

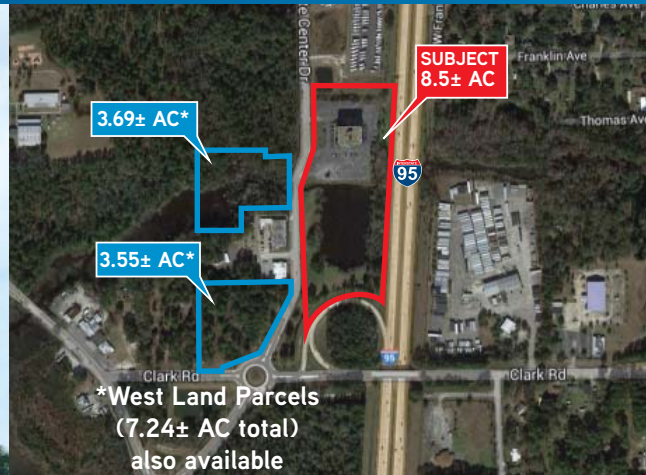
FOR SALE OFFICE BUILDING

Interstate North Office Center

435 CLARK RD., JACKSONVILLE, FL 32218

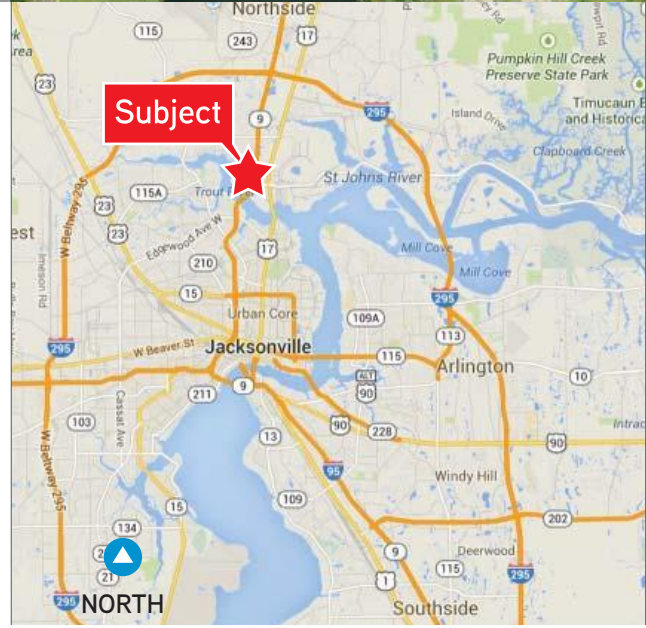
64,608 SF BUILDING ON 8.5± AC LAND AVAILABLE

Asking Price:
\$1,300,000 (\$20/sf)
On 8.5 Acres
LOTS OF VALUE-ADD POTENTIAL



Property Features

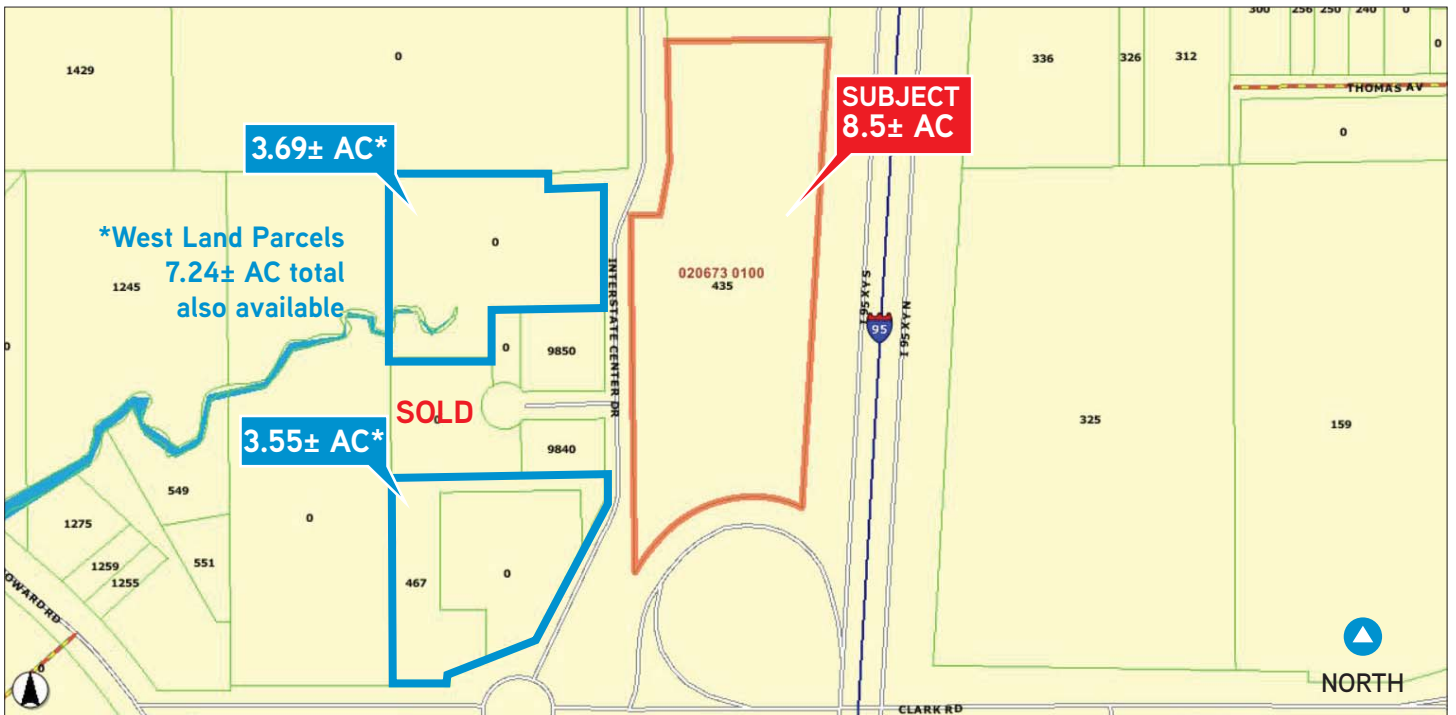
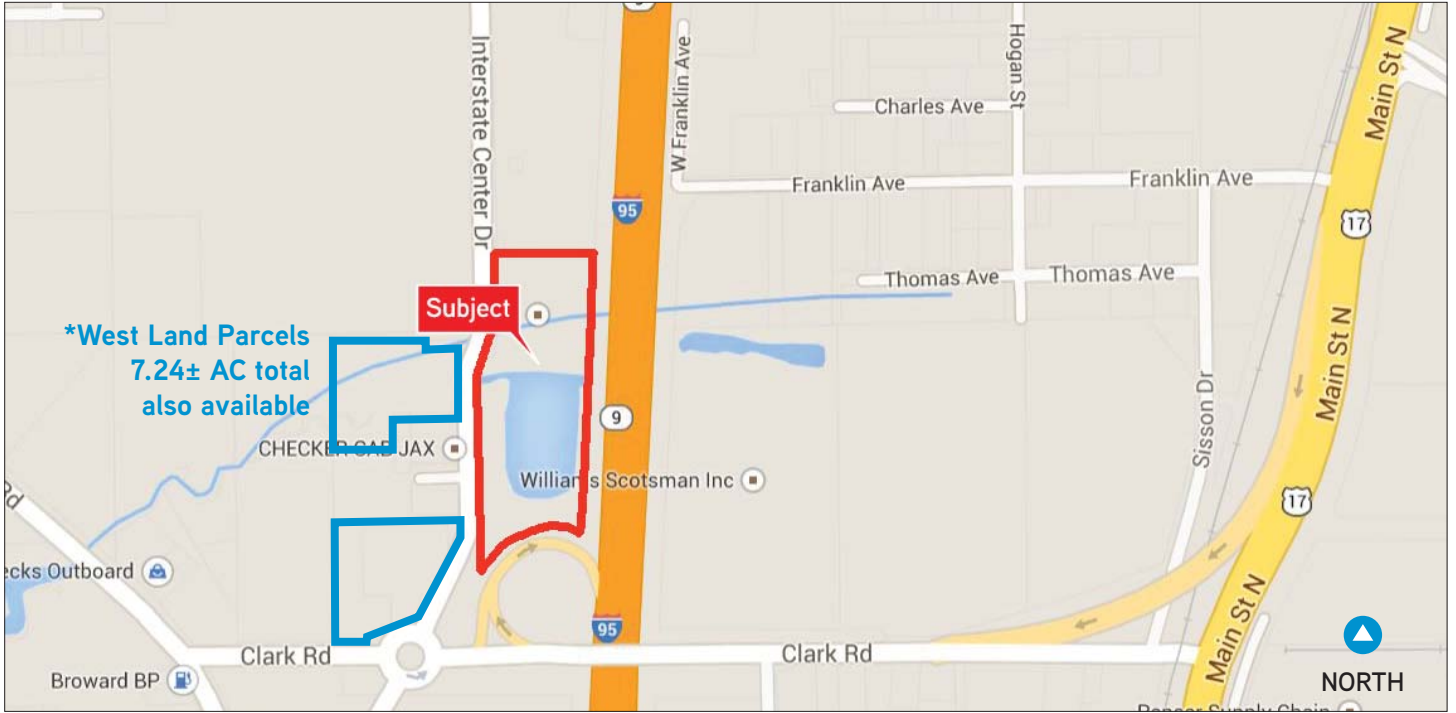
- > I-95 Frontage (69,000 cars per day)
- > CGC Land Use
- > Zoning: Planned Unit Development (PUD 2003-1420): Office building, movie complex, 75 room hotel, restaurants, entertainment facility and other retail uses
- > Six (6) story office building
- > Parking 5.7/1,000 SF
- > East Parcel: 64,608± SF office building on 8.5± Acres
- > West Land Parcels: 3.55± Acres (154,638± SF) & 3.69± Acres (160,739± SF) Price: \$ **Negotiable**



FOR SALE - OFFICE BUILDING

Street & Plat Map

435 CLARK RD., JACKSONVILLE, FL 32218



FOR SALE - OFFICE BUILDING

Aerial

435 CLARK RD., JACKSONVILLE, FL 32218



The subjected property at 435 Clark Road is known as 'Interstate North Office Center', ("Office"). The Office building is a six-story, approximately 67,344-gross foot, and 64,680-net square foot, multi-tenant, office facility on an 8.5-acre lot. The Office is situated on an irregularly shaped parcel with 1,045 feet of frontage on Clark Road. The Office building is rectangular-shaped building. The Office building has rough dimensions of 122 feet in length and 92 feet in depth.

FOR SALE - OFFICE BUILDING

Property Photos

435 CLARK RD., JACKSONVILLE, FL 32218



1st Floor



1st Floor



5th Floor



5th Floor

Investment Opportunity: Office Building

Summary (5784)



Interstate North Office Center 435 Clark Rd Jacksonville, FL 32218

County:	Duval
Market:	Jacksonville
Sub Market:	Northside
Property Near:	I-95
Land Size (Acres)	8.5 Acres
Available SF:	64,608 SF
Building SF:	64,608 SF
Office SF:	64,608 SF

General Listing/Transaction Information 1

Asking Price:	\$1,300,000.00 \$20.12 Per SF
Transaction Type:	Sale

Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	1975
Current Occupancy %:	15%
# Buildings:	1
# Floors:	6
Multi-Tenant:	Multi-Tenant

Parking

Parking Ratio:	6/1,000
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Contacts

Utilities

Utilities Comments:	Water and Sewer
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Site

Land SF:	370,260 SF
Parcel Number:	020673-0100
Zoning:	PUD

Comments

- Listing Comments:** - I-95 Frontage (69,000 cars per day)
- CGC Land Use
- Zoning: Planned Unit Development (PUD 2003-1420): Office building, movie complex, 75 room hotel, restaurants, entertainment facility and other retail uses
- Six (6) story office building with 39,652± SF available for lease
- Parking 5.7/1,000 SF
- East Parcel: 64,608± SF office building on 8.5± Acres
- Optional: West Land Parcels: 3.55± Acres (154,638± SF) & 3.69± Acres (160,739± SF)

