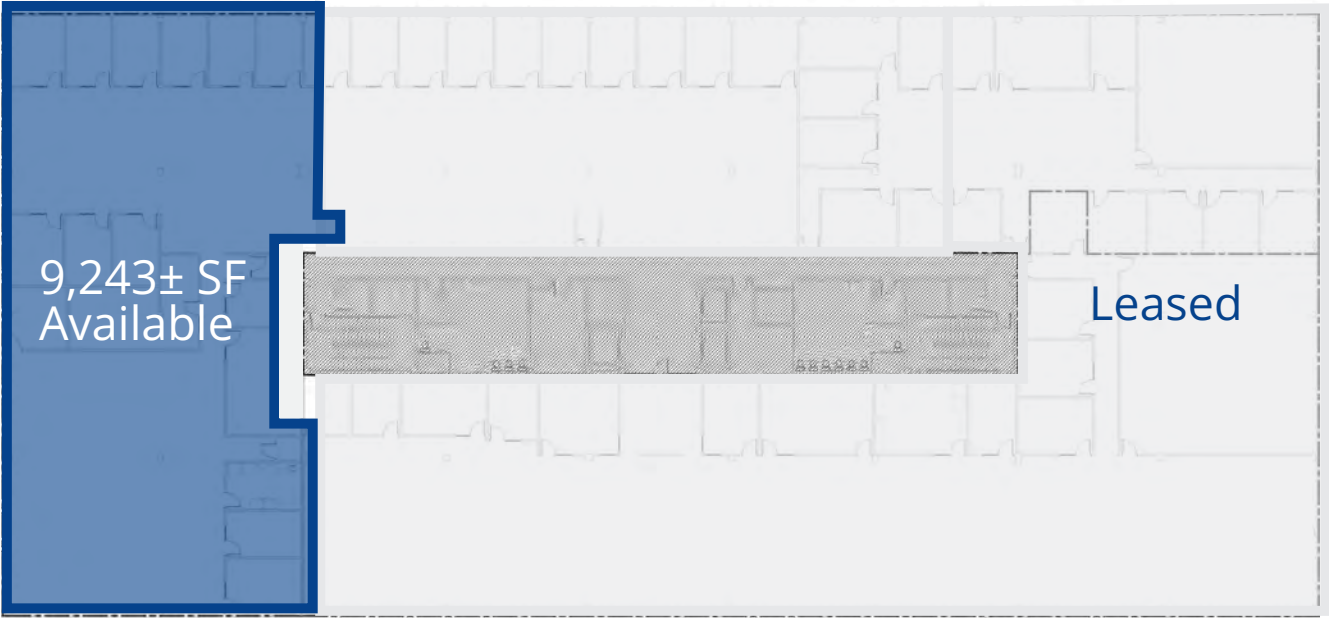
6735 Southpoint Drive S

First Floor



6735 Southpoint Drive S

Fourth Floor





Colliers

Contact:

Chuck Diebel

+1 904 861 1112

chuck.diebel@colliers.com

Colliers | North Florida

76 S Laura St, Ste 1500

Jacksonville, FL 32202

colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC