

FOR LEASE > RETAIL/OFFICE SPACE



# Downtown Retail/Office Mixed-Use Building

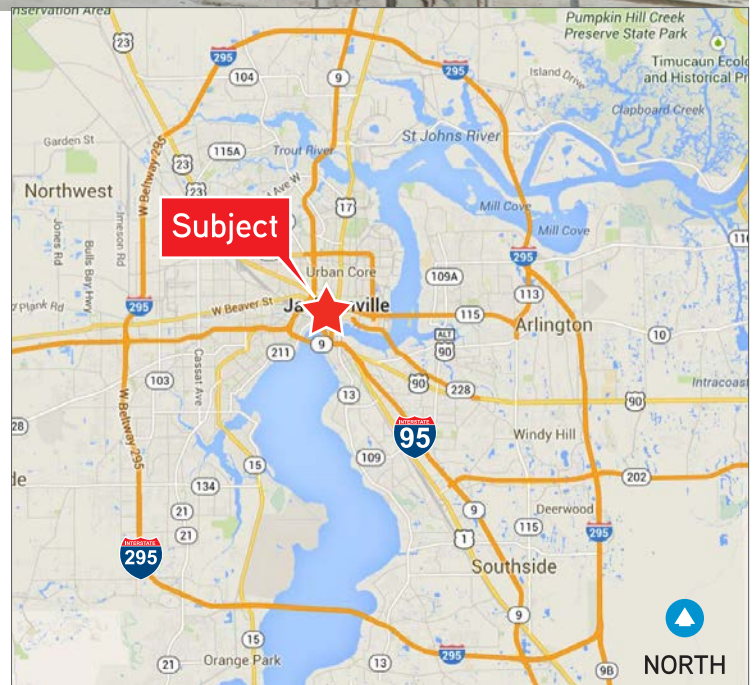
318 NORTH BROAD STREET, JACKSONVILLE, FL 32202

3,089± SF - 6,242± SF AVAILABLE - 2 STORY BUILDING



## Building Amenities

- > 1st Floor 3,089± SF
- > Located in the heart of the Central Business District
- > Excellent location for restaurant, attorney and other professional
- > Beautiful exposed brick and decorative ceiling tiles add charm and character to this site!
- > Second story can be used for loft apartment
- > Across from new County Courthouse
- > Zoned CRO
- > Real estate taxes/insurance: \$1.25/SF
- > Rental rate: \$12.00/SF
- > Sales Price: \$525,000



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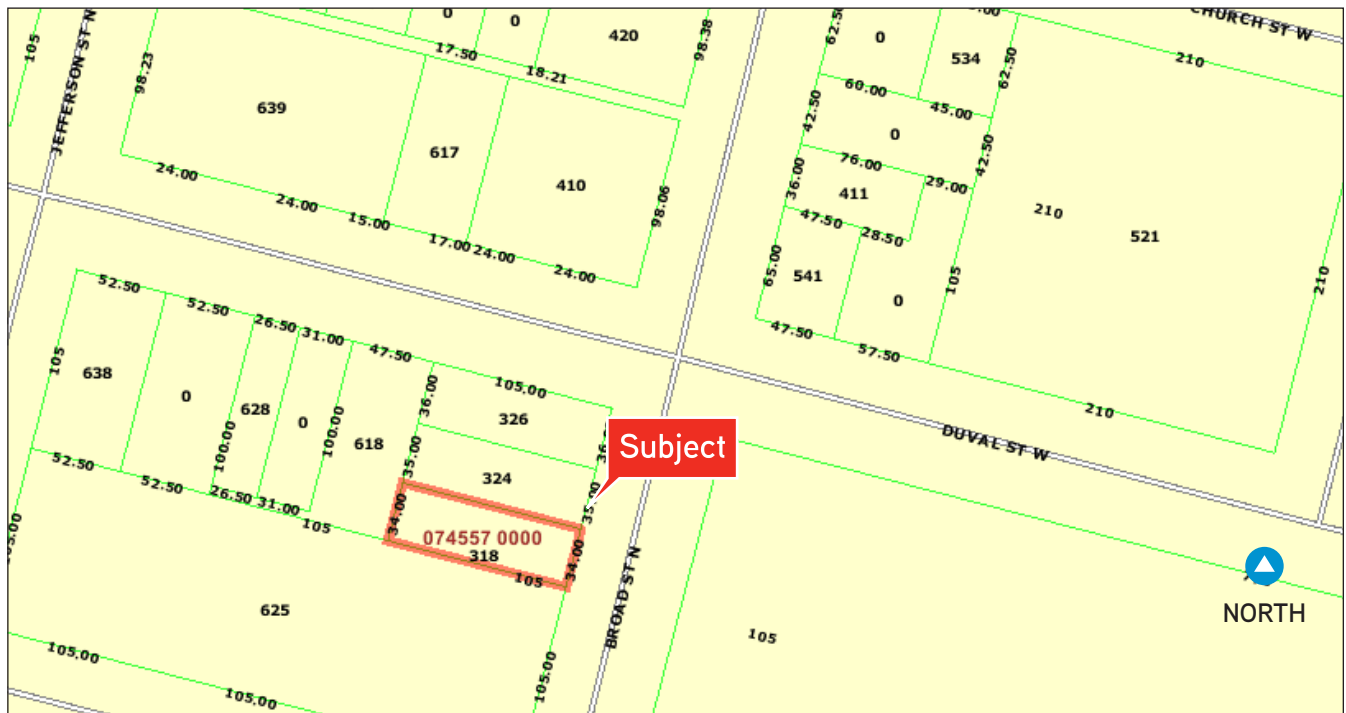
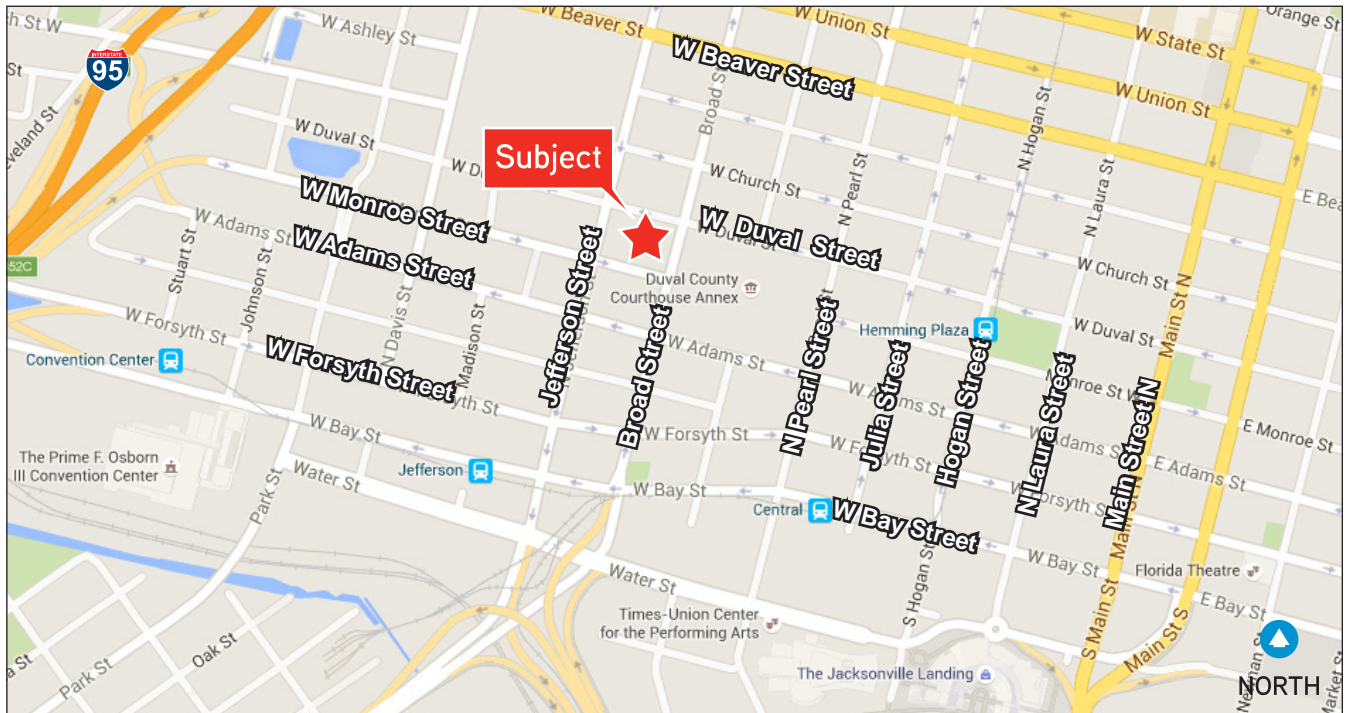
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# Street & Plat Map

318 NORTH BROAD STREET, JACKSONVILLE, FL 32202



3,089± SF - 6,242± SF Available

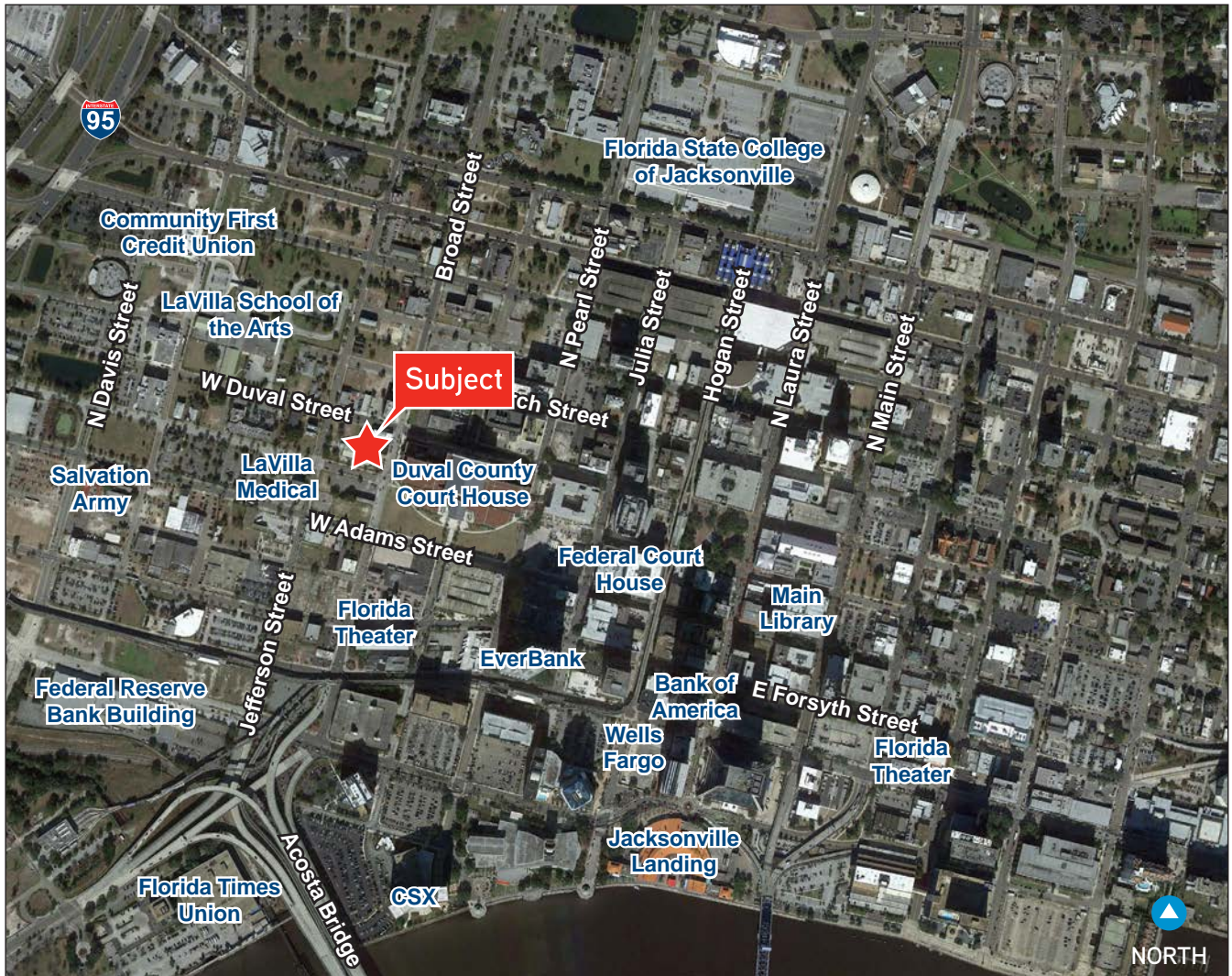
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# Aerial

318 NORTH BROAD STREET, JACKSONVILLE, FL 32202



3,089± SF - 6,242± SF Available > Aerial

## Conceptual Photos

The architectural drawings for the renovation of 318 Forefront Drive include the following components:

- SITE LOCATION MAP:** A map showing the project location within a city grid.
- FIRST FLOOR PLAN:**
  - Includes a new enclosure at the east stair, kitchen, T corridor, Suite A (11' x 9'6"), Suite B (13'6" x 13'6"), men's and women's restrooms, a new lobby, and a roof area.
  - Dimensions for various rooms are provided, such as 17' x 17' and 13' x 13'.
- SECOND FLOOR PLAN:**
  - Includes a new courtyard, new enclosure at the east stair, Tech room, Office 1 (19' x 11'6"), Office 2 (19'6" x 11'6"), Conference room (17' x 17'), Reception (17' x 19'), and various restrooms.
  - Dimensions for rooms are provided, such as 19' x 11'6" and 17' x 17'.
- NEW COURTYARD:** A plan view showing the layout of the new courtyard with trees and landscaping.
- SOUTH ELEVATION:** A perspective drawing of the south side of the building, showing the new courtyard, trees, and the building's facade with windows and doors.
- STREET ELEVATION:** A perspective drawing of the street side of the building, showing the new painted finish, existing windows, and the new entrance area with a new storage area and new exterior canvas painted finish.

NOTE: SIZES & AREAS ARE APPROXIMATE AND SUBJECT TO 60' TRAVEL DISTANCE.



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# Photos

318 NORTH BROAD STREET, JACKSONVILLE, FL 32202



Beautiful exposed brick and decorative ceiling tiles add charm and character to this site!



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## Contact Us

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Please contact us to see this property

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1/19/2016

Profile 1 of 1

## Summary (5508)



### 318 North Broad St 318 N. Broad St. Jacksonville, FL 32202

<b>County:</b>	Duval
<b>Market:</b>	Jacksonville
<b>Sub Market:</b>	Downtown Northbank
<b>Property Near:</b>	across street from the County Courthouse
<b>Land Size (Acres)</b>	0.08 Acres
<b>Available SF:</b>	3,000 SF
<b>Building SF:</b>	6,242 SF
<b>Office SF:</b>	3,000 SF

## Building/Space

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Restaurant
<b>Secondary Use:</b>	Office
<b>Building Class:</b>	C
<b>Year Built:</b>	1909
<b># Buildings:</b>	1
<b>ConstructionType:</b>	Concrete Block
<b>Exterior Type:</b>	Brick
<b># Floors:</b>	2
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Roof Type:</b>	Tar/Gravel

## Utilities

<b>Water:</b>	City Water
<b>Sewer:</b>	Other

## General Listing/Transaction Information1

<b>Asking Rate:</b>	\$12.00 PSF Per Year
<b>Min Avail SF:</b>	3,089 SF
<b>Transaction Type:</b>	Lease

## Parking

## Contacts

<b>Listing Broker(s)</b>	Fran Pepis Colliers International   Northeast Florida 904.861.1110 fran.pepis@colliers.com Matt Caven Colliers International   Northeast Florida 904 861 1114 matt.caven@colliers.com
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## Comments

**Listing Comments:** > 1st Floor 3,089± SF  
> Located in the Heart of the Central Business District  
> Excellent location for restaurant, attorney and other professional  
> Second story can be used for loft apartment  
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