

# Marketing Services



# NAI Hallmark

naihallmark.com

## AVAILABLE

## 904 363 9002

# NAI Hallmark

For Lease  
1,509 SF  
Class A Office  
Space Available



## Itera Building

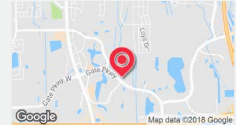
9995 Gate Parkway  
Jacksonville, FL 32246

### Property Features

- World class finishes throughout common areas
- Full height windows - Suites built to suit
- 5 cars per 1,000 SF surface parking
- Garage parking available for lease
- Easy access via Gate Parkway to Southside Boulevard, Butler Boulevard and Interstate 95
- Located near numerous restaurants, banks and retail services including St. Johns Town Center

### Location

- Conveniently located just 3 minutes north of Butler Boulevard with easy access via Gate Parkway to Southside Boulevard, Butler Boulevard and I-95.



AVAILABLE SF:	1,509 SF
LEASE RATE:	\$24.50 SF/yr (Full Service)
LOT SIZE:	9.82 Acres
BUILDING SIZE:	55,481 SF

### For more information:

**Patrick Thornton**  
904 404 4454  
pt@naihallmark.com

**Patrick Carney**  
904 404 4456  
pc@naihallmark.com

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Jacksonville, FL 32216  
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naihallmark.com

OBJECTIVE 1: Portray a stronger, more accurate business image that elevates the competitiveness of NAI Hallmark (Advertising, Branding, Printed Materials, Media, Electronic Marketing)

OBJECTIVE 2: Optimize NAI Hallmark's ability to manage relationships (Client Management, Multiple Touch-point Campaigns)

OBJECTIVE 3: Position NAI Hallmark collectively and individually as experts & thought-leaders (Editorial placements, delivery of value-added info, community relations)

OBJECTIVE 4: Put time & quality materials in the hands of brokers to allow them to do what they do best – win and service clients (Collateral materials, custom mapping, customized property marketing plans)

Brokerage | Property Management | Development

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### 95 Corporate Center

9 6675 CORPORATE CENTER PARKWAY  
JACKSONVILLE, FL 32216

[OVERVIEW](#)
[SPACES](#)
[PHOTOS](#)
[DOCUMENTS](#)
[VIEW ON MAP](#)

#### Lease Overview

VIEW ALL 1/9 PHOTOS

PRICE:	\$18.50 SF/yr (Full Service)
SIZE:	4,815 SF
PROPERTY TYPE:	Office
BUILDING SIZE:	42,413 SF
TOTAL LOT SIZE:	8.1 Acres
YEAR BUILT:	1987

[Download Property Flyer](#)
[View Sale Listing](#)

#### Highlights

- A three story, multi-tenant office building containing 42,413 rentable square feet
- Great Southpoint location with excellent access to Butler Boulevard and Interstate 95, minutes to Downtown Jacksonville
- Less than 4 miles from the St. Johns Town center, the dominant outdoor lifestyle center in Jacksonville, with over 1.5 million square feet of retail, restaurants and amenities
- Visibility from Interstate 95
- Ample parking available
- On-site property management
- Competitive full service lease rates
- Nearby amenities include FedEx, USPS, restaurants and services

#### Description

4,815 SF of Office Space Available

Located within the Southpoint Business Park, one of the top performing office submarkets in the city. The submarket draws tenants from all over the city due to its central location, close proximity to upscale residential neighborhoods, major medical uses and services. The property is less than 4 miles away from the St. Johns Town center, which is the dominant outdoor lifestyle center in Jacksonville with over 1.5 million square feet of retail, restaurants and amenities.

The I-95 and SR-202 (Butler Blvd.) interchange is less than a mile away with over 139,000 average daily vehicle trips. In addition, the property maintains good visibility from both northbound and southbound lanes of I-95.

#### Contact Broker

**Patrick Thornton**  
Principal - Brokerage  
pt@naihallmark.com  
(904) 904-4454

**Patrick Carney**  
Associate - Office Specialist  
pc@naihallmark.com  
(904) 904-588-2058  
(904) 904-404-4456

#### Request more information

Name:

Email:

Phone:

Message (optional):

[Send Message](#)

# Product Marketing

## Relationship Marketing

Our deep roots in Jacksonville are enhanced by our connection to NAI Global's 400 offices in 55 countries. We have the insight to develop the strategy, the tools to execute the action plan and the relationships to deliver results.

Our web of relationships include:

- » 7,000 NAI colleagues worldwide
- » Economic Development Organizations
- » Chambers of Commerce
- » Business Community
- » Local Brokerage Houses

## Marketing Brochures

Our in-house Marketing Department is staffed with professionals working diligently on your behalf. We will design customized, full color marketing brochures to showcase your property.

## Targeted Marketing

NAI Hallmark has access to a proprietary database containing 12 million businesses. We utilize this information to develop marketing campaigns and target prospects.

## Signs

We will analyze the site for a number of factors such as visibility and permitting to determine the appropriate sign size and placement for the property. Our signs direct interested parties to contact NAI Hallmark and, when feasible, will showcase specific property details.

## Electronic Initiatives

Technology provides a way for us to quickly access targeted local, national and international clients. We employ a number of methods to ensure broad coverage and timely delivery of information.

## E-Mail Marketing

- » International scope through NAI
- » Local Brokerage
- » NAI Hallmark identified prospects

## Drone Photography

A drone flyover is a highly effective way to exhibit particular property types with a view that can't be achieved from the

ground. NAI Hallmark is able to provide drone photography services at no additional cost for our exclusive listings.

## Web Sites

### NAI Hallmark - [www.NAIHallmark.com](http://www.NAIHallmark.com)

NAI Hallmark's home page provides a search engine for our listed properties. NAIHallmark.com provides local, national and international exposure and showcases detailed information regarding the property. An added benefit is NAIHallmark.com's integration with BuildOut. This provides instantaneous updates for property listings syndicated to several listing services and maximizes exposure regardless which web site is accessed by potential tenants or buyers.

### NAI Global—[www.NAIGlobal.com](http://www.NAIGlobal.com)

NAI Global provides immediate access to a long-established global network of NAI members and clients. The web site is accessed by 7,000 members in 400 offices worldwide, the largest network of commercial professionals in the world.

## Commercial Listing Services

### CoStar Property - [www.costar.com](http://www.costar.com)

CoStar Property Professional™ is much more than a listing service. In addition to agent contributions, CoStar Property Professional™ is backed by the industry's largest professional research organization -- a highly trained team of more than 700 researchers, analysts and photographers.

### LoopNet - [www.loopnet.com](http://www.loopnet.com)

LoopNet is the Internet's largest and most heavily used commercial real estate service on the web, displaying over 143,000 local and national brokers' listings. LoopNet's property listing service enables the widest possible exposure and is used as a search engine by many major companies. LoopNet users can search listings by geographic region, square footage, price and other criteria.

### Property Line - [www.propertyline.com](http://www.propertyline.com)

Property line is an online listing service that allows commercial agents to advertise and post their properties to other professionals in the real estate industry.

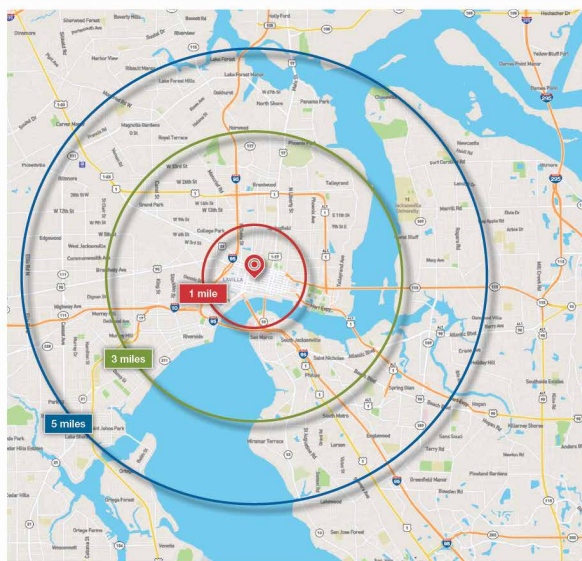
### CIMLS - [www.cimls.com](http://www.cimls.com)

### Commercial Search - [www.commercialsearch.com](http://www.commercialsearch.com)

### OfficeSpace - [www.officespace.com](http://www.officespace.com)

### theBrokerList - [www.thebrokerlist.com](http://www.thebrokerlist.com)

Our outstanding market knowledge is supported by long-term relationships, leading edge technology and state-of-the-art data systems. The following is an overview of the tools we use to determine how best to market a property, as well as how we locate the right fit for a client's unique needs.

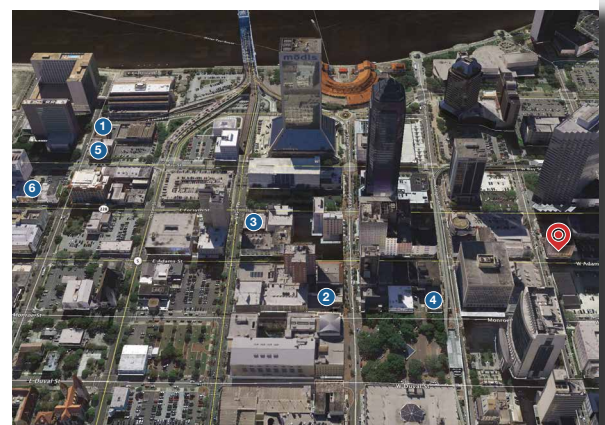


## Demographic Overview

Population	1-Mile	3-Mile	5-Mile
2016 Estimate	12,024	80,785	202,630
2021 Projection	12,623	84,818	211,356
Growth 2016-2021	4.15%	4.74%	4.36%
Average Age	41.4	38.6	38.5

Households	1-Mile	3-Mile	5-Mile
2016 Estimate	5,319	22,574	44,534
Growth 2016-2021	8.21%	4.86%	4.36%
Average Income	\$37,785	\$43,709	\$47,159



## Downtown Sales Comparables

[illegible]

# Research Capabilities

## Local and Global Market Intelligence

### Current Market Trends and Developments

NAI Hallmark utilizes a number of media outlets and government sources, along with personal relationships with real estate professionals to understand the market and how to benefit from market trends and developments.

### NAI Market Reports

In addition to the NAI Hallmark Quarterly Market reports, we access a wide variety of NAI Global Reports, which provide full analysis of current commercial real estate market conditions in more than 200 markets throughout the United States, Canada, Latin America and the Caribbean, EMEA (Europe, Middle East, Africa) and Asia Pacific, with statistic-rich reports, easy-to-read charts and graphs. Other reports include the National Logistics Review and International Property Prices and Trends.

### Leverage Key Relationships

NAI Hallmark skillfully leverages our long standing municipal relationships to gauge shifts in the local economic makeup, from new major employers to development activity. We will also make key introductions to provide assistance through the planning, zoning, and permitting processes. These relationships include:

- » Local Municipal Economic Development Organizations
- » Chambers of Commerce
- » Florida Department of Commerce
- » JAXUSA Partnership
- » Professional Real Estate Associations (NAIOP, SIOR, ICSC, CCIM, BOMA, ULI)

## Market Analysis

NAI Hallmark uses several methods of determining what areas would be best for you to locate. The foremost tools are used to conduct this analysis and present the results in map form.

### Market Optimization

Market Optimization considers existing locations and competition along with the targeted demographic profile. Once these variables are determined, we can identify the top sites in the market area.

### Competition Maps

A map of all of the competition in the area along with your existing sites may also be provided. This will allow us to eliminate sites that are too close to a competitor or existing site.

### Trade Areas

It is important to understand that businesses have trade areas and customers will only travel a certain distance. There are several factors, such as natural and man-made boundaries and competitive barriers to consider when determining a trade area.

## State-of-the-Art Data Systems

### CoStar Property - [www.costar.com](http://www.costar.com)

CoStar Property Professional™ is much more than a listing service. In addition to agent contributions, CoStar Property Professional™ is backed by the industry's largest professional research organization -- a highly trained team of more than 700 researchers, analysts and photographers. This ensures that we can quickly analyze changes in the market, get accurate values on transactions, reach brokers nationwide and search for tenants by industry type, size, or geographic location.













### LandVision Digital Map Products Software

NAI's Geographic Information Systems (GIS) professionals customize high quality reports and maps to assist our clients in making more insightful evaluations of the market, customers and competition. Using thousands of data sets, including standard demographics, traffic counts, consumer behavior and competitors, we provide our clients full site analysis in an easy-to-use, map form. This format allows decision makers to easily visualize the relationships between data and geography.

### Aero Photo Aerial Mapping

NAI acquires the most up-to-date, high-quality aerial photography in order to incorporate current maps in our marketing materials. This feature also gives our GIS professionals the flexibility to design sophisticated, customized maps that highlight key site features and assist in market analysis and planning.

# Recent Transactions

	PROPERTY NAME / ADDRESS	PROPERTY TYPE	SQUARE FOOTAGE	SALES PRICE/ FINANCING VALUE
	<b>Everbank Plaza**</b> 501 Riverside Drive Jacksonville, FL 32256	Office/Retail	240,384	\$51,000,000
	<b>220 Riverside</b> 220 Riverside Ave. Jacksonville, FL 32204	Multifamily	294 Units	\$50,000,000
	<b>The Concourse Buildings</b> 5200 / 5210 / 5220 Belfort Rd. Jacksonville, FL 32256	Office	300,000	\$40,350,000
	<b>The Shoppes at Murabella</b> 84 Tuscan Way St. Augustine, FL 32092	Retail	84,513	\$20,000,000
	<b>Northeast Florida Industrial Center</b> 4627 J.P. Hall Blvd. Green Cove Springs, FL 32043	Industrial	793,583	\$17,150,000
	<b>Fleming Island Business Park*</b> 1845 Town Center Blvd Fleming Island, FL 32003	Office/Medical	143,669	\$12,000,000
	<b>Butler Pointe</b> 4500 Salisbury Road Jacksonville, FL 32216	Office	157,041	\$12,000,000
	<b>The Citizens Building</b> 6676 Corporate Center Parkway Jacksonville, FL 32216	Office	60,000	\$10,165,000
	<b>95 Corporate Center*</b> 6675 Corporate Center Parkway Jacksonville, FL 32216	Office/Medical	62,413	\$9,000,000
	<b>The Shoppes at Mission Trace</b> 955-965 SR-16 St. Augustine, FL 32084	Retail	66,203	\$8,915,000
	<b>Penman Plaza</b> 1209, 1225, 1227, 1353 Atlantic Boulevard Neptune Beach, FL 32266	Retail	60,269	\$6,600,000
	<b>Baymeadows Business Center</b> 8226 Philips Highway Jacksonville, FL 32256	Office/ Warehouse	132,102	\$5,600,000

\*Currently marketing / \*\* Assumed value

# Our Most Important Asset.



## Marketing Services

## Cost covered by NAI

Branded Materials	100%
Brochures/Flyers* (standard)	100%
Content on Company Website	100%
Custom Mapping	100%
Demographic Research	100%
E-mail Marketing	100%
Event Planning	100%
Graphics Support	100%
Premium Loopnet Membership	100%
Marketing Package Support	100%
NAI Hallmark Advertising	100%
News Releases/Media Support	100%
Online Property Database Support	100%
Presentation Materials	100%
Standard Signs*	100%

*\* special consideration for costs associated with larger signage, property web sites, professionally printed materials (vs. in-house) is given to premier listings. Please see the list and pricing sheet for available options.*

## Research and Marketing Tools purchased by NAI

AeroPhoto Aerials	LandVision Digital Maps
APTO	Loopnet (Premium)
ArcGIS	NAI Broadcasts
Argus	PropertyLine
BuildOut	REALTrac Online™
Building Engines	Salesforce CRM
Co-Star	Site To Do Business
Esri Business Analyst	USA Business List

## The NAI Hallmark Brand Core Values

- Relationship Driven
- Team Oriented
- Client Centric Focus
- Constant Improvement
- Integrity
- Passionate



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