

FOR SALE/LEASE > OFFICE/RETAIL



121 Financial Credit Union Headquarters

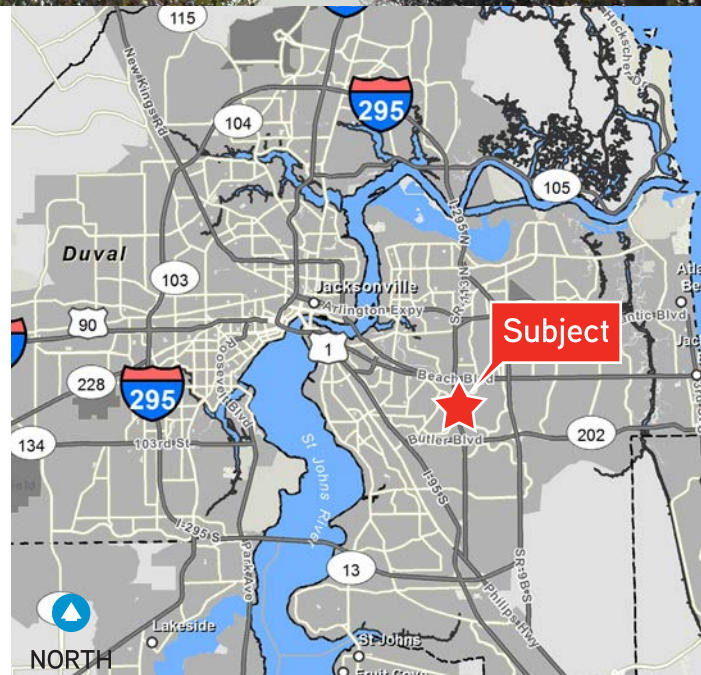
9700 TOUCHTON ROAD, JACKSONVILLE, FL 32246

28,644± SF AVAILABLE



Property Features

- > Two-story professional office building equipped with full-service bank branch on 1st floor, 4 drive up lanes, ATM, backup generator, etc.
- > Positioned in a premier business/retail trade area near the St. Johns Town Center and Deerwood Business Park
- > Infrastructure in place (footings) for a future 4,000± SF expansion
- > Ample on-site parking (5/1,000 SF)
- > Available for Lease: 7,000± up to 28,644± SF
- > **Lease Rate:** \$24.00/SF Full Service
- > **Sale Price:** \$4,950,000 **\$4,500,000**



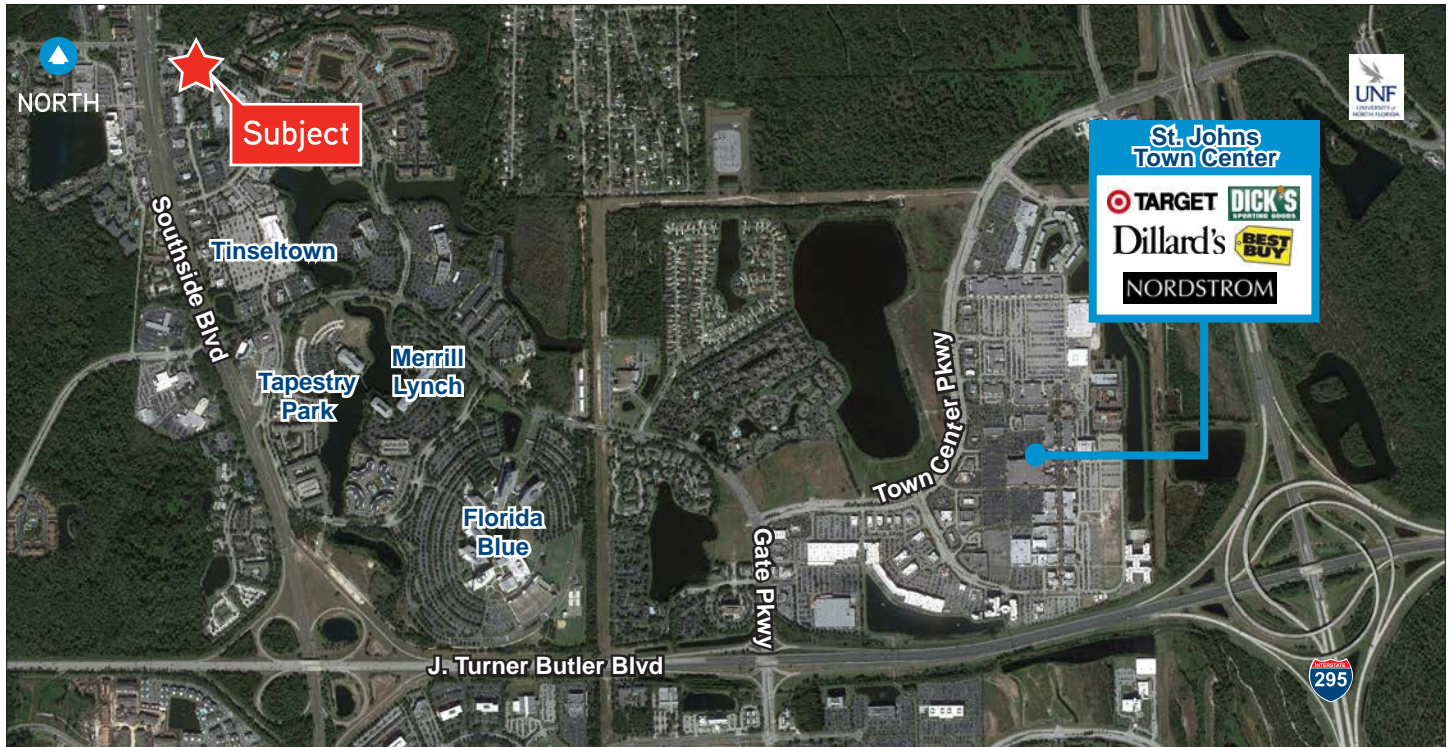
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Aerial

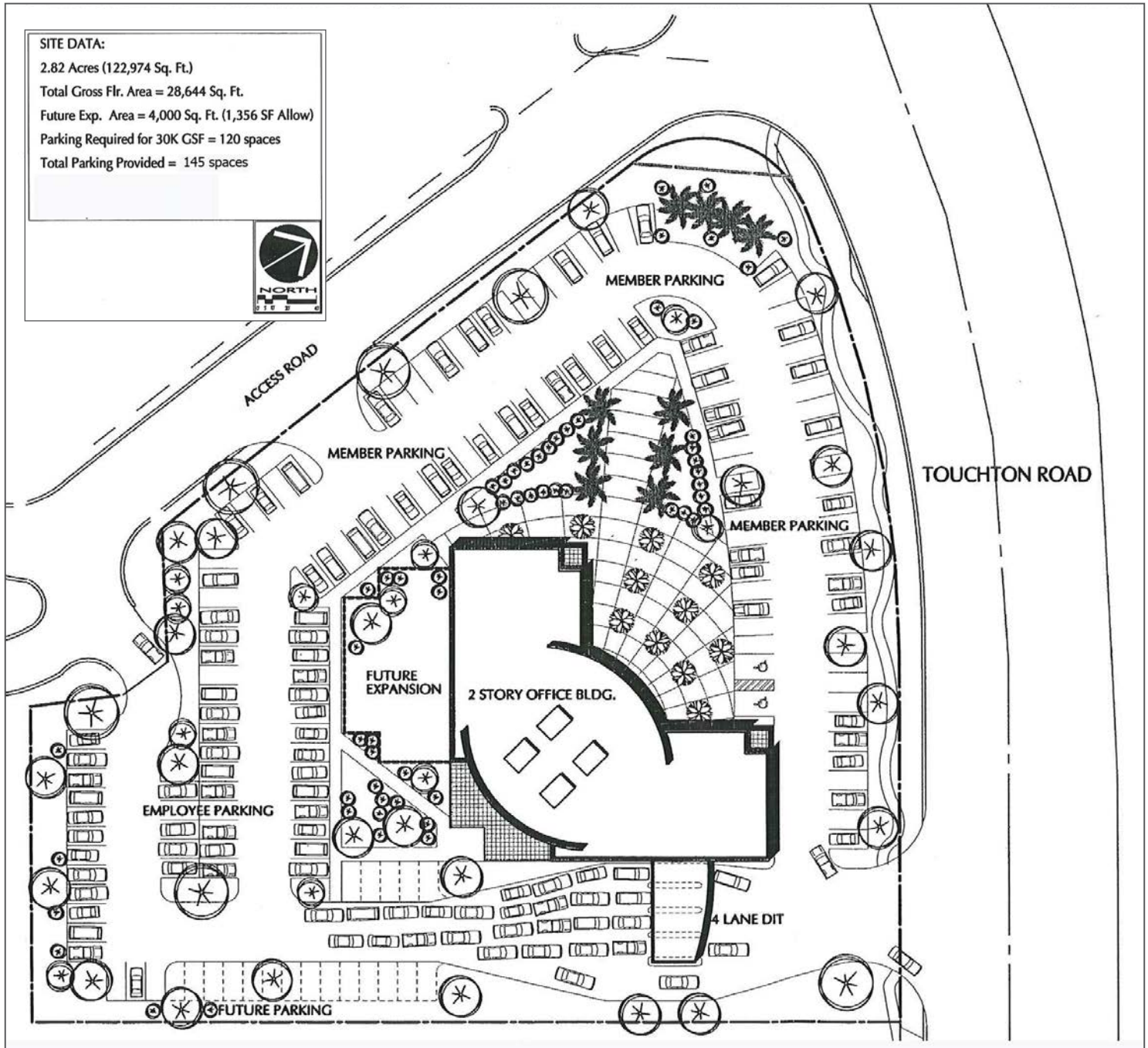
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Site Plan

9700 TOUCHTON ROAD, JACKSONVILLE, FL 32246



First Floor

FURNITURE FLOOR PLAN 1
 SCALE: 1/16" = 1'-0"

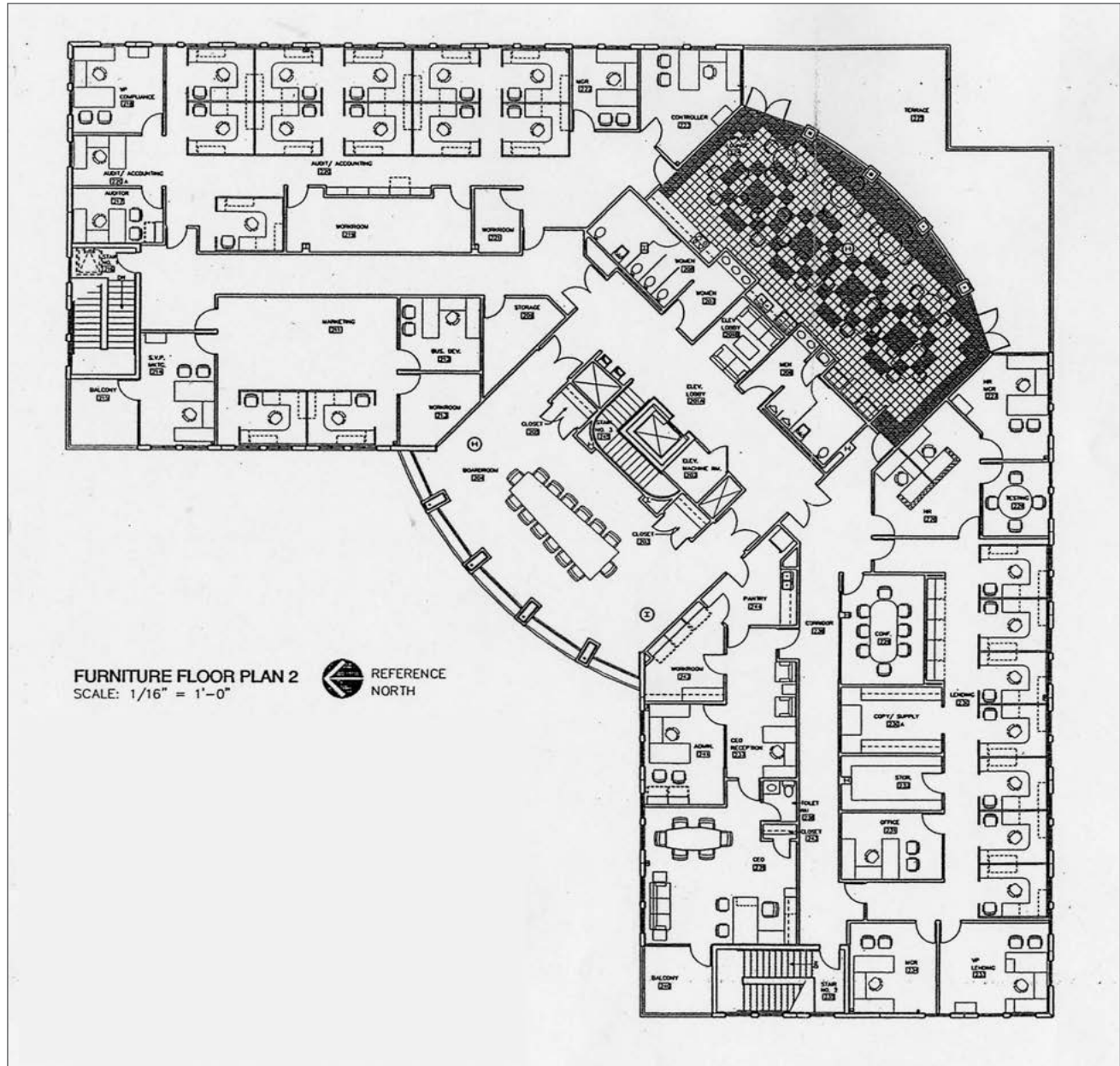
REFERENCE NORTH

Rooms and areas shown include: LOAN SUPV., LOAN OFF., LOANS PLATFORM, DRIVE-UP TELLERS, TELLER, DRIVE-UP TELLERS, 24-HOUR LOBBY, CORING DRILL ABOVE, COMMON, ATM, SAFETY DEPOSIT VAULT, RECORDS VAULT, UP FINANCIAL, CONSUMER CREDIT, CONSUMER LENDING LOBBY, MORTGAGE, OFFICE, BRANCH MGR. OFFICE, AUTO FINANCE, 24-HOUR LOBBY, ATM, HOSPITALITY, PLAN, TRAINING, INFORMATION TECHNOLOGY, PC LAB, STORAGE, ELEC. RM., UP'S RM., MAIL STORAGE, WOMEN, MEN, COMMON, PRINT/COPY, STAIR NO. 2, STAIR NO. 1, BRANCH MGR. OFFICE, WORK, OFFICE, AUTO FINANCE, 24-HOUR LOBBY, ATM, HOSPITALITY, PLAN, TRAINING, INFORMATION TECHNOLOGY, PC LAB, STORAGE, ELEC. RM., UP'S RM., MAIL STORAGE, WOMEN, MEN, COMMON, PRINT/COPY, STAIR NO. 2, STAIR NO. 1.

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Second Floor

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Property Photos

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Area proposed for 4,000 SF Expansion



2nd floor Balcony



ATM / 4 drive up lanes

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28,644± SF Available

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