



# LIBERTY CENTER

 7077 Bonneval Rd | Jacksonville, FL 32216





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# PROPERTY DESCRIPTION

**Liberty Center** is a six-story office building with excellent visibility of I-95. This Class “A” office building is located in the heart of the Jacksonville Southpoint District, with direct access to J. Turner Butler Blvd., US Highway 1, and Interstate 95.

It is surrounded by restaurants, retail, residential, and lodging and is situated only 5 miles from Jacksonville’s premier shopping destination – The St. Johns Town Center, 14 minutes from Downtown Jacksonville and 21 minutes from Jacksonville Beach.

Liberty Center stands as a beacon of sophistication and convenience in the bustling Jacksonville Southpoint District. With its strategic location offering seamless access to major roadways, this office building is a prime choice for businesses seeking prominence and accessibility.

Liberty Center is an office building with a 180-degree view which is an asset that offers both aesthetic appeal and practical advantages. This type of building features expansive windows or glass walls that provide panoramic views of the surrounding landscape. From an aesthetic perspective, a 180-degree view can enhance the working environment by bringing in natural light and creating a sense of openness and connection to the outdoors. Employees can enjoy stunning vistas of city skylines, waterfronts, or other scenic elements, which can boost morale and productivity.



# PROPERTY DESCRIPTION



SIZE  
114,221 SF



PARKING  
4:1, 458 cars



YEAR BUILT  
1988



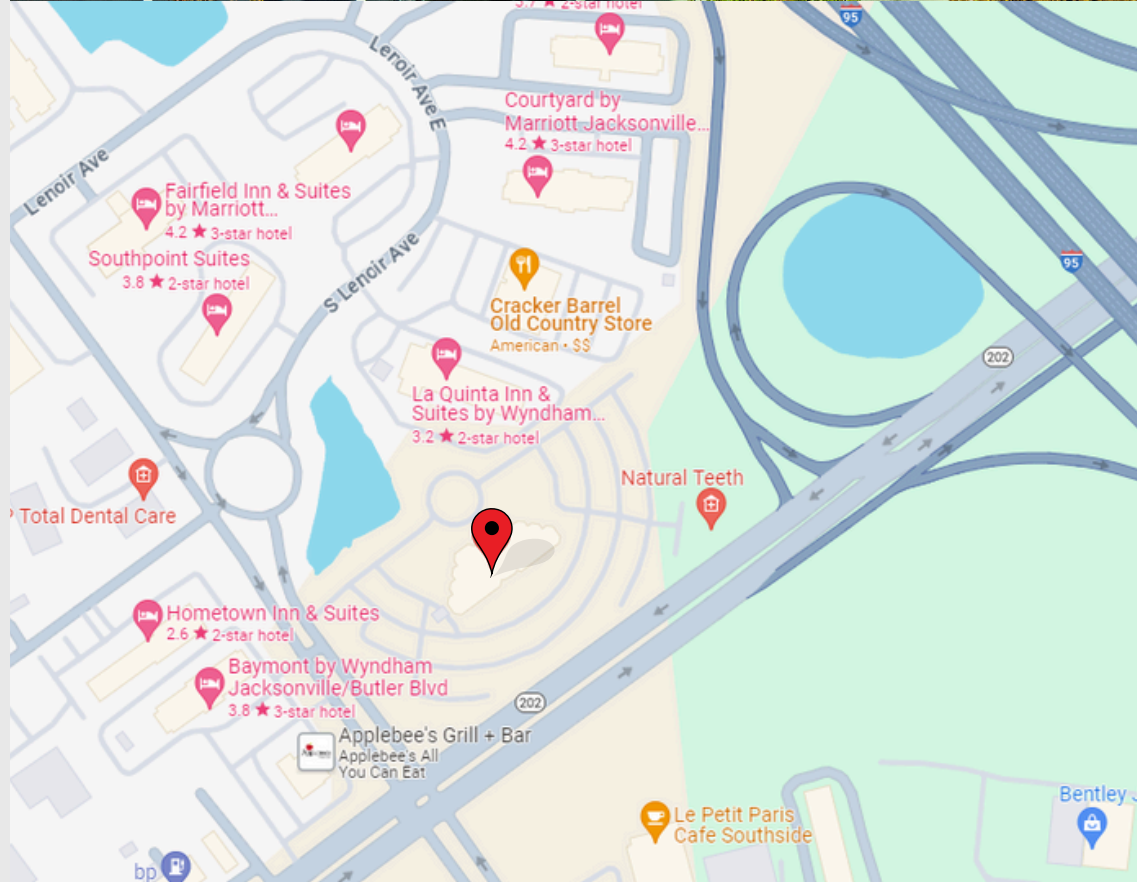
LOCATION  
Corner of J. Turner Butler Blvd and  
Bonneval Rd.



INGRESS/EGRESS  
The single-entry drive provides access to the property from the adjacent road frontage at the signalized intersection.



ELEVATOR  
Three elevators, 3500 lb capacity each. Provides accessibility, convenience, and efficiency.



# AREA MAP



**Cracker Barrel**  
OLD COUNTRY STORE

**Fairfield**  
BY MARRIOTT

**LA QUINTA**  
BY WYNDHAM

**Hampton Inn**  
by Hilton

**HAKIMIAN HOLDINGS**

**Natural Teeth**  
DENTAL CENTER

**Applebee's**

**WOB**  
WORLD OF BEER

**Le Petit Paris**  
FRENCH CAFE  
JACKSONVILLE

**Chick-fil-ee**

**STARBUCKS COFFEE**

**ZAXBY'S**

**Newk's**  
EATERY

**CHICKEN SALAD CHICK**



# LOCAL DEMORAPHS

**2 miles                      5 miles                      10 miles**



**POPULATION**

31,303                      189,996                      678,596



**AVG INCOME**

73,332                      80,034                      81,154



**MEDIAN INCOME**

54,826                      59,267                      59,301



**DAYTIME EMPLOYMENT**

37,588                      139,7161                      405,257

**Street                      VPD                      Distance**



**TRAFFIC**

J. Turner Blvd	45,632	0.06 mi
Philips Hwy	39,648	0.34 mi
I-95	131,640	0.24 mi



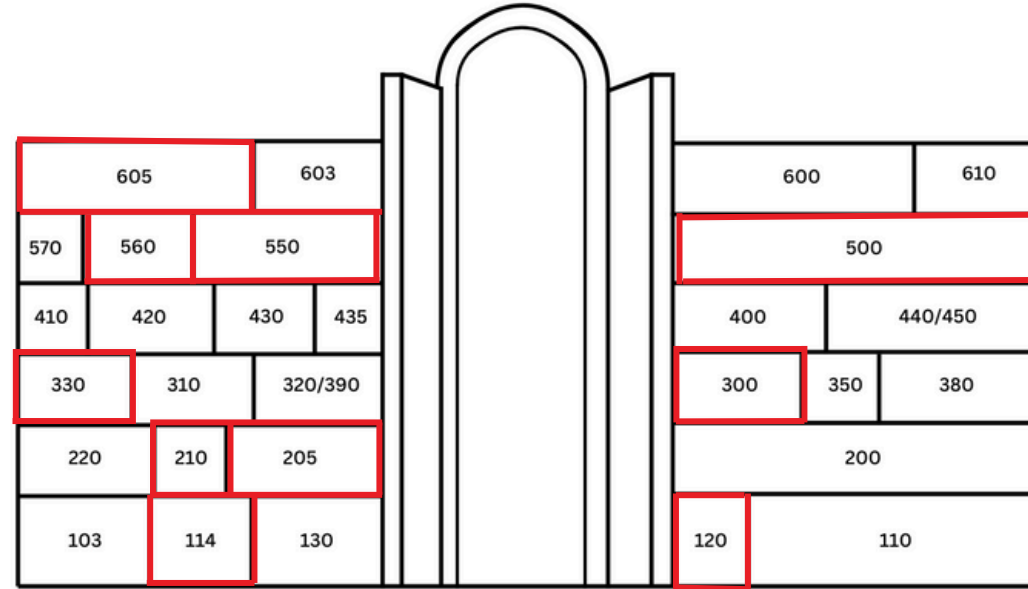
# CURRENT AVAILABILITY

## UNIT SQ FT

➤	114	2,838
➤	120	1,924
➤	205	4,247
➤	210	2,318
➤	300	4,176
➤	330	2,861
➤	500	11,100
➤	550	4,296
➤	560	2,512
➤	605	5,021

## HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- The spacious units provide ample room for corporate and professional needs.
- 180-degree views offer stunning scenery and natural light.
- Over 450 parking spaces for employees.



# TENANT OVERVIEW

UNIT | TENANT | SQ FT

103	Capital Analyst Inc.	3,520
110/130	SouthState Bank	8,570
114	Available	2,838
120	Available	1,924
200	J. David Tax Law	8,787
205	Available	4,247
210	Available	2,318
220	Ameri-Force	4,408
300	Available	4,176
310	Congruent Wealth	2,623
320/390	D.S. Drelich & Associates	2,658
330	Available	2,861
350	AdTheorent	2,191
380	Principal Life Insurance	5,329
400/430	Hakimian Holdings	8,023
410	Silver Solutions Consulting	1,510
420	Girl Scouts of America	2,989
435	Craig/is, Ltd	1,747
440/450	Aegis Consulting Group	5,654
500	Available	11,100
550	Available	4,296
560	Available	2,512
570	Transamerica Life Insurance	1,448
600	McConaughay P.A.	7,479
603	Blue Energy Solar	2,936
605	Available	5,021
610	Rallyx Management	4,291





# LEASING TEAM

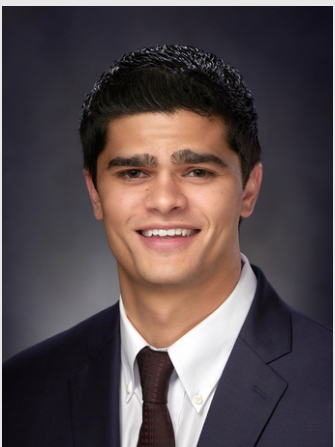


Janet Keister

Senior Vice President of Leasing

✉ [Janet@Hakimian.us](mailto:Janet@Hakimian.us)

☎ 904-757-4000 ext. 216



Blake Hakimian

Senior Vice President of Leasing

✉ [Blake@Hakimian.us](mailto:Blake@Hakimian.us)

☎ 904-757-4000 ext. 240



# ABOUT US

**23 +**

YEARS OF  
EXPERIENCE

## Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his company through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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