

4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Available SF:	1,418 - 8,930 SF
Lease Rate:	\$12.00 SF/yr (MG)
Year Built:	1985
Building Size:	22,344 SF
Renovated:	2015
Market:	Jacksonville
Submarket:	Southside

PROPERTY OVERVIEW

Building 4 is a 22,344 square foot multi-tenant office property in a campus style office park. Salisbury Lakes Business Park is located within Southpoint Business Park, one of Jacksonville's top locations for office and medical users. In the heart of Jacksonville's suburban office market, the property offers close proximity to major roadways (I-95, US-1 and J. Turner Butler Blvd), St. Vincent's Hospital, numerous restaurants, banks and shopping. Building 4 has spaces available ranging from 1438 SF up to maximum contiguous 10,165 SF contiguous. This property is ideal for professional office users, medical office users and call centers.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 400	\$12.00 SF/yr	2,000 - 8,930 SF
Suite 402	\$12.00 SF/yr	1,500 - 3,698 SF
Suite 409	\$12.00 SF/yr	1,418 - 1,428 SF
Suite 403	\$12.00 SF/yr	2,434 SF

ERIC RAMIREZ	JEFFREY TERWILLIGER	VASHA CARTER
904.502.6450	607.745.0364	202.905.8578
eramirez@svrcom.com	jterwilliger@svrrealtyfl.com	vcarter@svrcom.com

SVR
Commercial

4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216



ERIC RAMIREZ

904.502.6450

eramirez@svrcom.com

JEFFREY TERWILLIGER

607.745.0364

jterwilliger@svrrealtyfl.com

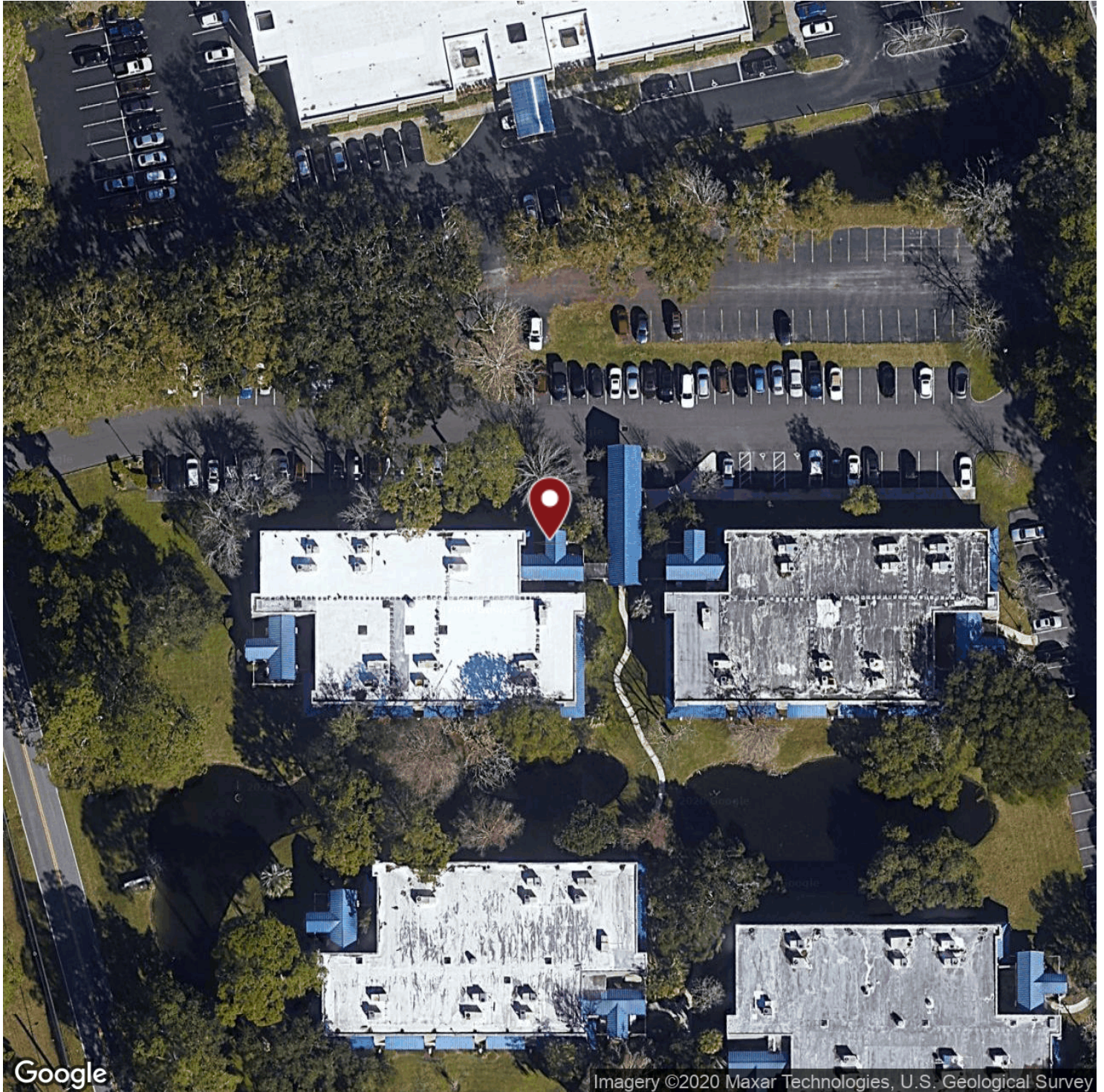
VASHA CARTER

202.905.8578

vcarter@svrcom.com

4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216



ERIC RAMIREZ **JEFFREY TERWILLIGER** **VASHA CARTER**
904.502.6450 607.745.0364 202.905.8578
eramirez@svrcom.com jterwilliger@svrrealtyfl.com vcarter@svrcom.com

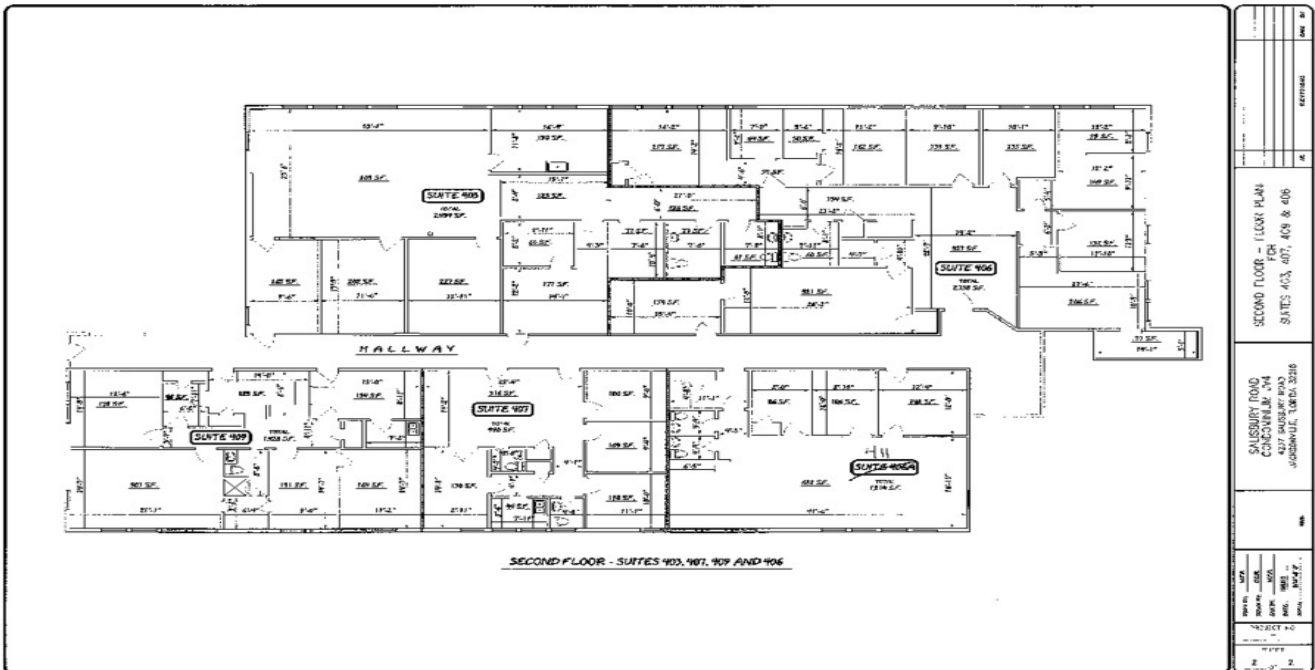
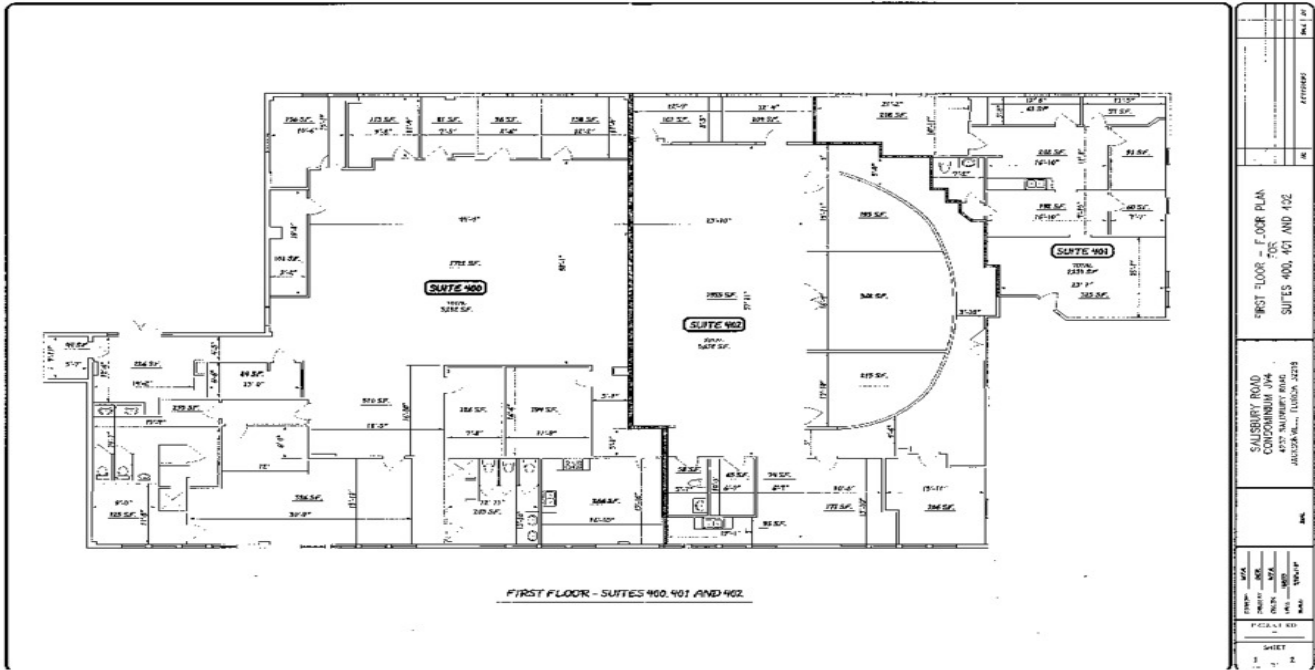
SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856



svrcommercial.com

4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216

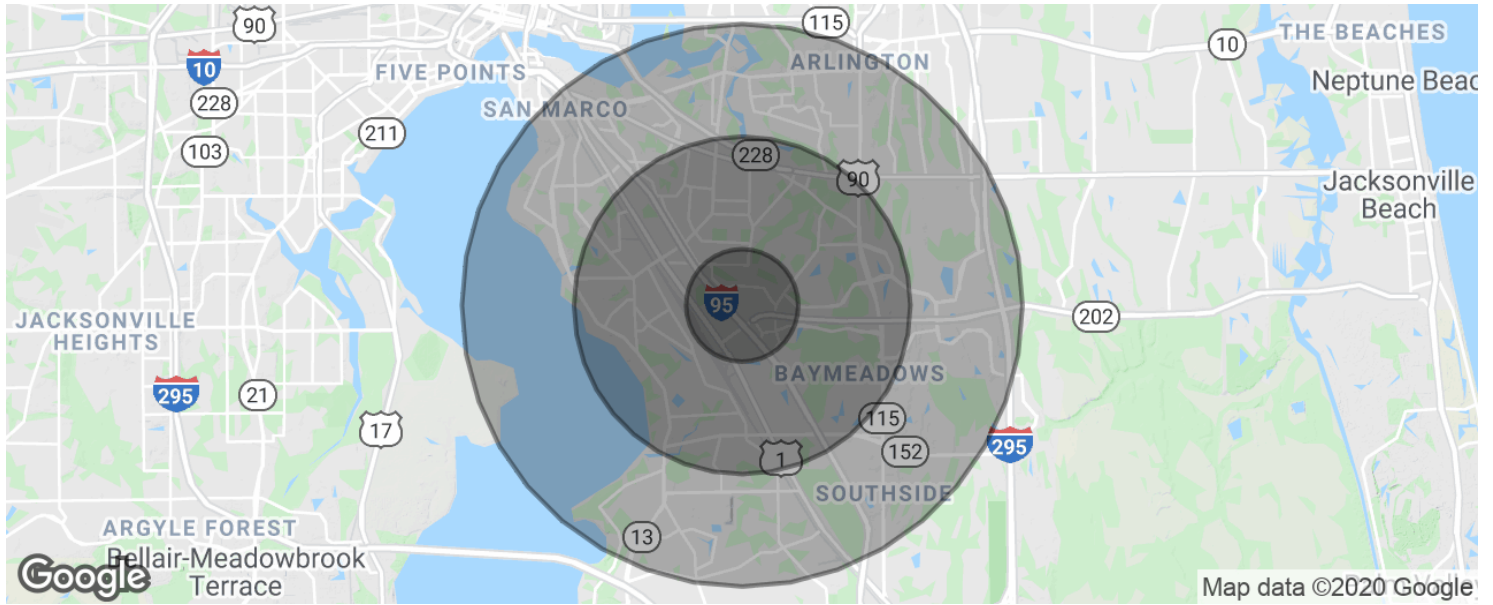


ERIC RAMIREZ **JEFFREY TERWILLIGER** **VASHA CARTER**
 904.502.6450 607.745.0364 202.905.8578
 eramirez@svrcom.com jterwilliger@svrrealtyfl.com vcarter@svrcom.com



4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,359	62,735	163,713
Median age	37.0	36.0	35.3
Median age (Male)	34.3	33.6	34.1
Median age (Female)	40.1	39.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,538	26,359	68,922
# of persons per HH	2.5	2.4	2.4
Average HH income	\$55,044	\$59,415	\$63,545
Average house value	\$201,358	\$209,698	\$250,128

* Demographic data derived from 2010 US Census

ERIC RAMIREZ **JEFFREY TERWILLIGER** **VASHA CARTER**
 904.502.6450 607.745.0364 202.905.8578
 eramirez@svrcom.com jterwilliger@svrrealtyfl.com vcarter@svrcom.com

