



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



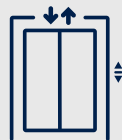
YEAR BUILT
1988



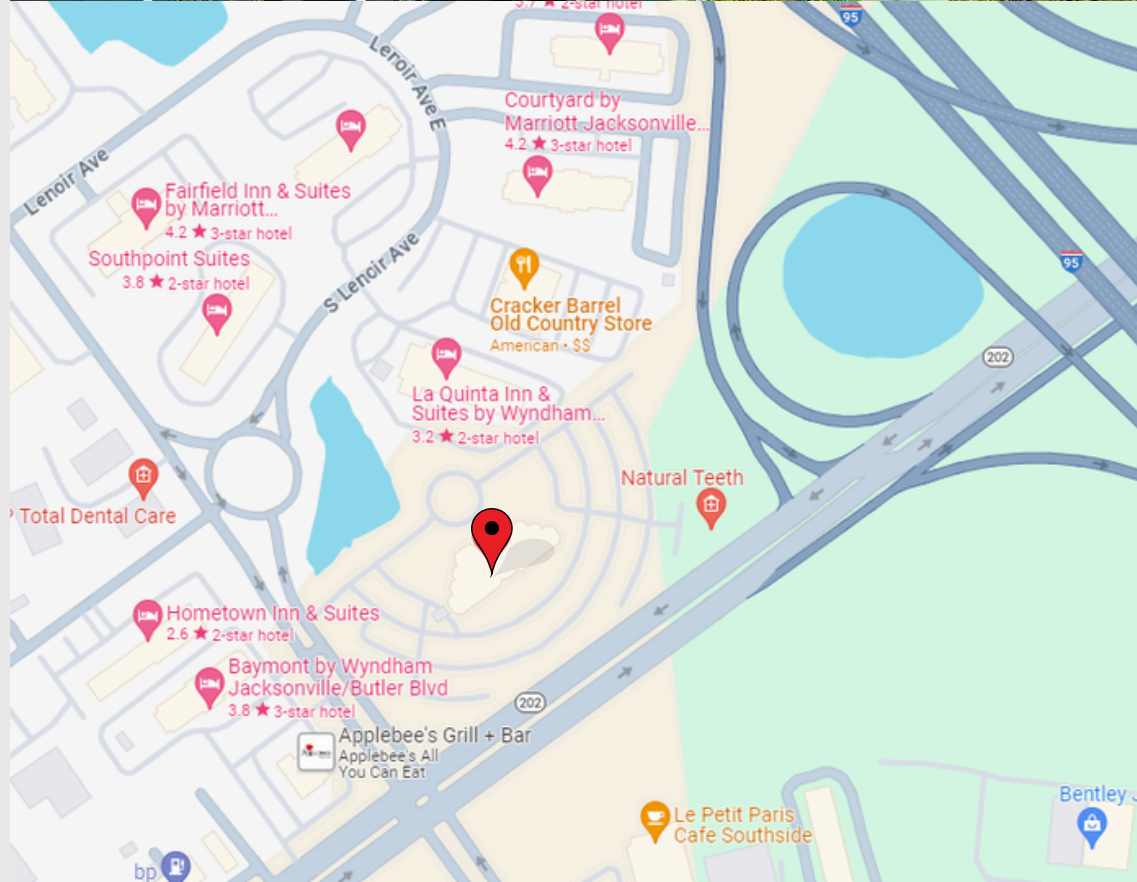
LOCATION
Corner of J. Turner Butler Blvd and
Bonneval Rd.



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



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

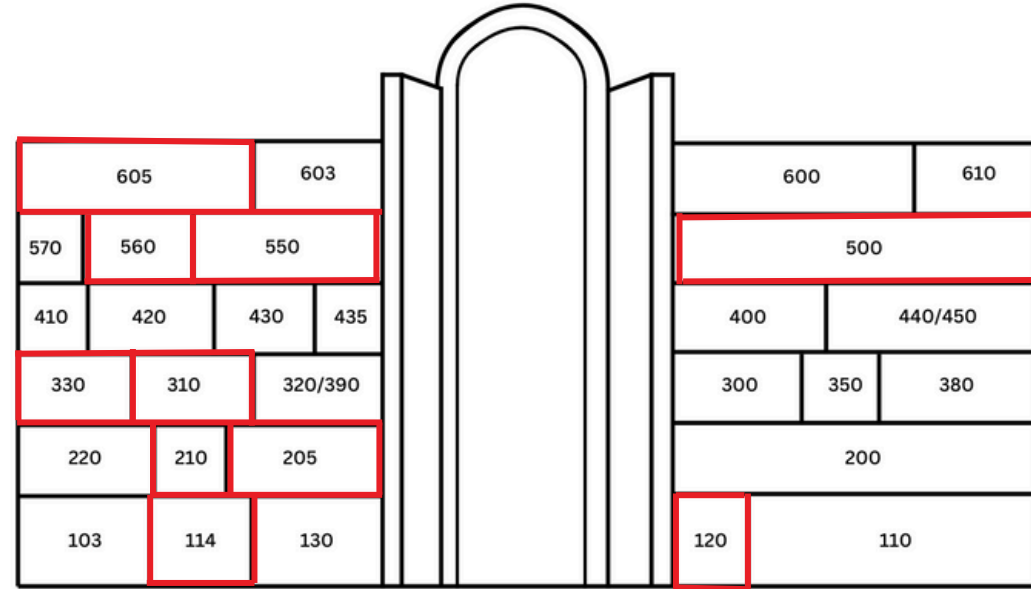


CURRENT AVAILABILITY

UNIT	SQ FT
114	2,838
120	1,924
205	4,247
210	2,318
310	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
310	Available	4,176
300	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	McConnaughay P.A.	7,479
603	Blue Energy Solar	2,936
605	Available	5,021
610	Rallyx Management	4,291



LEASING TEAM

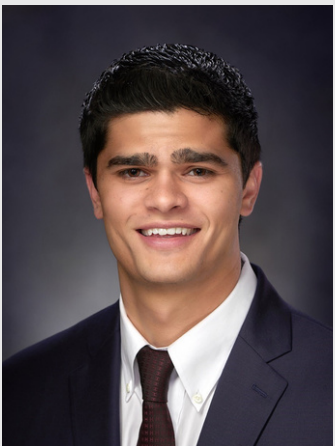


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ABOUT US



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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