

For Sale or Lease

# 1035 KINGS AVE

Jacksonville, FL | 32207



**CUSHMAN &  
WAKEFIELD**

*Elegant office in the  
Sizzling Southbank!*



# BUILDING HIGHLIGHTS

- 4,140 SF Office
- 2 Stories
- Large Balcony
- Fully Renovated
- Historic Building - Built in 1947
- Easy Access to I-95 & I-10
- Building signage available
- Shared parking with 2 designated spaces
- Ample parking available on street and under the nearby I-95 overpass
- CCG-1 Zoning which allows for retail, banks, office and more!



# FLOOR PLANS

## Interior

First Floor Conditioned Area  
2,440 sf

Second Floor Conditioned Area  
1,700 sf

Total Conditioned Area  
4,140 sf

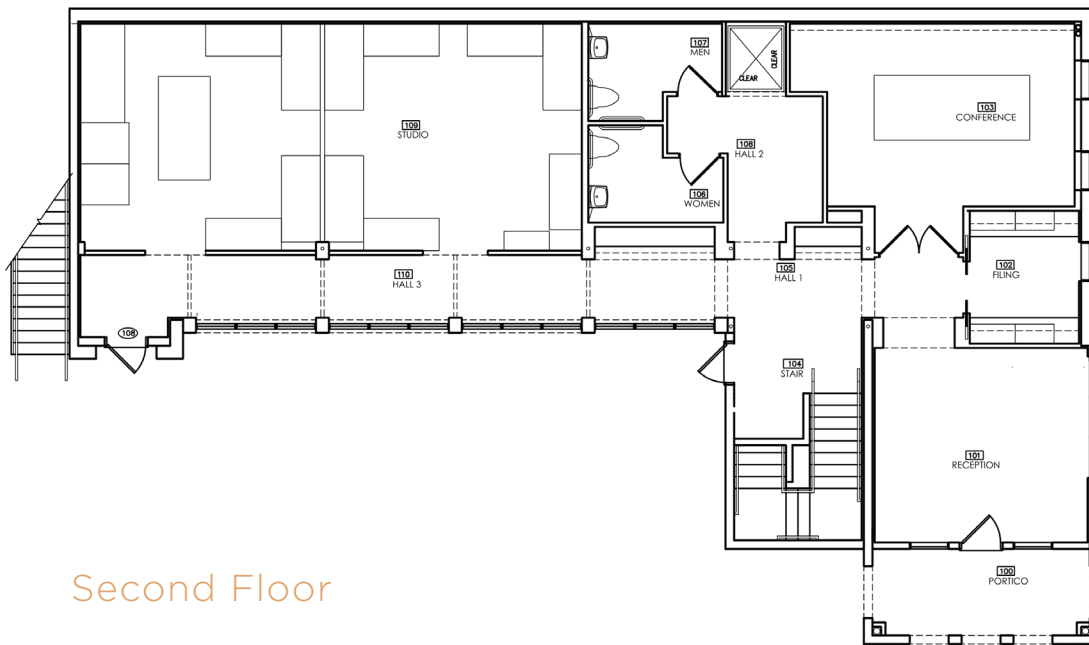
## Exterior

First Floor Portico  
132 sf

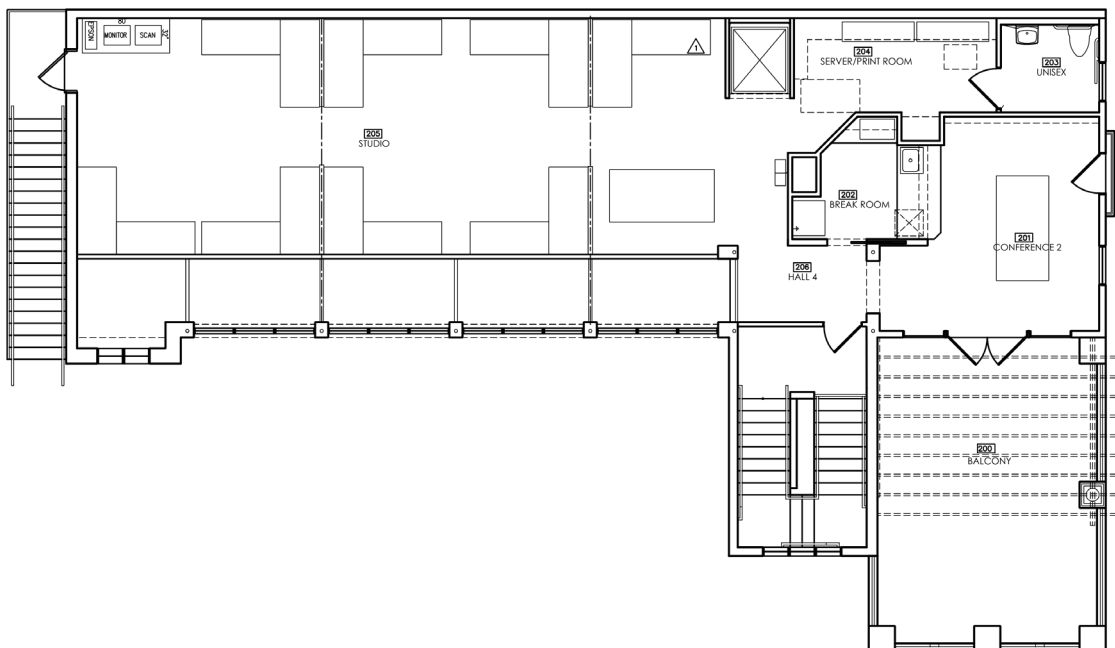
Second Floor Terrace  
426 sf

Total Non-Conditioned Area  
558 sf

### First Floor



### Second Floor





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## About The Area

Once a hardware store, this historic building is an ideal office space, perfect for a regional headquarter location or retail in the highly sought-after Southbank / San Marco submarket.

The Southbank is home to multiple medical facilities including, Baptist Medical Center, Wolfson's Children's Hospital, Nemours and MD Andersen Cancer Center.

1035 Kings Ave is surrounded by amenities galore! The area boasts abundant dining options, retail, parks, hotels, nightlife, growing residential population and more.

Other amenities on the Southbank include the Museum of Science and History (MOSH) and the Southbank Riverwalk.



**FOR MORE INFORMATION, CONTACT:**

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