

**BELFORT 1**

7751 BELFORT PARKWAY, JACKSONVILLE, FL 32256

**BELFORT 1**



**VASHA CARTER**

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## OFFERING SUMMARY

Lease Rate:	\$18.75 - 19.25 SF/yr (Full Service; Gross)
Building Size:	68,609 SF
Available SF:	1,585 - 3,355 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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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

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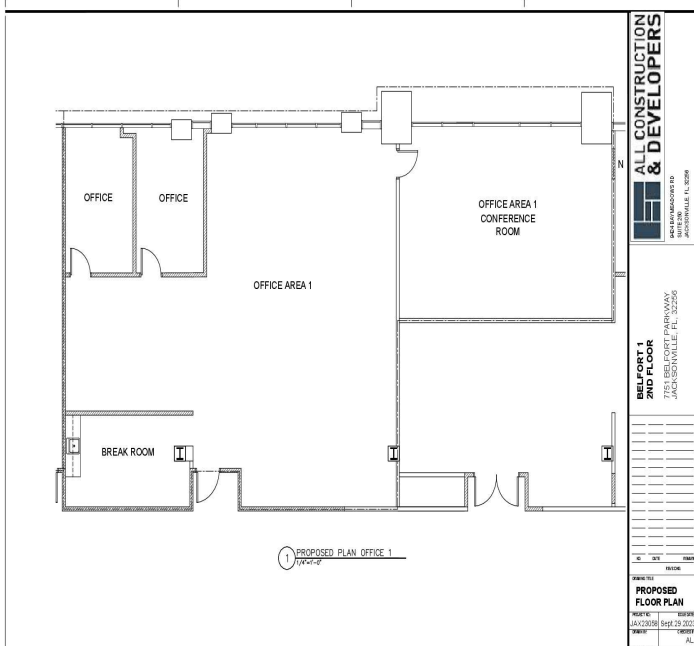
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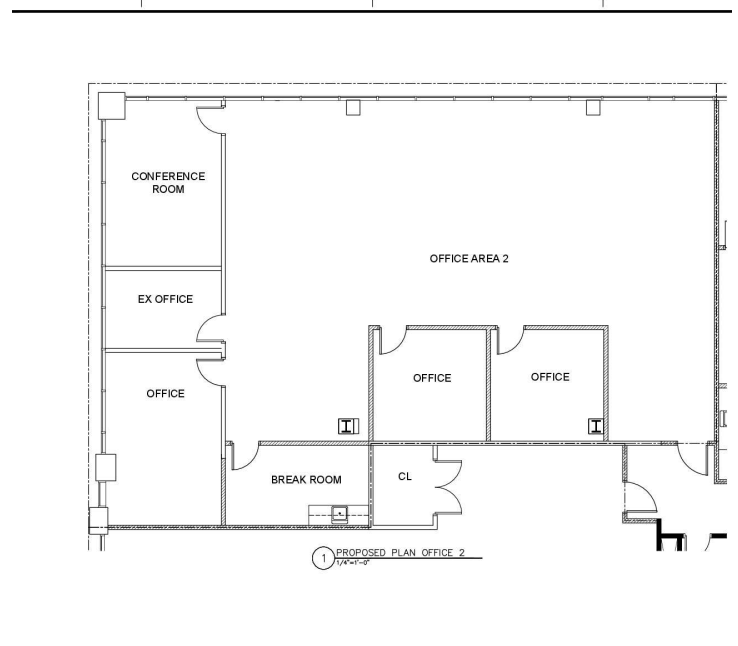
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**\*NEW\*** 2nd Floor Office Coming Soon Office 1



Customizable Office Spaces Office 2

## LEASE INFORMATION

Lease Type: Full Service; Gross  
 Total Space: 1,585 - 3,355 SF

Lease Term: Negotiable  
 Lease Rate: \$18.75 - \$19.25 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	1,585 SF	Full Service	\$19.25 SF/yr	-
Suite 240	Available	2,720 SF	Full Service	\$19.25 SF/yr	-

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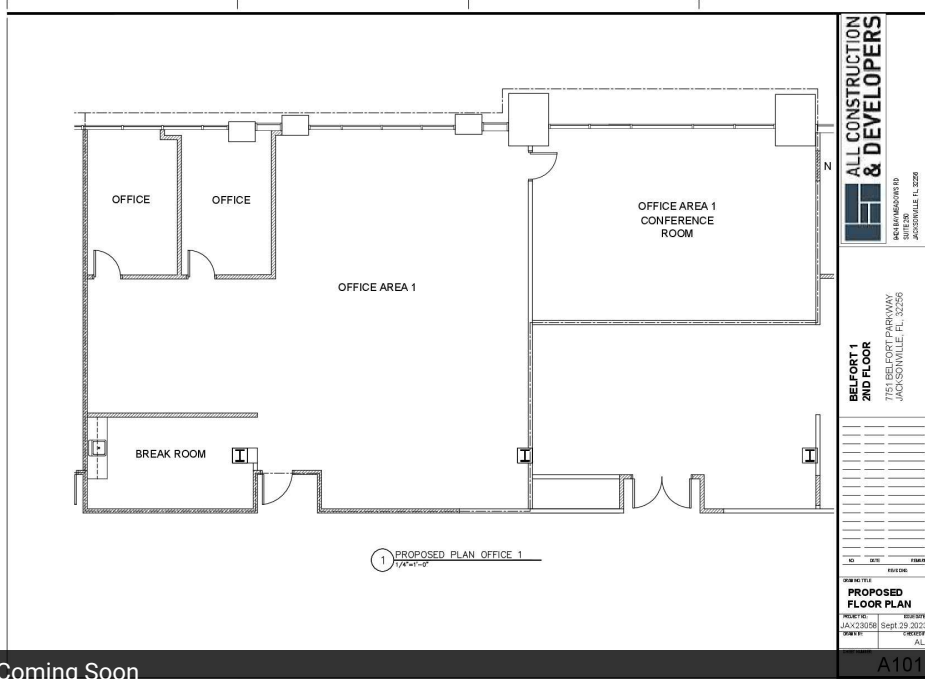
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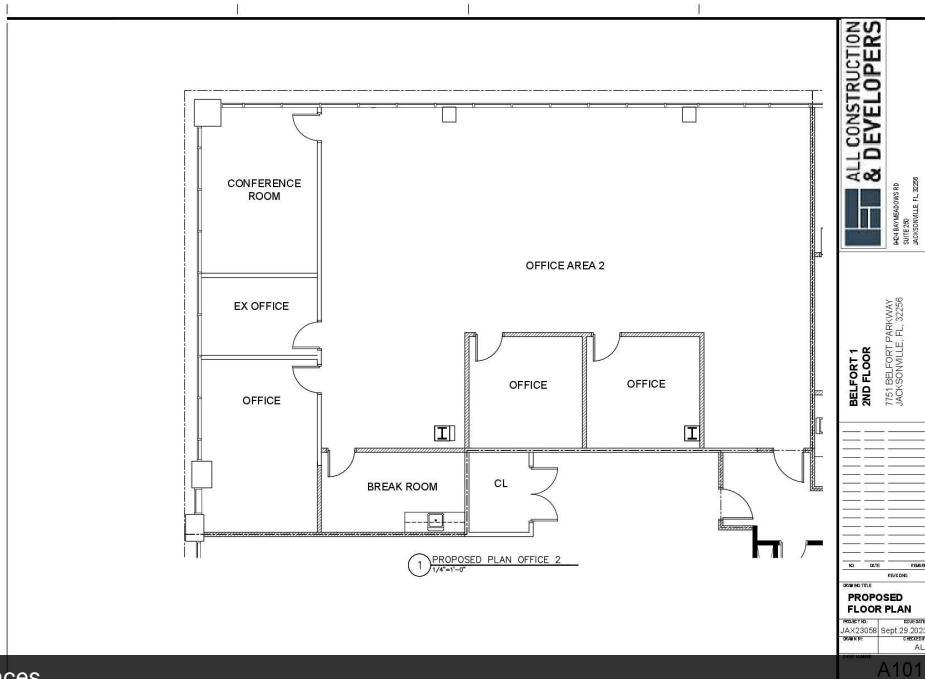


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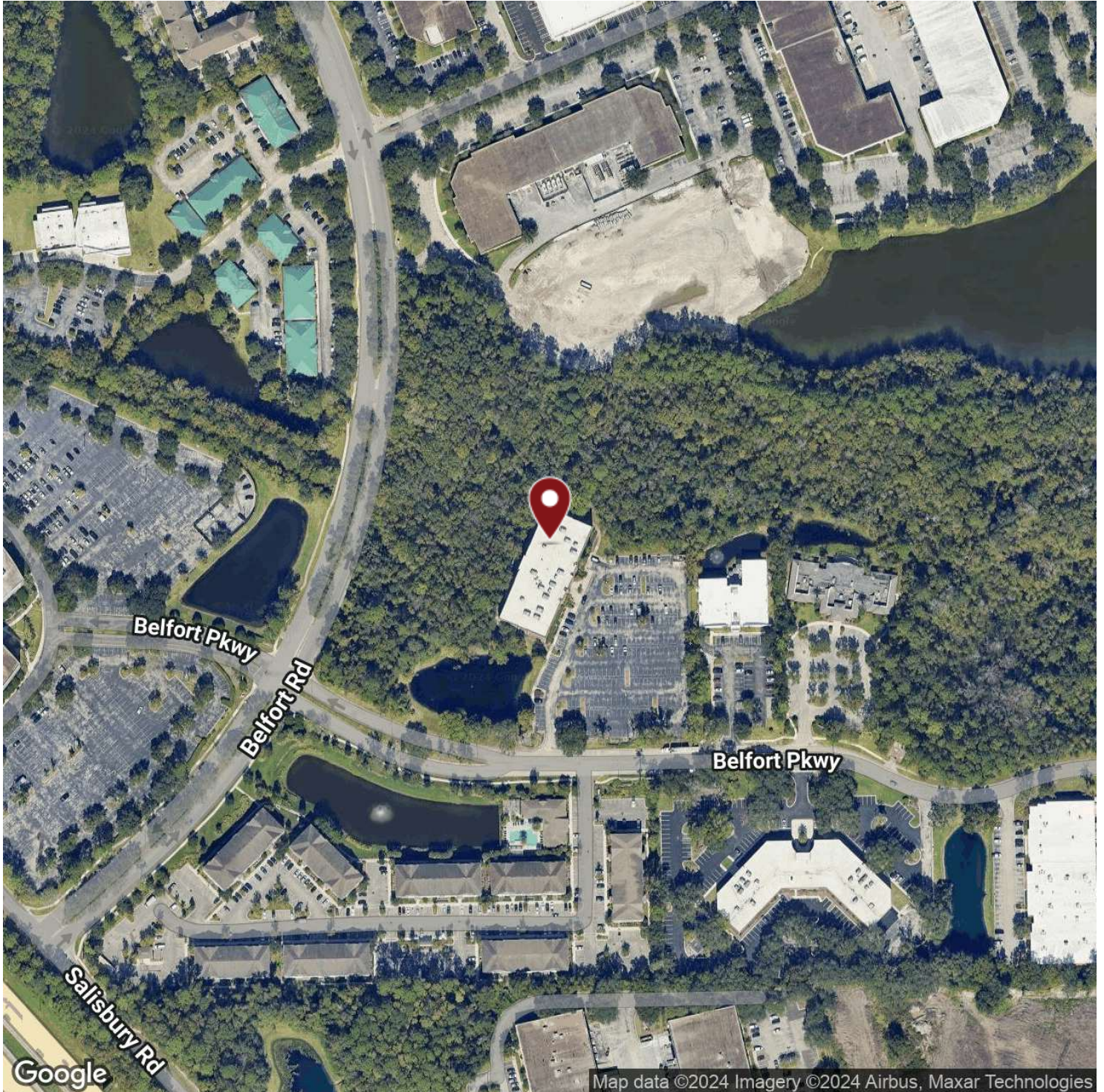
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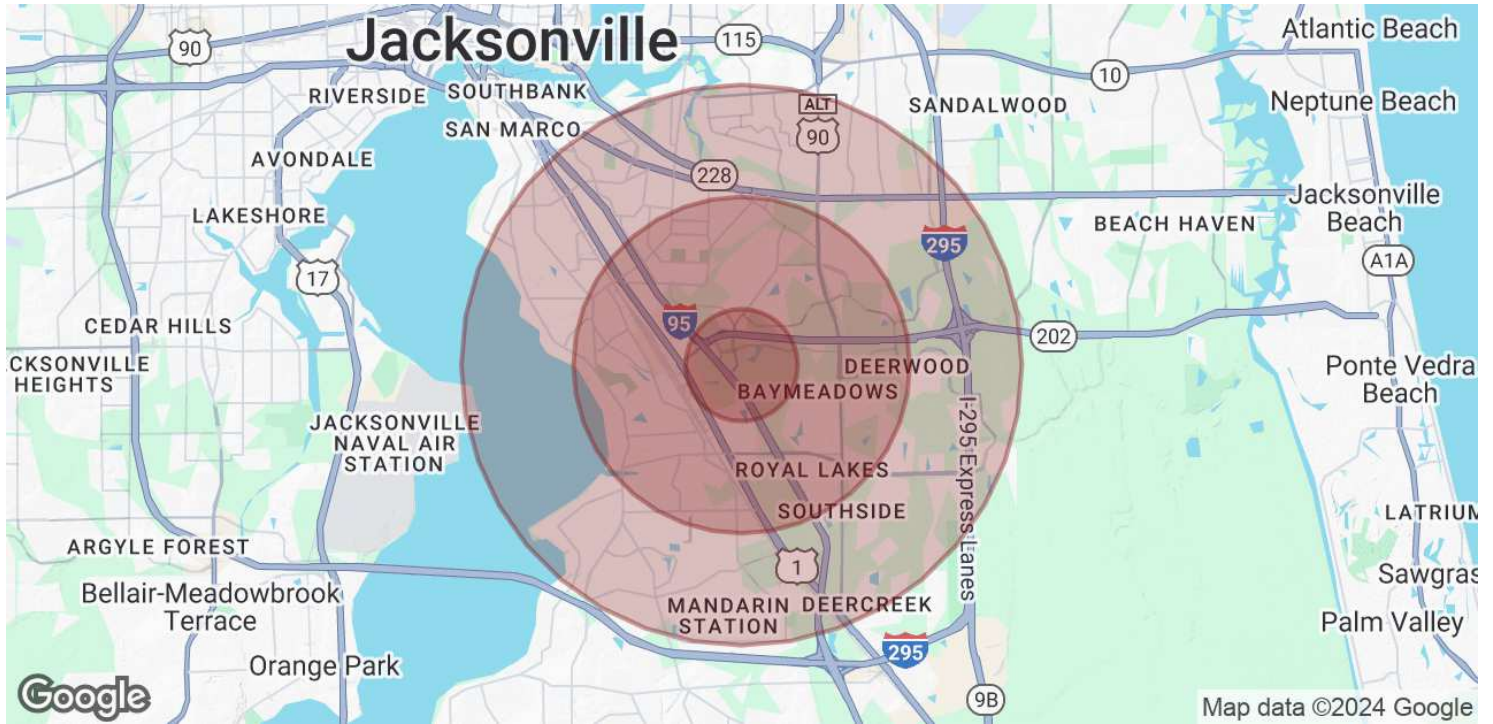
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,692	62,893	165,843
Average Age	34.6	34.4	34.8
Average Age (Male)	32.9	32.6	33.5
Average Age (Female)	37.3	36.8	36.6

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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