

# New Office Building Recently Completed

11755 Palm Bay Parkway  
Jacksonville, FL 32256

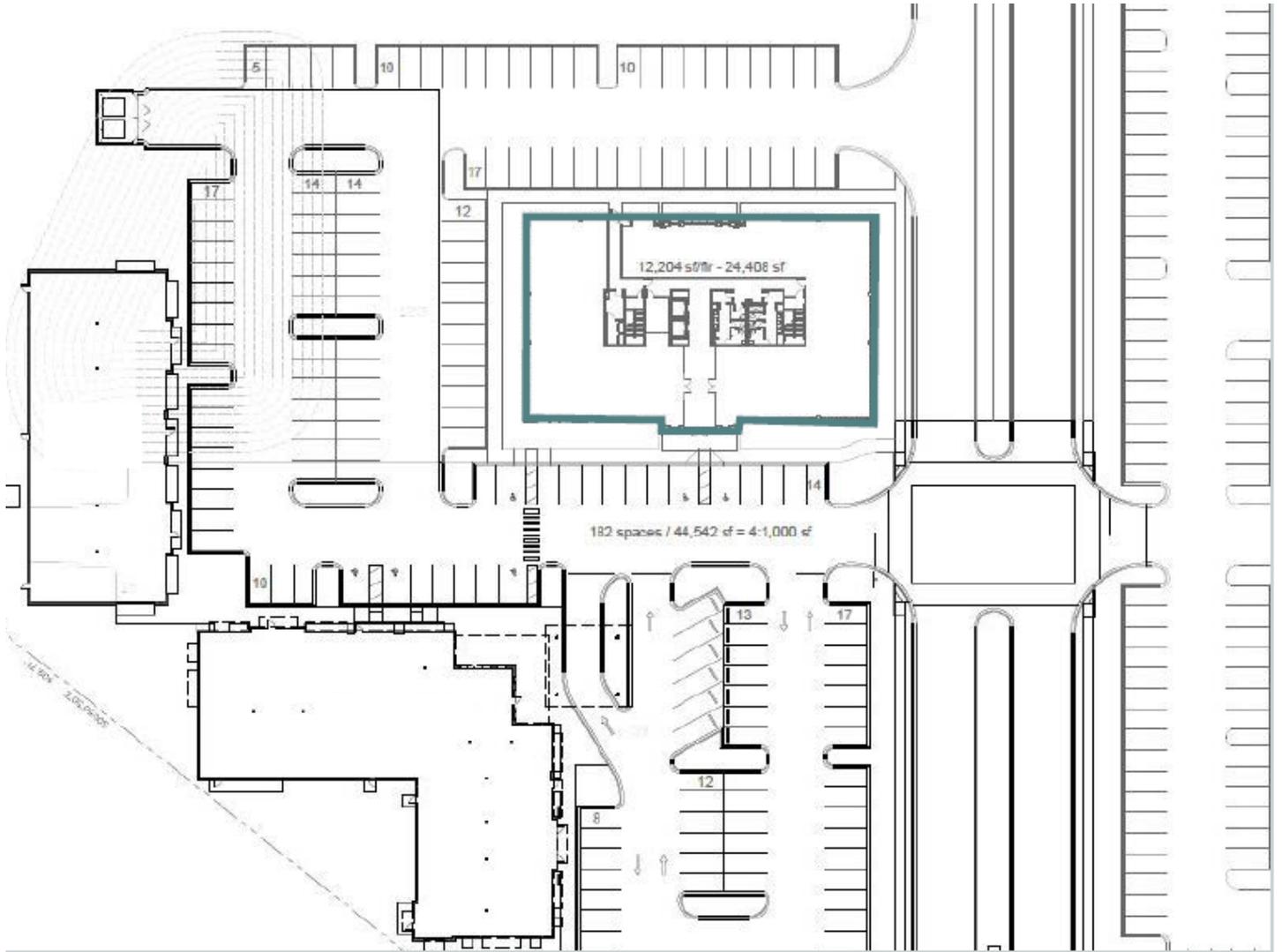
Up to 24,408 SF Available on Two Floors



## Property Highlights

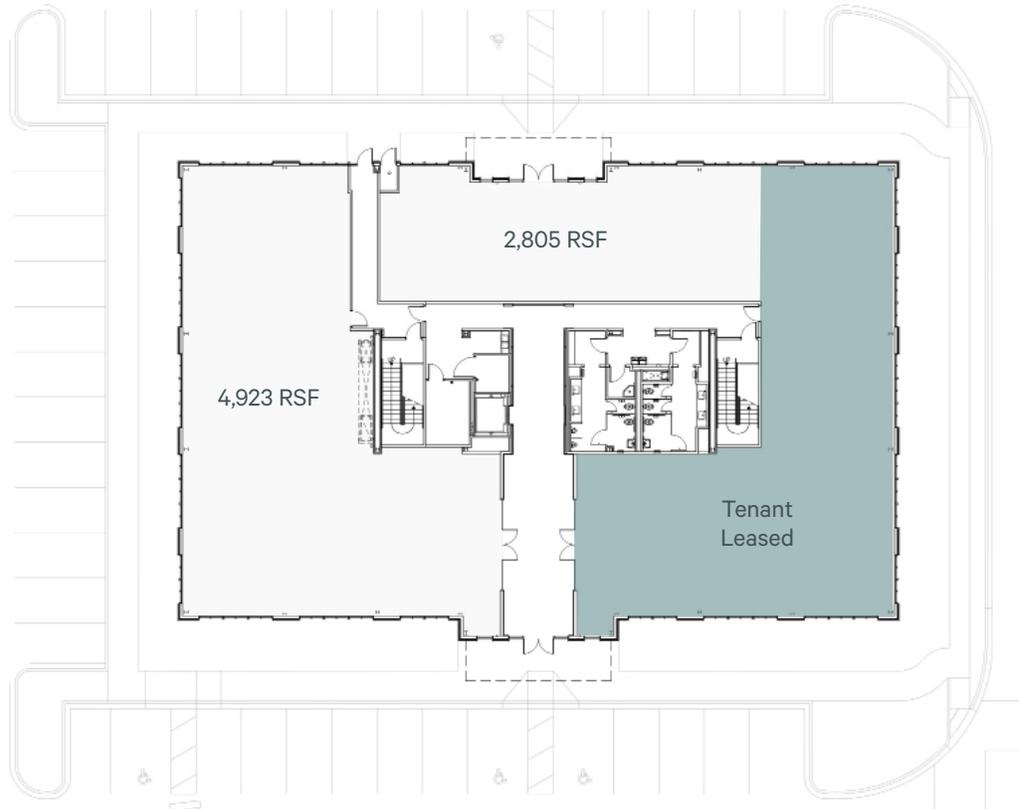
- + Can demise to smaller suites
- + Efficient floor plans
- + New Building completed 2nd Quarter 2024
- + Conveniently located near central Jacksonville, Nocatee and St. Augustine
- + Near Florida 9B providing easy access to all areas of Jacksonville MSA
- + Monument Signage available along US-1 (Philips Hwy)
- + 4/1,000 parking

# Site plan

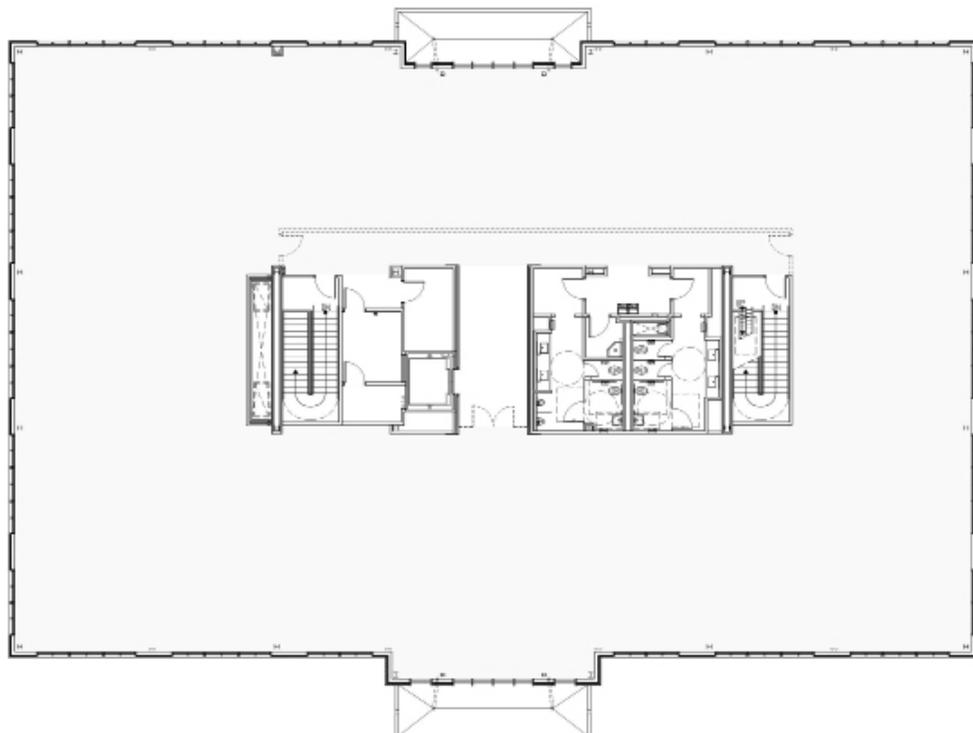


# Floor plans

**First  
Floor**



**Second  
Floor**



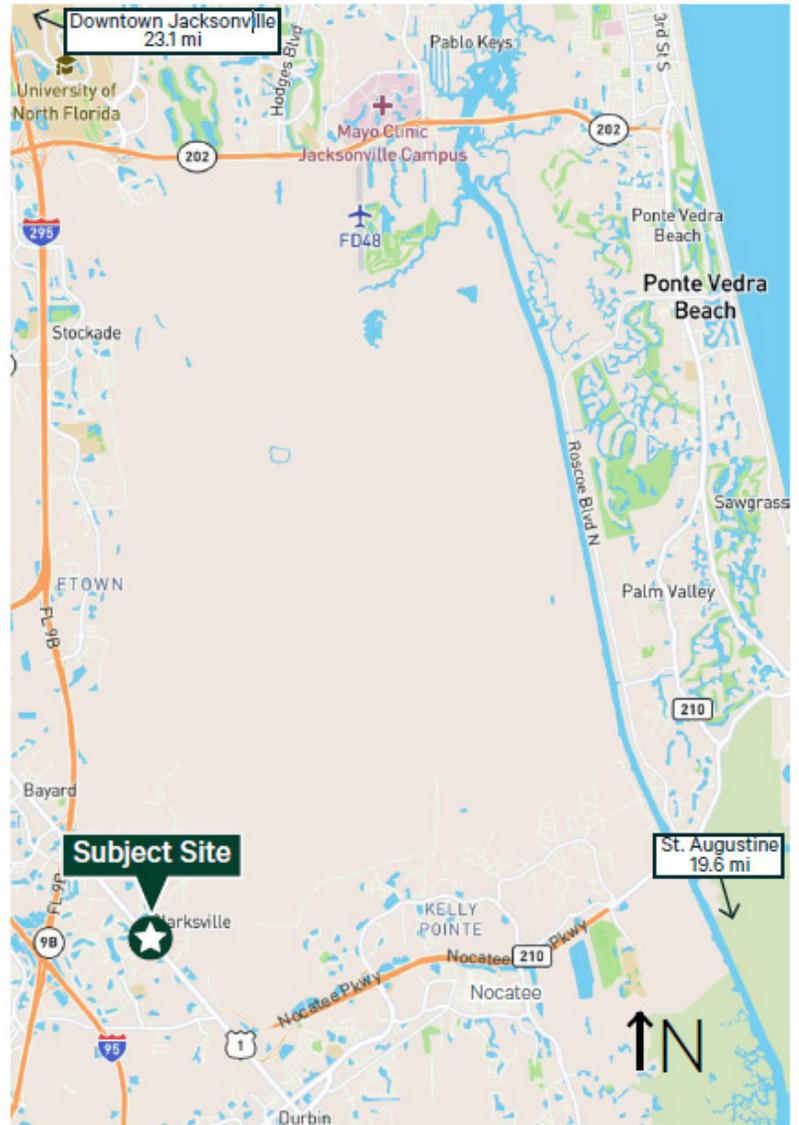
## New, Modern Office for Lease

11755 Palm Bay Parkway | Jacksonville, FL 32256

# Site Location

This office space is conveniently located off US-1 (Philips Hwy), close to Jacksonville, Nocatee, and St. Augustine, and is adjacent to Florida 9B, which provides immediate access to all areas of the Jacksonville MSA.

Distance to	Drive Distance	Drive Time
9B	2.2 mi	3 min
I-95	3.5 mi	5 min
I-295	4.7 mi	5 min
Nocatee Town Center	5.7mi	9 min
St.Johns Town Center	11.8 mi	15 min
Beaches	18.6 mi	20 min
St. Augustine	19.3 mi	29 min
Downtown Jacksonville	23.1 mi	30 min
Jax Int'l Airport	31.7 mi	32 min



## Contact Us

**Oliver Barakat**  
Senior Vice President  
+1 904 630 6346  
oliver.barakat@cbre.com

**IV Stucker**  
Associate  
+1 904 596 2955  
iv.stucker@cbre.com

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