

**101 Scholars  
Way**  
**Jacksonville, FL**  
**32216**



## ±15,480 SF OF SINGLE TENANT OFFICE SPACE



For further information, please contact our exclusive agents:

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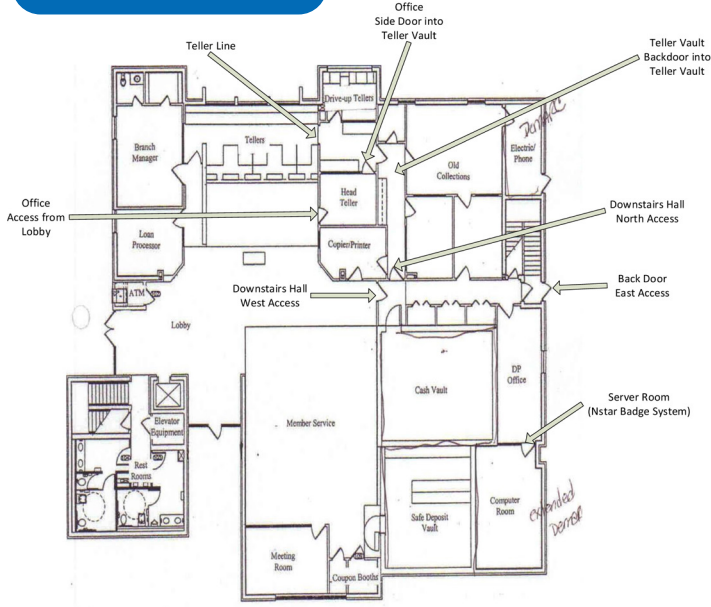
- ◆ Total Square Feet: ±15,480 SF (Per COJ website)
- ◆ Site Size: ±1.38 Acres
- ◆ Floors: Two (2)
- ◆ Parking Ratio: 47 Parking Spots
- ◆ Zoning: CCG-2 (Commercial General)
- ◆ Parcel ID: 145172-0900
- ◆ Construction: Block and Brick
- ◆ Year Built: 1975
- ◆ Power: Back up generator in place
- ◆ Use: Currently used as a credit union with operational drive through and bank vault
- ◆ Office Sub-Market: Southside Jacksonville

**Asking Price: \$850,000**

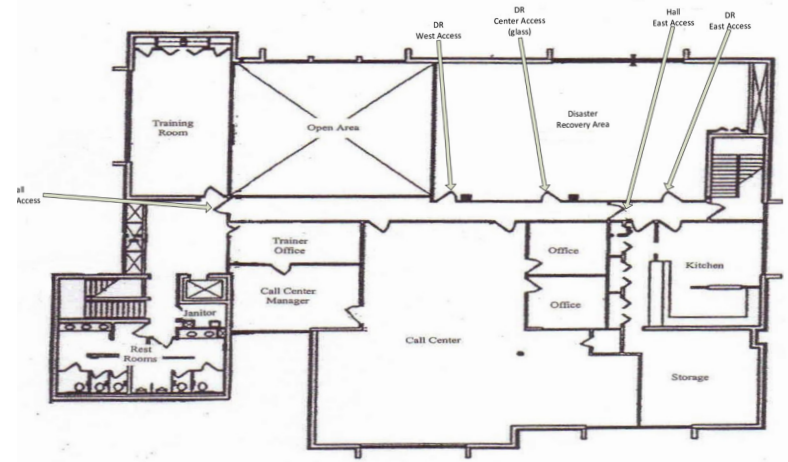
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# FIRST & SECOND FLOOR PLAN

## First Floor



## Second Floor



- ◆ High quality construction
- ◆ Park-like office environment
- ◆ Rising construction costs placing an emphasis on existing, well maintained office buildings
- ◆ Aggressively priced



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# PROPERTY HIGHLIGHTS

The subject property is a well located, single tenant office building that is located directly off Atlantic Blvd. Currently used as a branch bank and general office for Publix Employees Federal Credit Union. It features accessibility to all major thoroughfares. The building has surface parking and is well maintained by current ownership, with solid construction features.

This property is priced well below replacement cost, making it an ideal building for an investor or owner user. The property is convenient to all residential areas of town, especially Jax Beach, Southside, Arlington, and San Marco.



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# AERIAL



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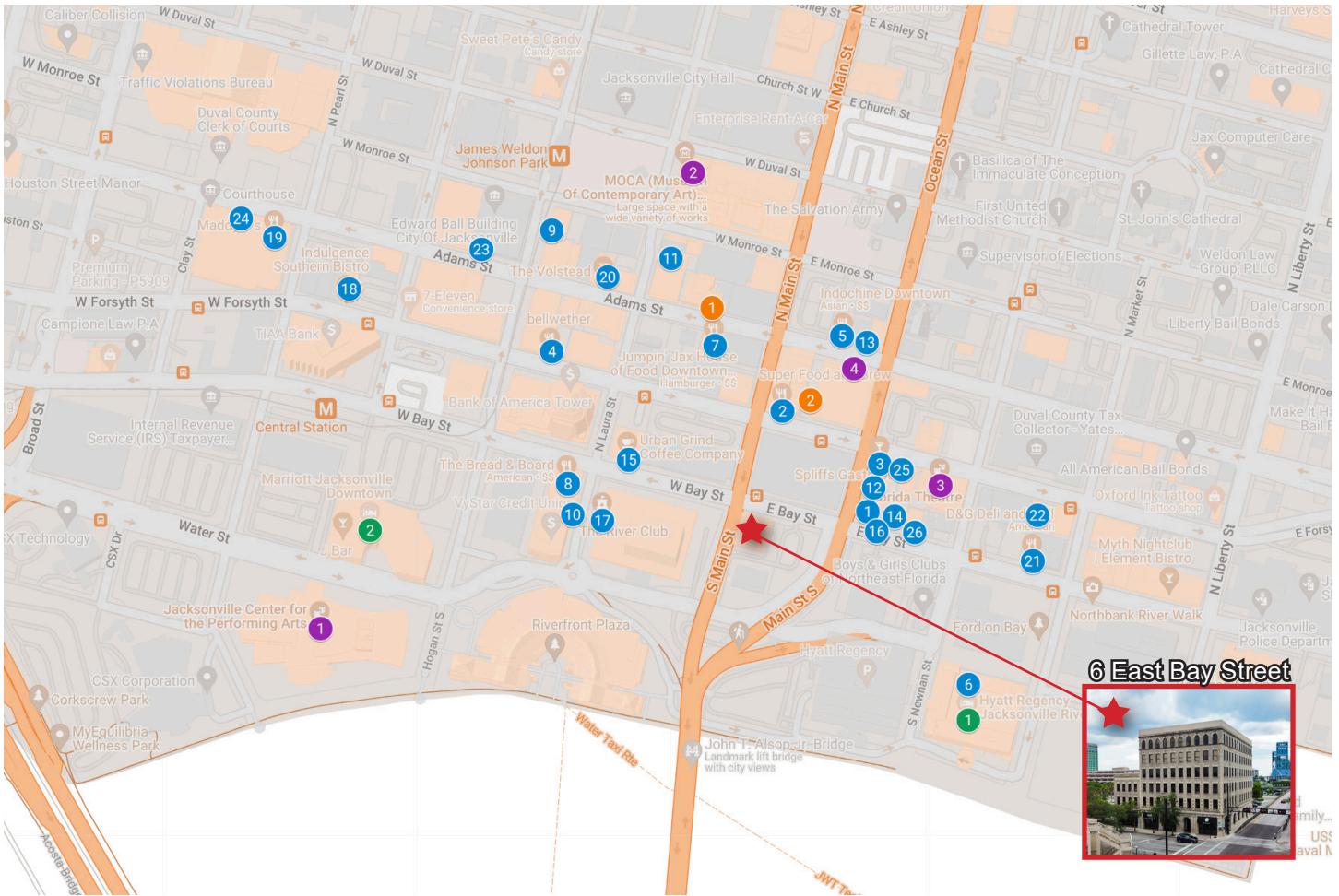
# PROPERTY PHOTOS



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# NORTHBANK AMENITIES (WITHIN ONE MILE)



## RESTAURANTS

1. Cowford Chophouse
2. Super Food and Brew
3. Spliffs Gastropub
4. Bellwether
5. Indochine Downtown
6. Morton's Steakhouse
7. Jumpin' Jax House of Food
8. The Bread & Board
9. The Happy Grilled Cheese
10. Tossgreen
11. Chamblin's Uptown
12. Ocean Street Tacos
13. Burrito Gallery Downtown
14. Underbelly
15. Urban Grind Coffee Company

16. Bold City Downtown
17. The River Club
18. Indulgence Southern Bistro
19. Maddy D's
20. The Volstead
21. D&G Deli and Grill
22. Ruby Beach Brewing
23. The Brick Coffee House
24. Rojas Pizza
25. Casa Dora Italian Cuisine & Pizzeria
26. Wildkat Records Bar and Grill

## MULTI-FAMILY

1. The Carling Apartments
2. 11 East Forsyth Apartments

## HOTELS

1. Hyatt Regency Jacksonville Riverfront
2. Marriott Jacksonville Downtown

## ENTERTAINMENT

1. Jacksonville Center for the Performing Arts
2. MOCA (Museum Of Contemporary Art),
3. The Florida Theatre
4. The Corner Gallery

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