



Office Building **For Lease**

JACKSONVILLE, FL 32256

# 8000 & 8001 BELFORT PARKWAY

**ERIC RAMIREZ**

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JACKSONVILLE, FL 32256



### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	86,000 SF
Available SF:	3,229 - 9,000 SF
Year Built:	1998

### PROPERTY OVERVIEW

This property consists of 2 buildings located within a master planned 65 acre business park with lake views. Belfort Parkway is located at the major intersection of I-95 and JTB providing easy access. Parking is located in front and back of both buildings with a parking ratio of 5/1000.

### PROPERTY HIGHLIGHTS

- Corporate signage available
- Amenities include a wide array of shops, restaurants, hotels, banks and gyms
- Close to I-95 and JTB with several other major intersections close by with large commerce areas. Easily accessed from all parts of Jacksonville
- Spaces allow a wide variety of uses

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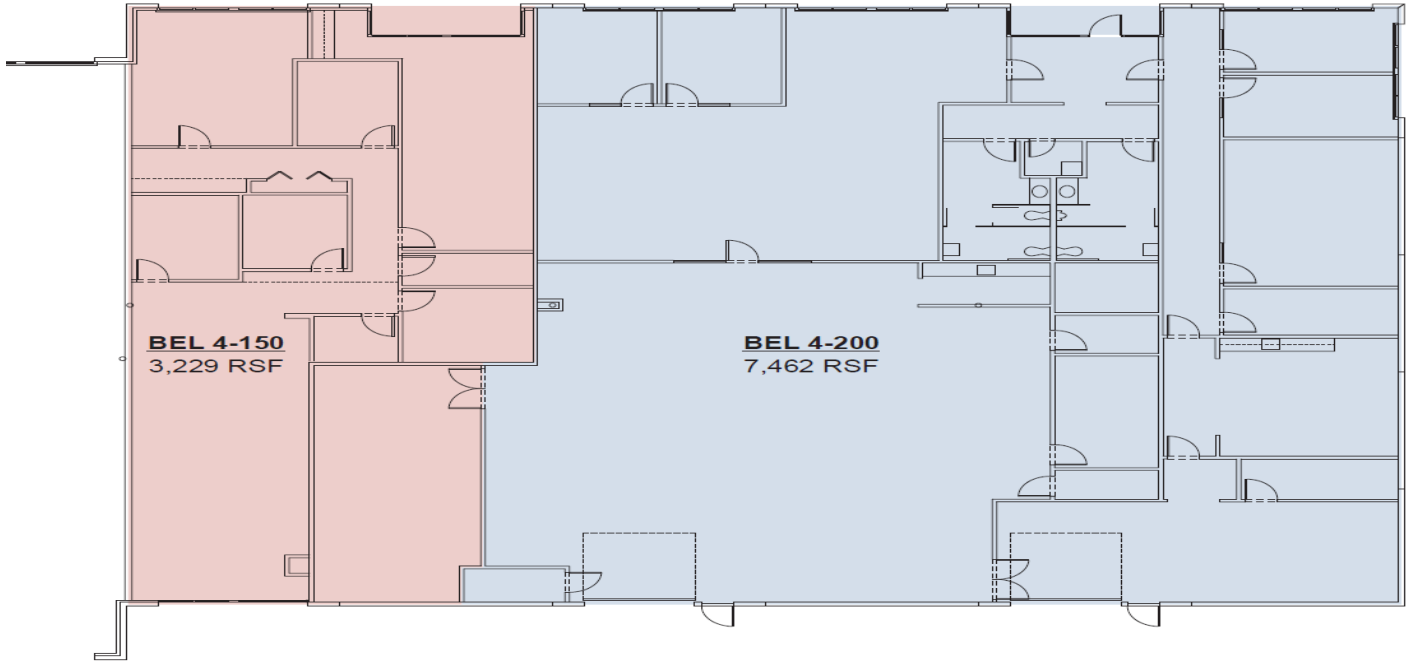
**SVR**  
Commercial

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LEASE TYPE NNN | TOTAL SPACE 3,229 - 9,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$11.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
150	Available	3,229 SF	NNN	\$11.00 SF/yr	-
200	Available	7,462 SF	NNN	\$11.00 SF/yr	-
120	Available	9,000 SF	NNN	\$11.00 SF/yr	-

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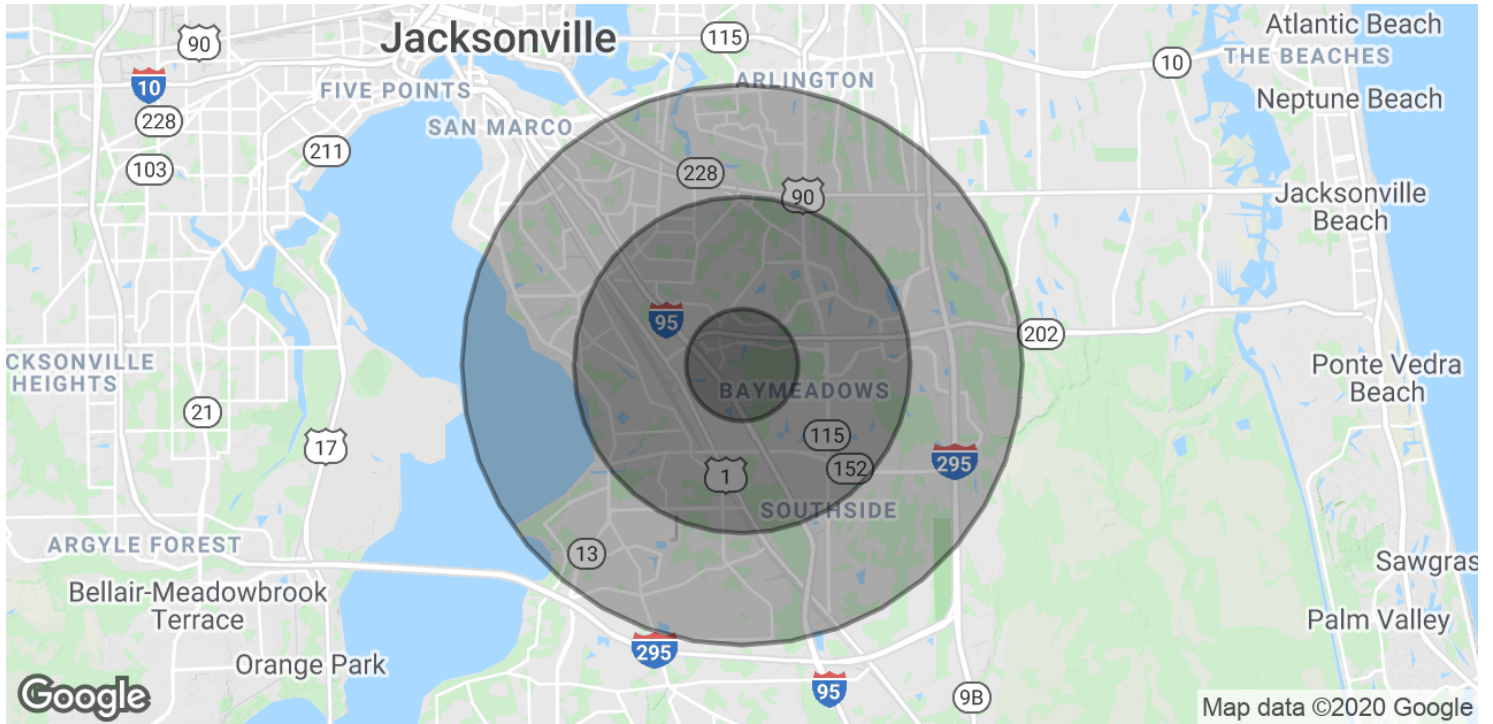
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,570	61,125	166,207
Average age	34.6	34.1	34.5
Average age (Male)	33.0	32.6	33.2
Average age (Female)	37.3	36.3	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,300	26,726	69,728
# of persons per HH	2.0	2.3	2.4
Average HH income	\$60,108	\$61,257	\$64,427
Average house value	\$210,697	\$232,959	\$244,336

\* Demographic data derived from 2010 US Census

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