

# OFFICE FOR SALE



501 W Bay St, Jacksonville, FL 32202



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,250,000
<b>LEASE RATE:</b>	\$12.00 - 30.00 SF/yr (NNN; Full Service)
<b>BUILDING SIZE:</b>	21,815 SF
<b>ZONING:</b>	CCBD

## PROPERTY OVERVIEW

Nicely Appointed Office Space with Sale Leaseback Opportunity  
Convenient to Courthouse with multiple parking garages around the building  
Water garden on 1st floor with atrium views from 2nd & 3rd floor

For Sale : \$2,250,000  
70% Occupied

## PROPERTY HIGHLIGHTS

- Restrooms, waiting area, water features
- 1st floor 5796 SF available ranging from :
- Executive Suites 125 SF - 337 SF (\$30/SF full service)
- 5,796 SF Office Suite (\$12/SF NNN)
- 1,954 SF Office Suite (\$12/SF NNN)
- 1,365 SF Office Suite (\$12/SF NNN)
- CAM \$7.50/SF

**KW COMMERCIAL**  
151 College Dr,  
#14  
Orange Park, FL 32065

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**Kahle Commercial Group**

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

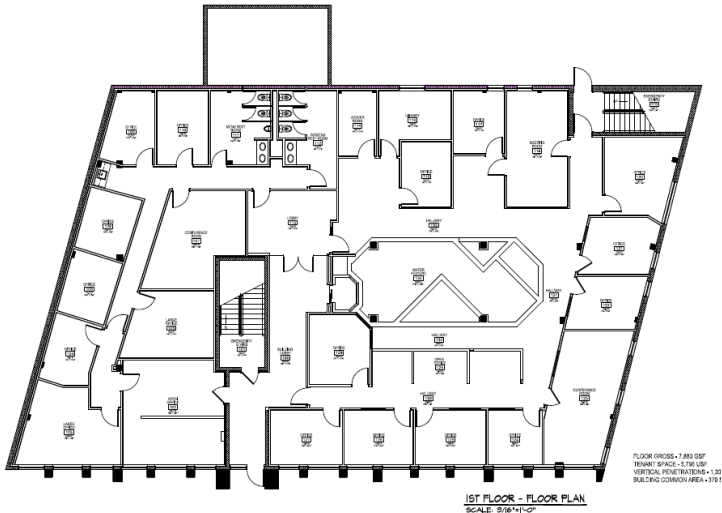
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