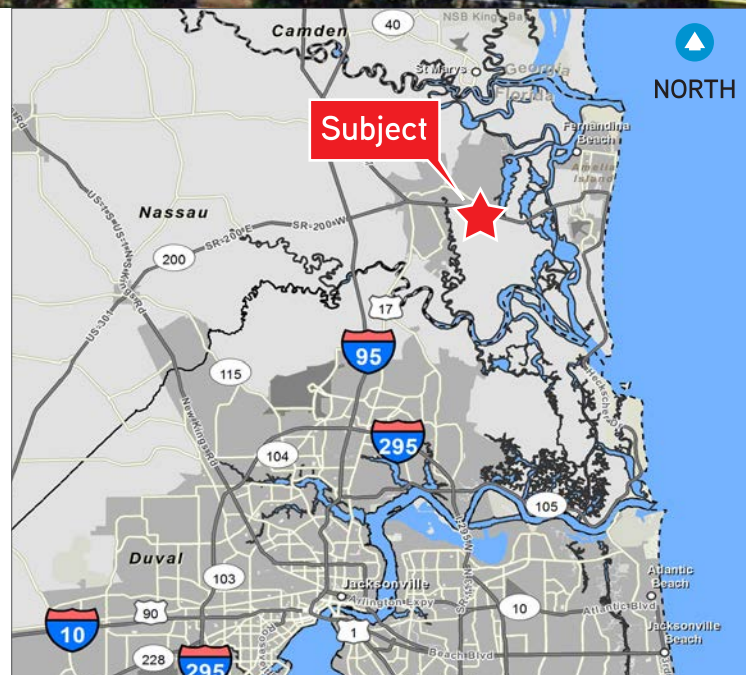


Lofton Professional Plaza

OFFICE SPACE AVAILABLE



- > 2,450± SF cold dark shell available for lease in 87012 Professional Way
- > Building consists of 4,900± SF total
- > Baptist Behavioral Health occupies the adjacent 2,450± SF in 87010 Professional Way
- > Great location in the heart of growth corridor off of Amelia Island
- > Adjacent to The Reserve of Amelia, a new 300 unit apartment development
- > Tenant is responsible for buildout of the space
- > **Lease Rate:** \$14.00/SF plus CAM
- > **Sale Price:** \$750,000 (\$153.06/SF)

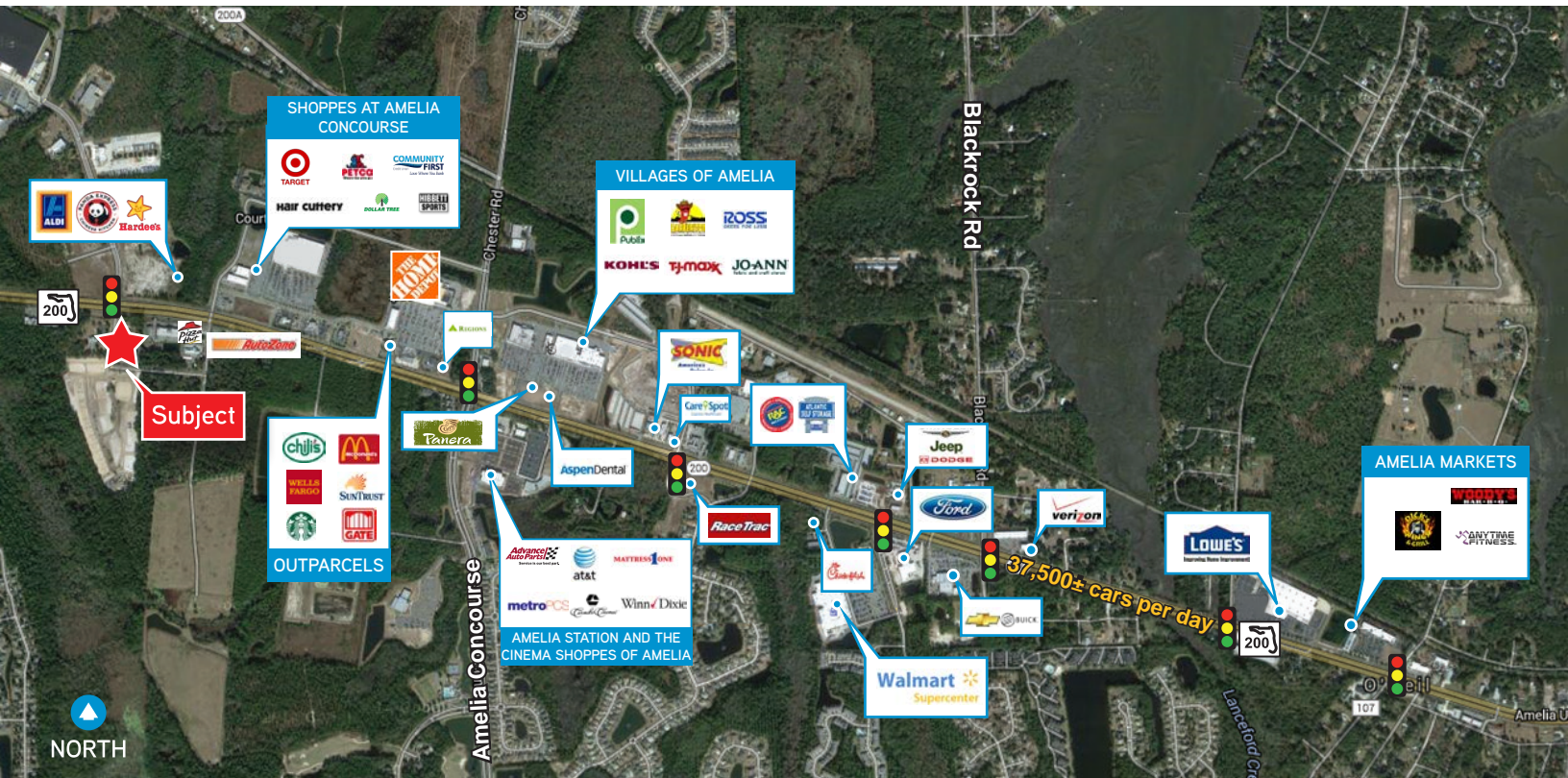


MATT ENTRIKEN
Executive Vice President
+1 904 358 1206 | EXT 1148
matt.entriken@colliers.com

3261

Aerial

4,900± SF BUILDING



Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	744	16,891	26,967
2022 Population Estimate	843	18,922	30,158
2017 Estimated Average Household Income	\$85,545	\$79,003	\$81,560

Source: Esri Business Analyst Online

FOR SALE/LEASE > INVESTMENT OPPORTUNITY/OFFICE PROPERTY

Lofton Professional Plaza

4,900± SF BUILDING



Contact Us

ROBERT SELTON, III
CEO | Northeast Florida
+1 904 358 1206 | EXT 1111
robert.selton@colliers.com

MATT ENTRIKEN
Executive Vice President
+1 904 358 1206 | EXT 1148
matt.entriken@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville



This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.