

841

PRUDENTIAL DR.

JACKSONVILLE, FL 32207



AN ADVANCED
MEDICAL OUTPATIENT BUILDING
FOR MODERN CARE



EXECUTIVE SUMMARY

841
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Introducing a premier destination for medical and life science professionals in Jacksonville, Florida. Explore 841 Prudential, offering medical outpatient and dry lab life science space on the picturesque riverfront with direct access to Downtown. Enjoy seamless pedestrian access to renowned healthcare institutions including Baptist Medical Center, Wolfson Children’s Hospital, MD Anderson Cancer Center, and Nemours Children’s Hospital.

This facility is designed to facilitate research, innovation, and collaboration, equipped with top-of-the-line amenities and advanced infrastructure. Custom-designed office and lab spaces promote productivity and efficiency, with flexible floor plans and modern utilities tailored to medical and life science practitioners.

Outside work, enjoy the vibrant riverfront environment, fostering a healthy work-life balance. Nearby thriving eateries, retail, and entertainment options provide everything needed to unwind and recharge.

Join a community of leading professionals, elevate your practice, and make a lasting impact at our Class A medical office and dry lab life science space in Jacksonville.



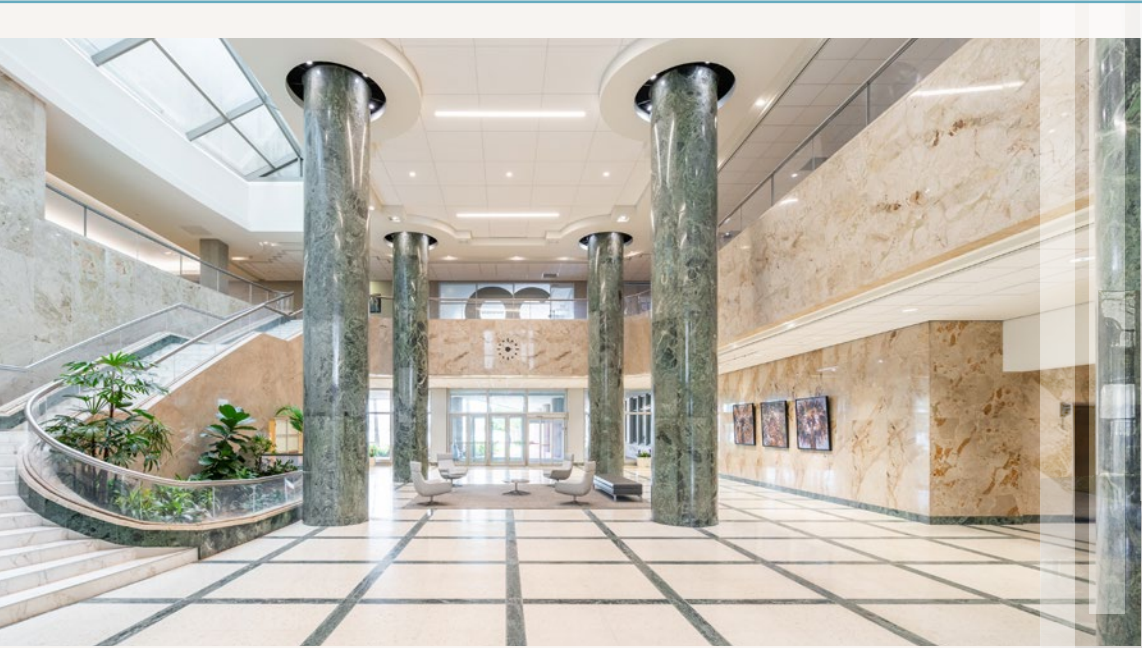
± 494,437 SF
total building size

Class A

Renovated in
2018

20
Floors

4.4/1,000
Parking ratio



ADDITIONAL DEVELOPMENT OPPORTUNITY

A METRO MADE FOR MEDICAL

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841 Prudential is comprised of a complementary medical-centric tenant mix including Baptist Health, UF Health, One Call Care Management, Wolfson Children's Hospital, Serenity Mental Health, Florida Institute of Reproductive Medicine, Baptist Neurology, Emergency Physicians, Complete Health, and Advanced Cardiac Training. Other tenants include Regus.



St. Johns River

Acosta Expy

San Marco Blvd

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Baptist Health
MEDICAL CENTER
EMERGENCY ROOM

Baptist Health
MEDICAL CENTER

Baptist Health
HEART HOSPITAL

Wolfson
Children's
EMERGENCY &
TRAUMA CENTER

Wolfson
Children's

BAPTIST MD Anderson
Cancer Center
"Making Cancer History"

NEMOURS
CHILDREN'S HEALTH

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BAPTIST AGEWELL CENTER FOR HEALTH

BAPTIST JACKSONVILLE ER

BAPTIST HEALTH - HEART RHYTHM CENTER

BAPTIST MEDICAL CENTER JACKSONVILLE

WOLFSON CHILDREN'S HOSPITAL

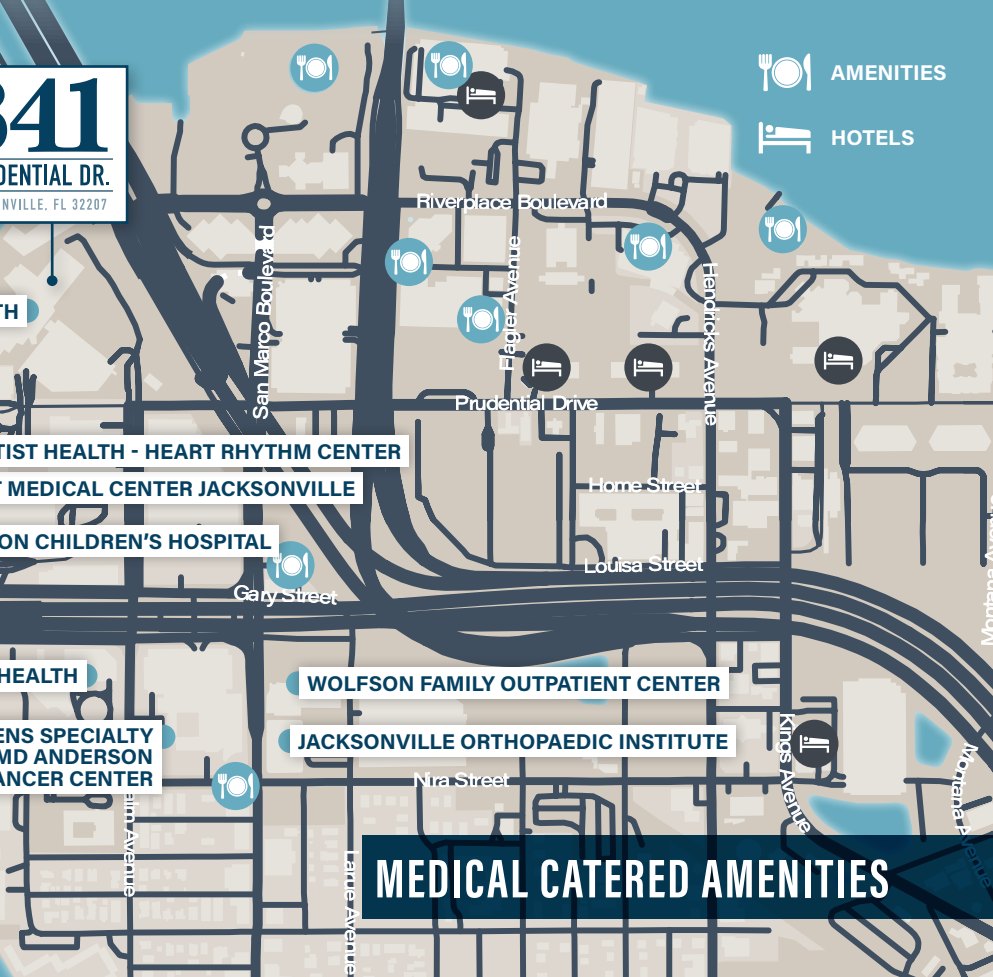
NEMOURS CHILDREN'S HEALTH

WALGREENS SPECIALTY
PHARMACY AT MD ANDERSON
CANCER CENTER

WOLFSON FAMILY OUTPATIENT CENTER

JACKSONVILLE ORTHOPAEDIC INSTITUTE

MEDICAL CATERED AMENITIES



AMENITIES
HOTELS

THE OPPORTUNITY

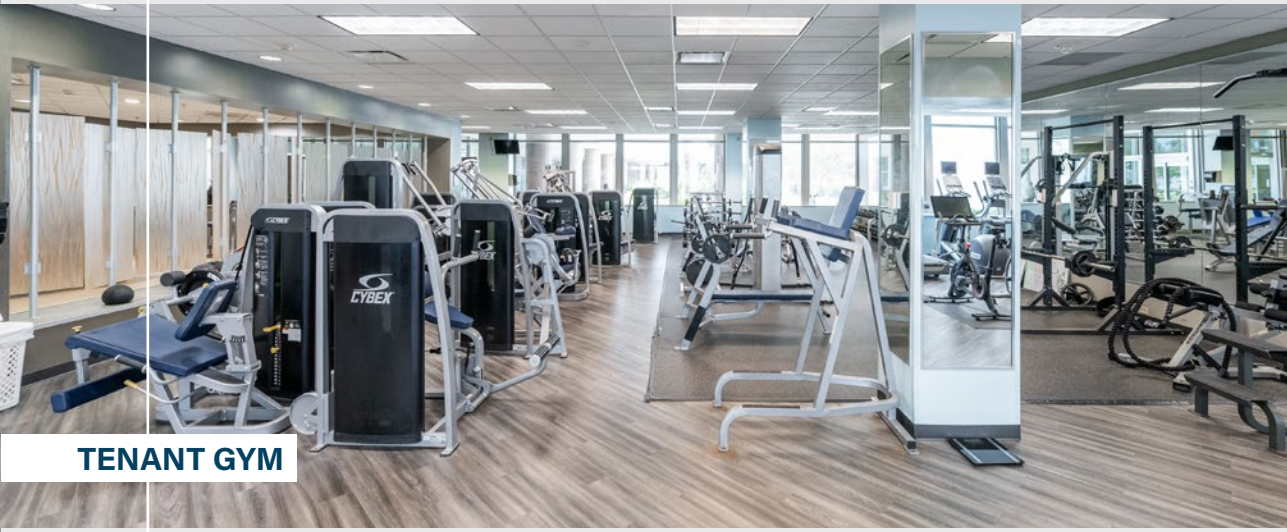
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3RD FLOOR
2,000 – 53,816SF



LOBBY



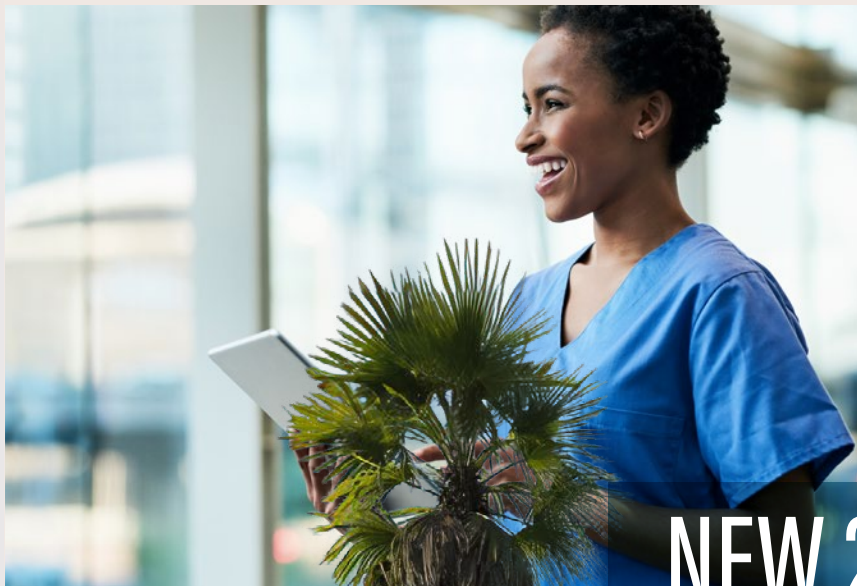
TENANT GYM



TENANT CAFE

ADDITIONAL DEVELOPMENT OPPORTUNITY

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NEW 2-STORY BUILDING



WHY JACKSONVILLE, FL?

1,714,943
Population (2023)

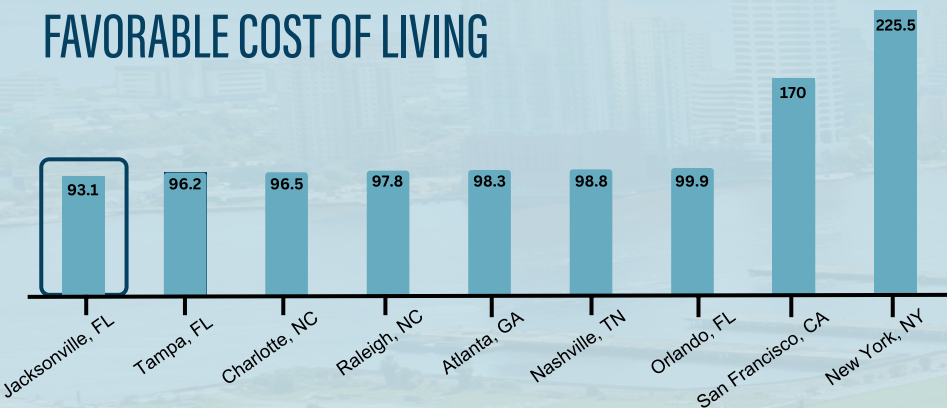
830,544
Total Regional
Employment

\$73.2K
Median Household
Income (2022)

+180,261
Population growth over the last
5 years and is projected to grow
by 181,134 over the next 5 years

TOP 3
industries in Jacksonville are:
General Medical and Surgical
Hospitals, Offices of Physicians, and
Restaurants and Hospitality

FAVORABLE COST OF LIVING



Source: C2ER, Cost of Living Study, 2023 Annual



The Jacksonville area averages
**220 DAYS OF
SUNSHINE**
a year

POSITIVE TAX ADVANTAGES
NO
CORPORATE FRANCHISE TAX
STATE PERSONAL INCOME TAX
TAXES ON INVENTORIES



1 IN 8

Jobs in the Jacksonville
region are in the
health care industry

150+
NATIONAL,
REGIONAL
OR DIVISIONAL HQS

TOP CITY FOR RELOCATING

Jacksonville is the fourth fastest
growing city in the United States



As a hub for innovation and technology,
Jacksonville is the U.S. proton therapy capital
with UF Health Proton Therapy Institute,
Ackerman Cancer Center and Mayo Clinic

MEDIAN LIFE SCIENCE SALARIES IN JACKSONVILLE

OCCUPATIONS	SALARY
Bioengineers and Biomedical Engineers	\$82,600
Biological Scientists, All Other	\$56,700
Chemists	\$66,900
Health Information Technologists and Medical Registrars	\$64,200
Licensed Practical and Licensed Vocational Nurses	\$53,700
Medical and Clinical Laboratory Technologists	\$65,000
Medical and Health Services Managers	\$109,300
Medical Assistants	\$39,400
Medical Records Specialists	\$49,300
Nurse Practitioners	\$118,900
Nursing Assistants	\$33,700
Pharmacy Technicians	\$39,900
Physical Therapists	\$102,600
Physicians, All Other	\$274,700
Radiologic Technologists and Technicians	\$66,600
Registered Nurses	\$83,400

Source: JOBSAQ, 2023



AREAS OF EXCELLENCE

MEDICAL DEVICE MANUFACTURING
CLINICAL TRIALS
BIOMEDICAL RESEARCH
ONCOLOGY
HEALTH TECH

Local health and biomedical
companies cite the benefits
of having **top-notch
programming in their
field** with the area's leading
educational institutions.

HEALTH AND WELLNESS

Home to the largest urban park
system in the country and extensive
bodies of water, Jacksonville offers
plentiful outdoor lifestyle activities
whether surfing, hiking or biking.
Couple that with farm-to-table
restaurants sourcing local, family-
run farms, luxurious spas and
more than a dozen world-class
running events, including the Gate
River Run and 26.2 with DONNA
Marathon, the region is a haven for
health and wellness.

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The region's leading health
care landscape consists of

one of only three
MAYO CLINICS,

one of seven
BAPTIST MD ANDERSON
CANCER CENTERS,

UF PROTON THERAPY INSTITUTE

and cutting-edge medical
companies including
**Medtronic, McKesson,
Availity, Forcura** and
many others.



WORLD CLASS HEALTHCARE

Our region offers access
to premier hospitals and
health care facilities,
home to one of only three
Mayo Clinic campuses
and one of seven MD
Anderson Cancer
Center partnerships in
the country and several
other distinguished area
hospitals and medical
research facilities.

OUTPATIENT VOLUME

OUTPATIENT VOLUME BY SPECIALTY WITHIN 5-MI RADIUS

SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH	SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH
Cardiology	42,495	49,717	17.00%	Obstetrics	1,720	1,544	-10.20%
Cosmetic Procedures	3,156	3,411	8.10%	Oncology	6,315	6,923	9.60%
Dermatology	18,212	20,007	9.90%	Ophthalmology	39,631	46,428	17.20%
Endocrinology	870	1,125	29.30%	Orthopedics	12,766	14,879	16.60%
ENT	13,767	15,852	15.10%	Pain Management	4,886	5,682	16.30%
Evaluation and Management	434,419	483,138	11.20%	Physical Therapy/Rehabilitation	105,057	124,414	18.40%
Gastroenterology	10,210	11,075	8.50%	Podiatry	7,791	8,602	10.40%
General Surgery	2,501	2,725	8.90%	Psychiatry	53,545	65,716	22.70%
Gynecology	3,918	4,107	4.80%	Pulmonology	5,827	5,971	2.50%
Lab	188,512	217,156	15.20%	Radiology	127,069	140,526	10.60%
Miscellaneous Services	91,188	104,578	14.70%	Spine	843	1,027	21.80%
Nephrology	2,218	2,515	13.40%	Thoracic Surgery	228	253	11.00%
Neurology	7,171	7,942	10.80%	Trauma	3,231	3,584	10.90%
Neurosurgery	371	408	9.90%	Urology	4,151	4,441	7.00%
				Vascular	7,288	8,614	18.20%

Source: The Advisory Board's Outpatient Market Scenario Planner (MSP)

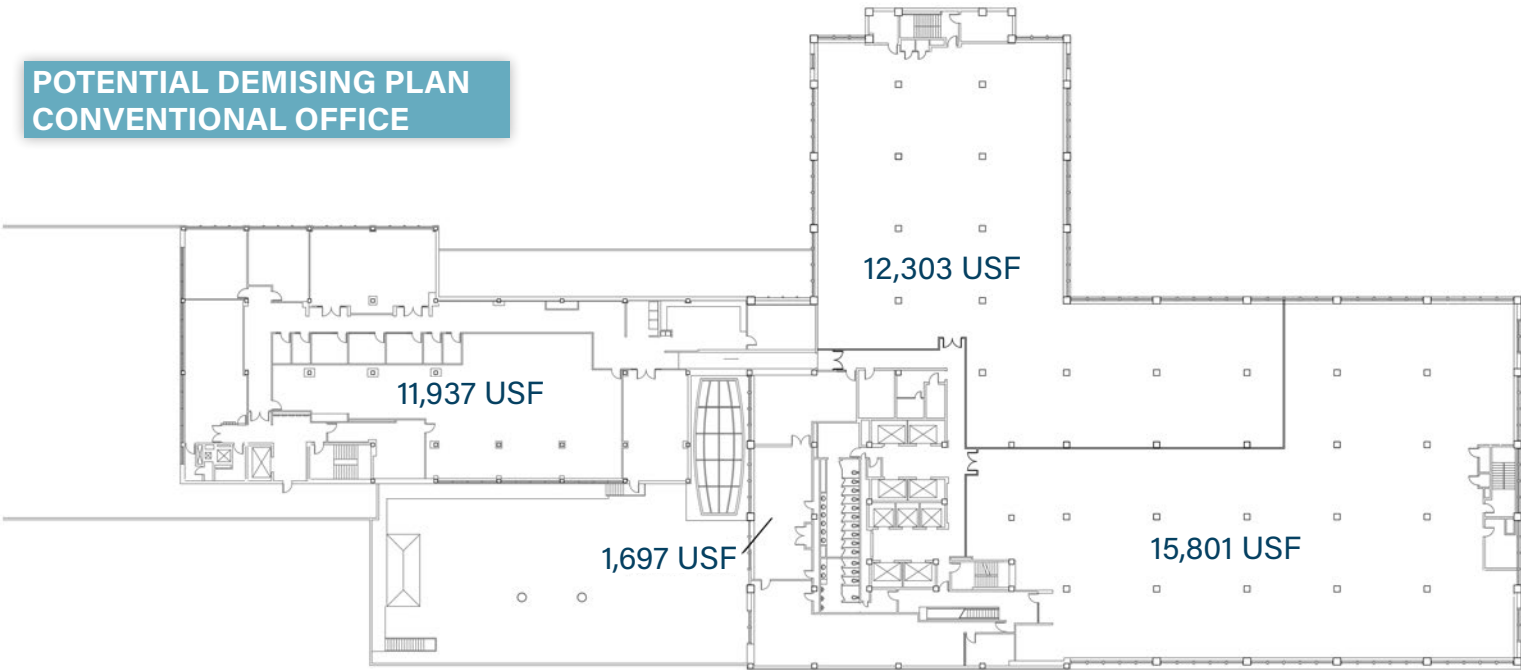


FLOOR PLANS

CONCEPTUAL PLANS

3rd Floor - 53,816 SF

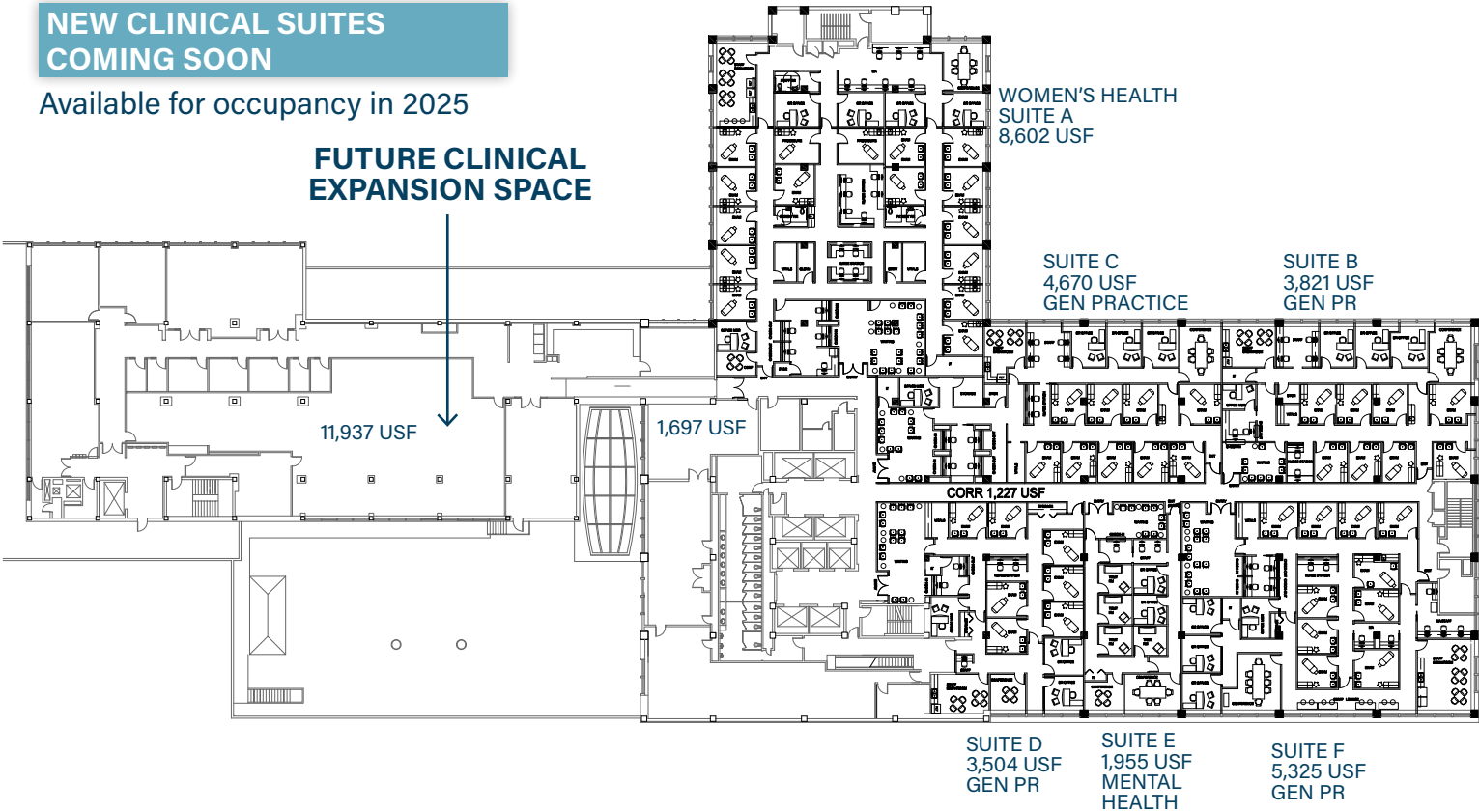
POTENTIAL DEMISING PLAN CONVENTIONAL OFFICE



NEW CLINICAL SUITES COMING SOON

Available for occupancy in 2025

FUTURE CLINICAL EXPANSION SPACE

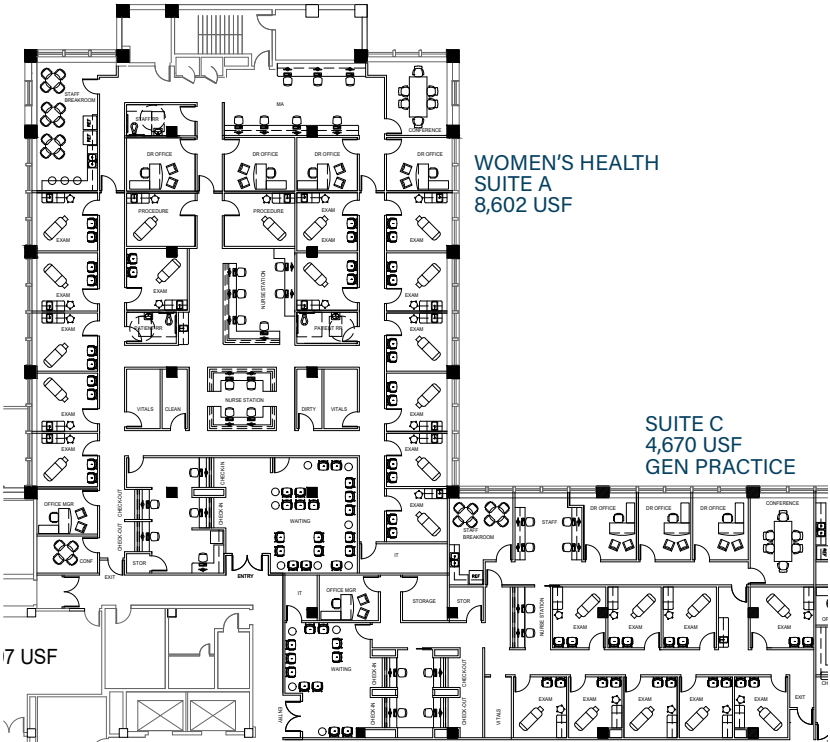


TEST FITS

NORTH WING

Women's Health

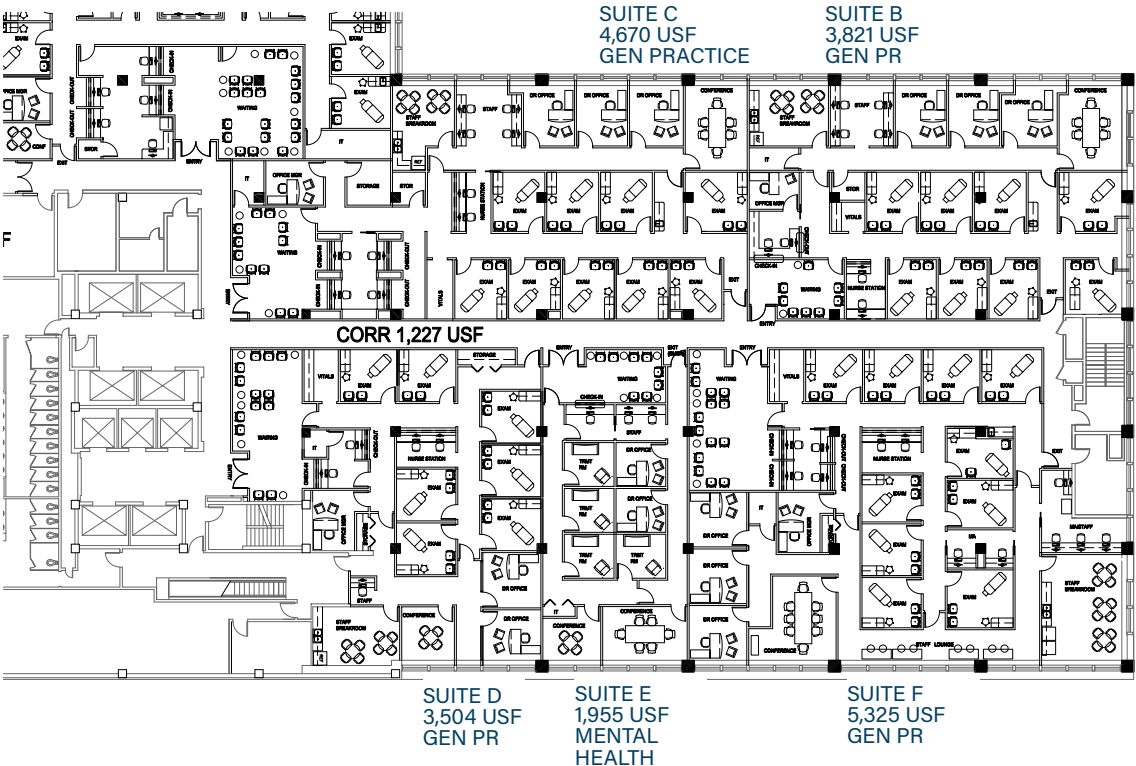
SUITE A



EAST WING

Multi-specialty suite
or Pediatrics

SUITE D



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CONTACT

Lucia F. Hedke, LEED GA

M +1 202 294 5359

Mack Keasler

T +1 843 754 8238

