



701 Riverside Park Place

Jacksonville, FL

FOR SALE

\$6,500,000

**±32,445 SF
Available**



PROPERTY HIGHLIGHTS

701 RIVERSIDE PARK PLACE
JACKSONVILLE, FL

Cushman & Wakefield has been retained by the Owner as the exclusive agent and advisor for the sale of 701 Riverside Park Place ("Property"), a 32,445 square foot ("SF"), 3-Story boutique property in Jacksonville, Florida. 701 Riverside Park Place is conveniently situated minutes from the Jacksonville CBD within the epicenter of Jacksonville's strongest up and coming micro-market of Riverside/Brooklyn.

INSTITUTIONAL QUALITY

- Developed in 1980 and home of Scott McRae Group's headquarters for decades
- Purchased in 2016 and completely renovated as an attractive, modern, creative office
- Covered parking deck and surface parking with a 3.95 per 1,000 SF ratio
- Walkable Mixed-Use Environment with continued new development within the area

ADDRESS 701 Riverside Place Park Avenue, Jacksonville, Florida 32204

CURRENT SIZE 32,445 SF

FLOORS 3

YEAR BUILT 1980 Renovated in 2018

LAND SIZE Approximately 0.72 acres

PARCEL ID NUMBER 090278-0000

COUNTY Duval

ZONING PUD Commercial

ROOF New roof in 2020 with 20-year warranty

HVAC Central

ELEVATORS New elevators in 2020

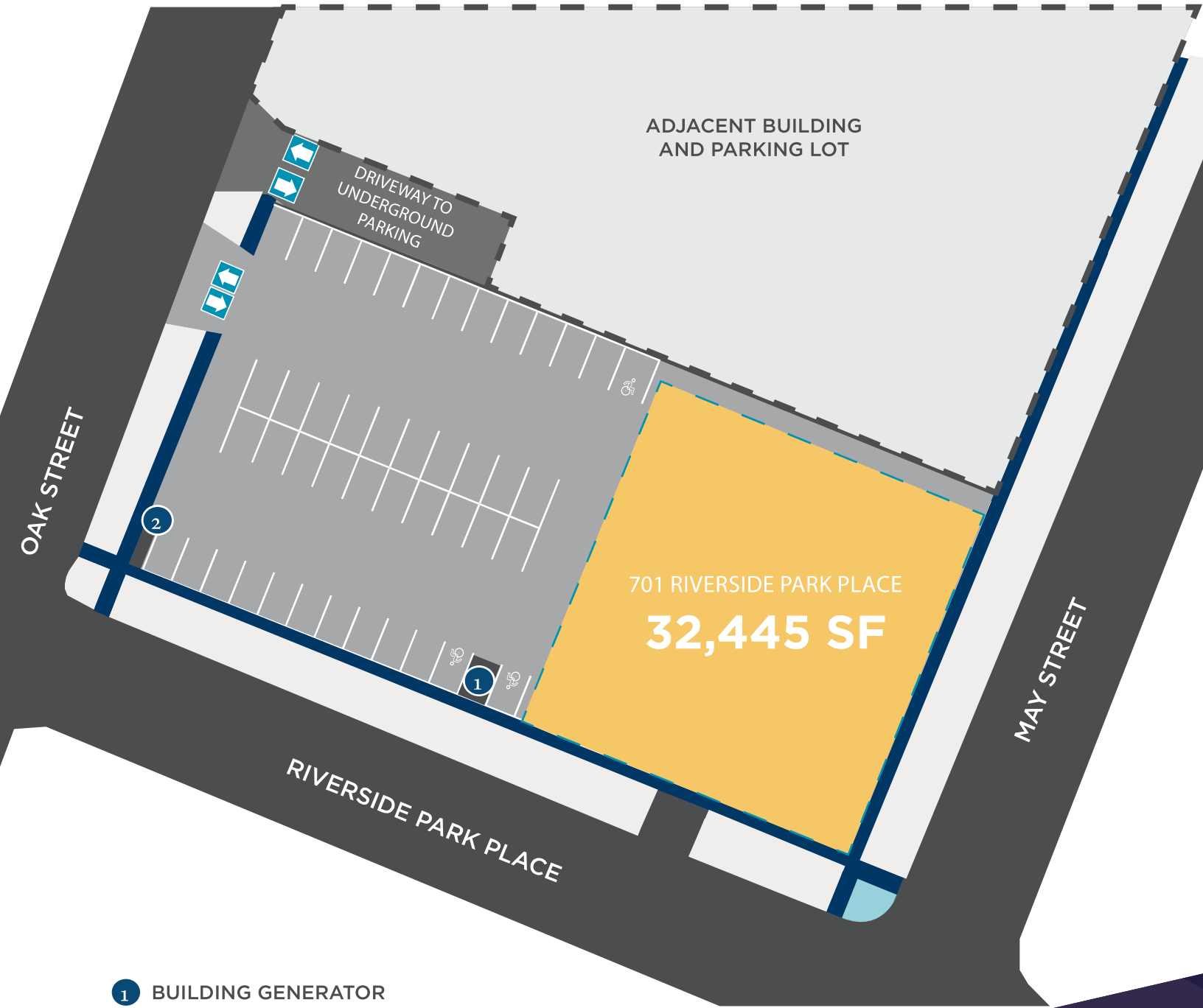
ELECTRIC 1,200 AMPS , 3 PHASE 480 VOLT New electrical and plumbing 6 years ago, Solar Panels installed and saves \$60,000 per year in electric

EMERGENCY POWER During a power outage a generator covers emergency lighting and fire protection. 350KWH-600 Amps, and a 1,000-gallon fuel tank.

FIRE PROTECTION The fire protection system includes an automatic wet-pipe system.

PARKING 48 Surface level spaces and 80 covered spaces 3.95 / 1,000 SF, Parking garage

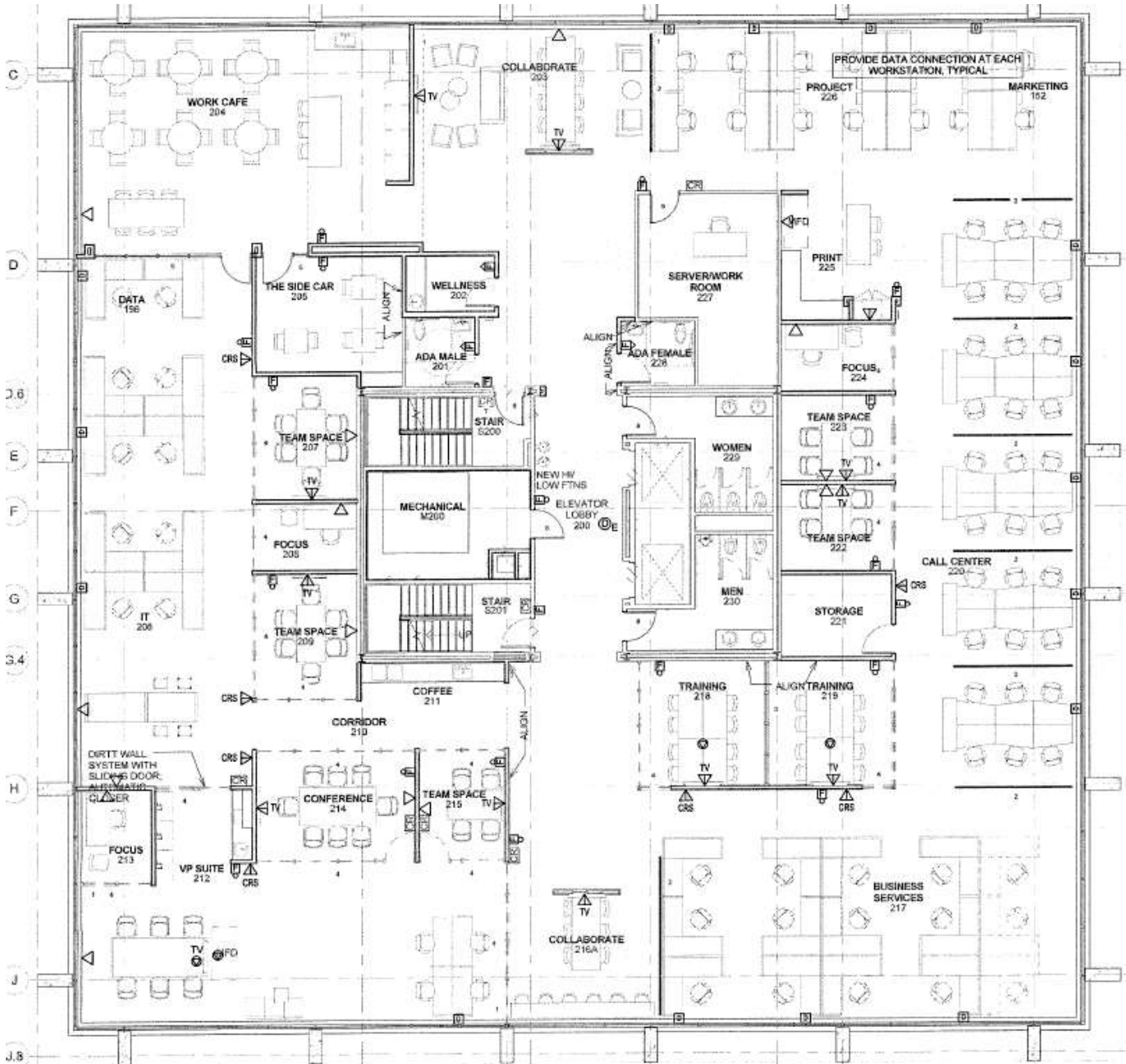




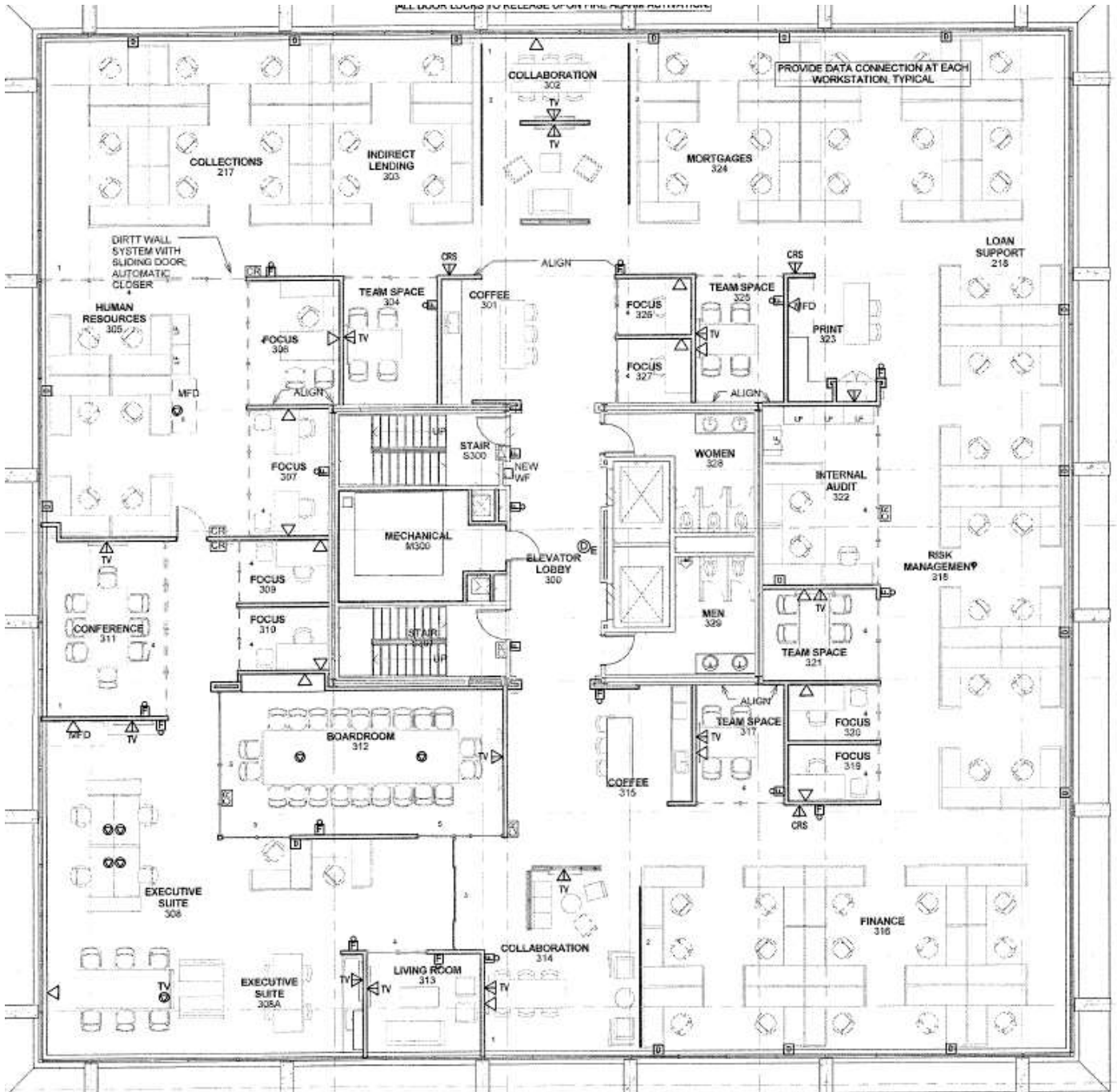
- 1 BUILDING GENERATOR
- 2 STAIRWELL TO GARAGE



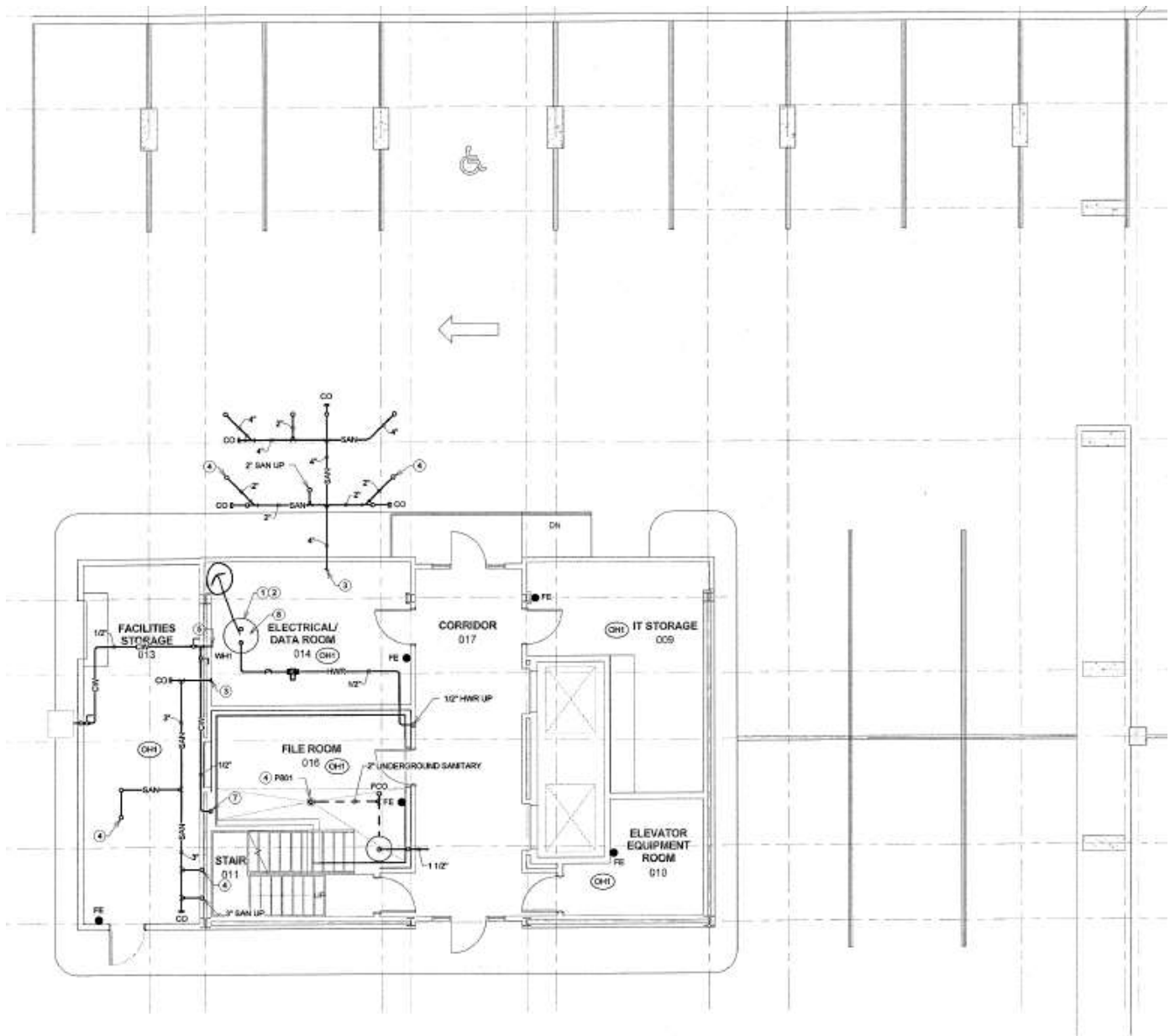
FIRST FLOOR
±8,859 SF



SECOND FLOOR
±10,958 SF



THIRD FLOOR
±10,953 SF



BASEMENT
±30,876 SF

1,670 SF (Conditioned)
+29,206 SF Below Grade Garage

**701 RIVERSIDE
PARK PLACE**



**±32,445 SF
\$6,500,000**

2017 3RD ST N



**±0.28 Acres
\$700,000**

**6801 BLANDING
BLVD**



**±7,535 SF + .72 Acres
\$3,100,000**

**2890 UNIVERSITY
BLVD**



**±2.05 Acres
\$1,975,000**

**1714 BLANDING
BLVD**



**±3,888 SF
\$2,700,000**

3970 A1A S



**±2,774 SF
\$2,200,000**

**ADDITIONAL PROPERTIES
FOR SALE**

FOR SALE



701 RIVERSIDE PARK PLACE

TO AIRPORT



DOWNTOWN CORE

Bank of America
VyStar [CSX]
MARRIOTT TRUIST

ENTERTAINMENT DISTRICT

EVERBANK STADIUM
121 FINICAL BASEBALL PARK
VETERANS MEMORIAL ARENA

COURTHOUSE

HYATT

RIVERPLACE TOWER

CONVENTION CENTER

TIMES UNION LANDING PARK

PRUDENTIAL

841 PRUDENTIAL

BROOKLYN STATION

THE FRESH MARKET
FIRST WATCH
BURGERFI

ONE RIVERSIDE
(MULTI FAMILY & GROCERY)

HASKELL FIS
245 RIVERSIDE
TIAA BLACK KNIGHT
Florida Blue

BURLOCK & BARRELL

Baptist Health
Changing Health Care for Good

RIVERSIDE ARTS MARKET
CUMMER MUSEUM

701 Riverside Park Place

RIVER AND POST

RIVERSIDE / 5 POINTS

RESIDENTIAL

RETAIL / ENTERTAINMENT

OFFICE

MEDICAL

For more information, please contact:

TRACI JENKS, CCIM
Senior Director
+1 904 380 8333
Traci.Jenks@cushwake.com

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