



Colliers

Innovation Park

6735 Southpoint Dr S.
Jacksonville, FL 32216

21,149± SF Available

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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.

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

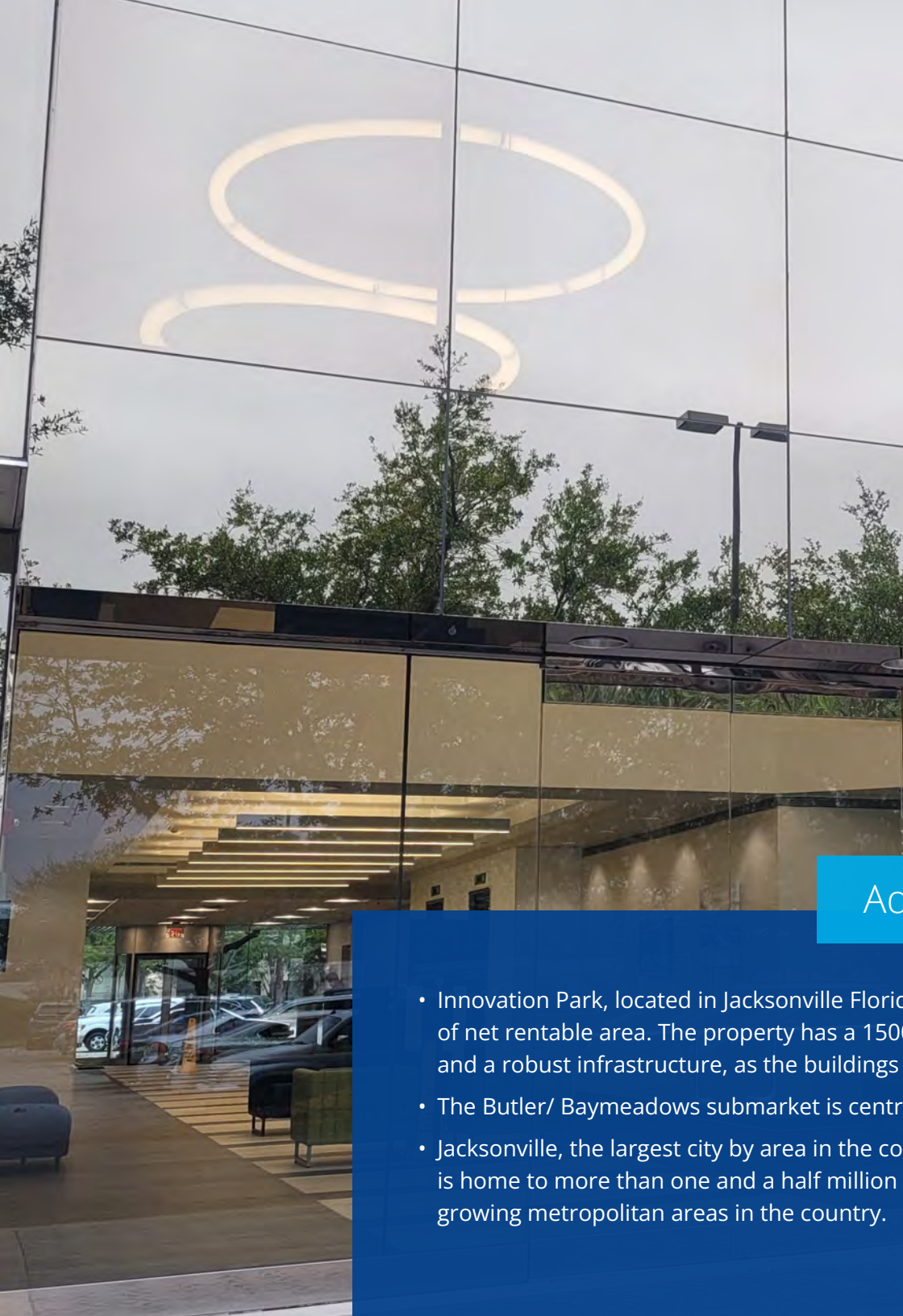


Innovation Park is located in one of Jacksonville's most sought after submarkets with an abundance of retail, medical and office users nearby.

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

Southpoint Drive N

Fitness Center

Cafe

Building 2

6735

Exterior Common
Area Amenities

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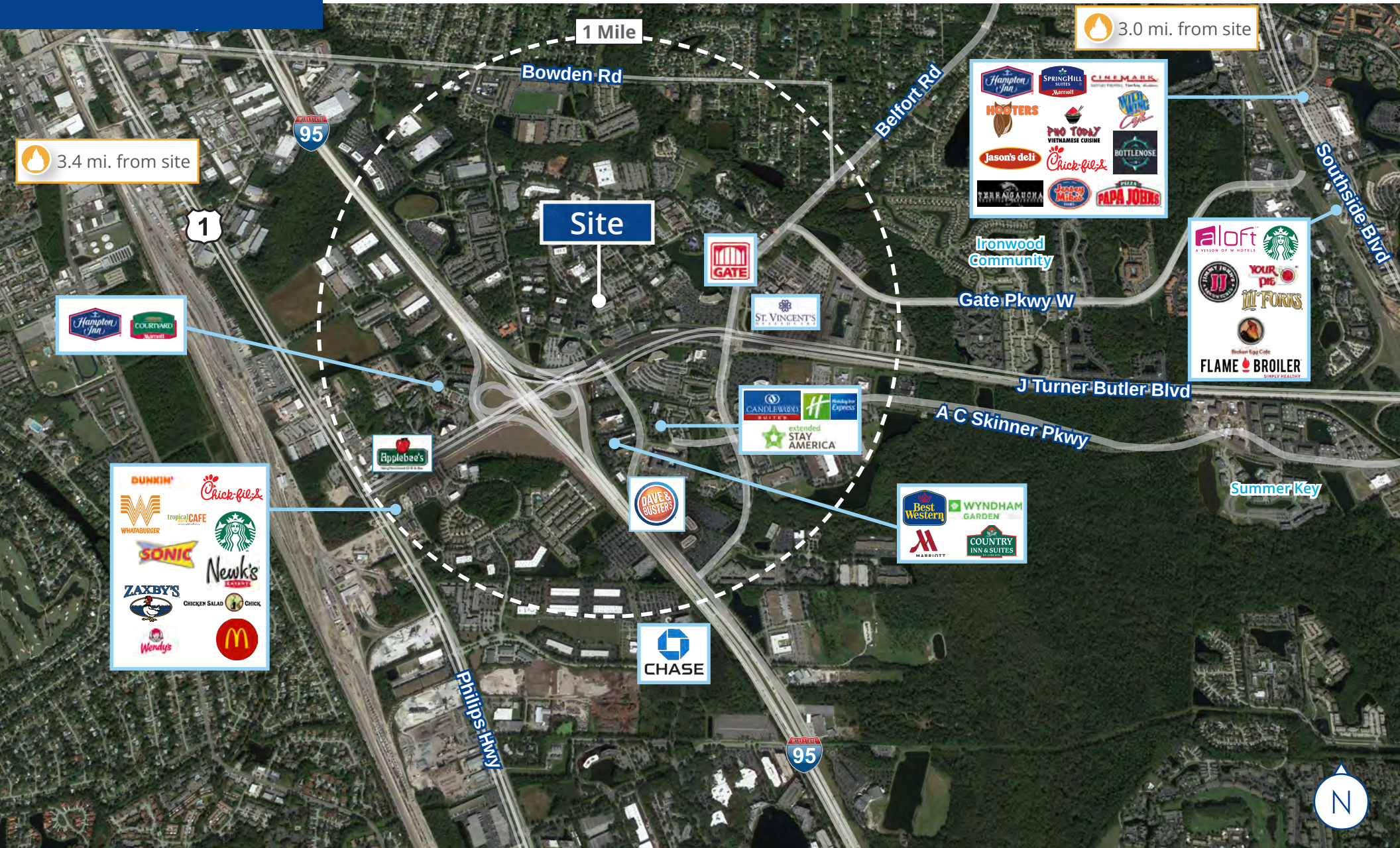
Southpoint Blvd

Building 1

Southpoint Drive S



Retail Aerial



Nearby Services



1 Starbucks

2 Chick-Fil-A

3 Zaxby's

4 Arby's

5 Applebee's

6 Cracker Barrel



1 Wyndham Garden

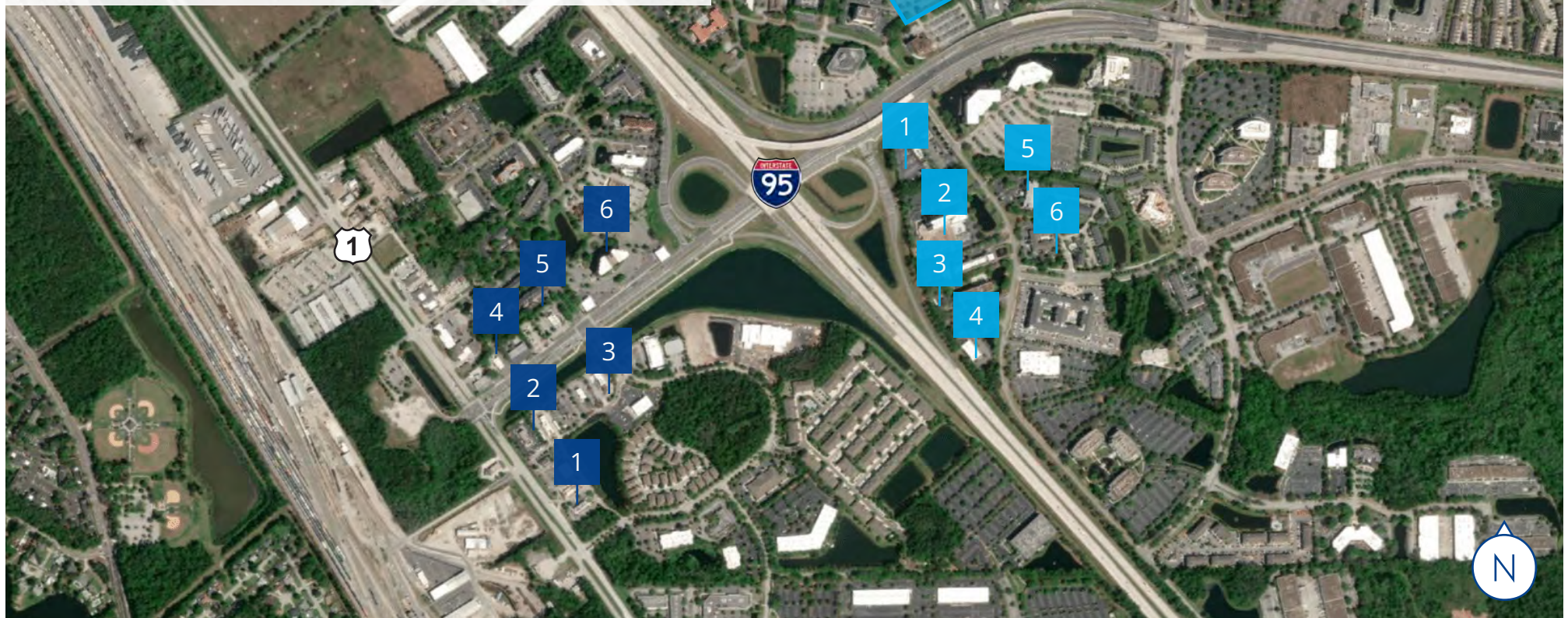
2 Marriott Jacksonville

3 Country Inn & Suites

4 Best Western Premier

5 Holiday Inn Express

6 Extended Stay America



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.



Fitness Center



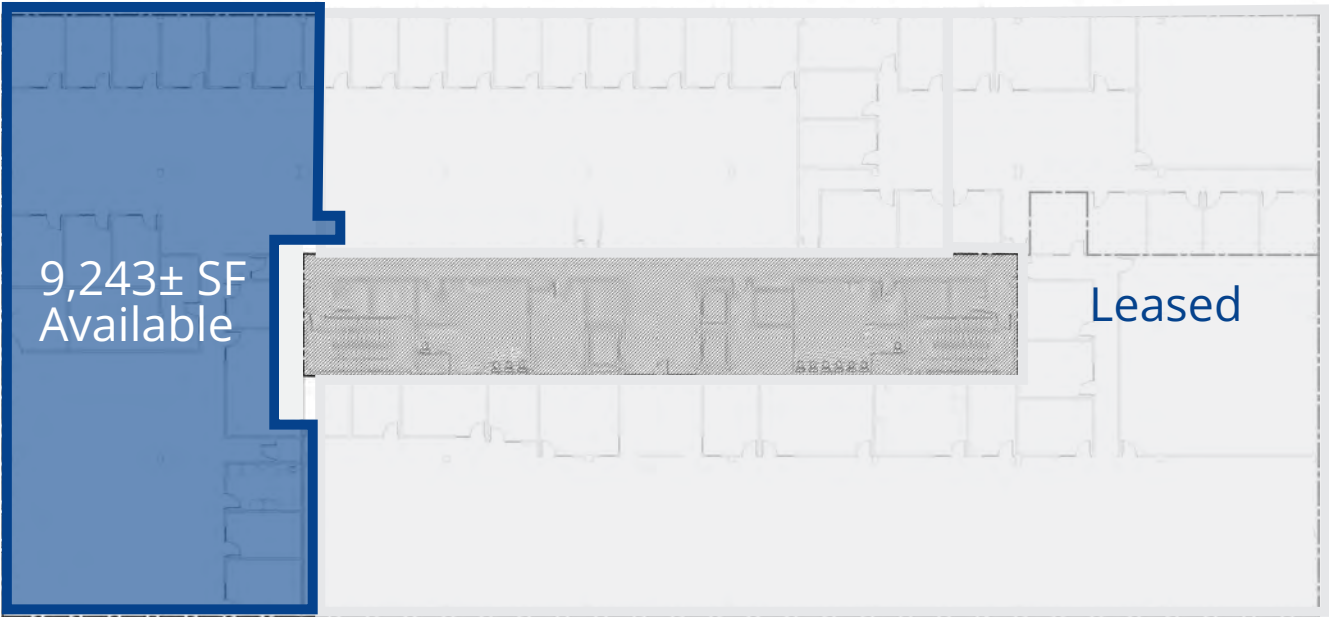
6735 Southpoint Drive S

First Floor



6735 Southpoint Drive S

Fourth Floor





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