

3,450 SF FLEX CONDO END-CAP | FOR SALE

3653 Regent Blvd, Unit 307
Jacksonville, FL 32224

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

PROPERTY HIGHLIGHTS

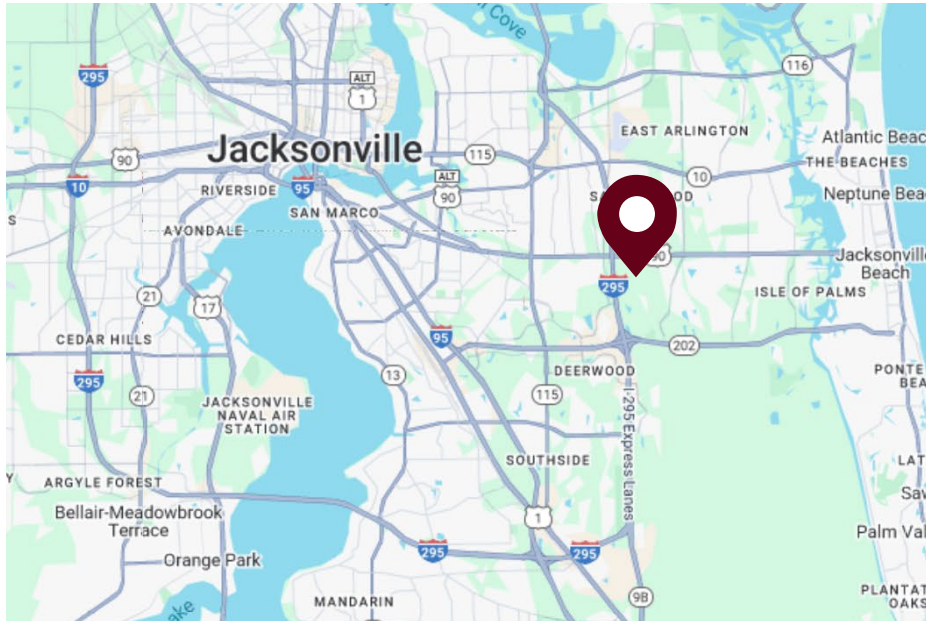
PROPERTY HIGHLIGHTS

- Strategically located on Regent Boulevard with convenient access to I-295 and I-95, and minutes from the University of North Florida
- Durable block construction with insulated metal components and a fully insulated, climate-controlled interior
- Approximately 3,450± SF of functional flex space, including 2,400± SF on the first floor and 1,050± SF on the second floor
- One (1) 10' x 12' insulated grade-level roll-up door providing convenient loading and operational flexibility
- High-end interior buildout originally designed for a long-standing luxury art gallery, offering a polished office/showroom environment
- Flexible layout with potential to subdivide into two separate units, creating additional investment upside
- Two modern restrooms, including one with a shower, dual alarm systems, and split HVAC for enhanced functionality and efficiency



PURCHASE DETAILS

Address:	3653 Regent Blvd, Unit 307, Jacksonville, FL 32224
Total SF:	3,450sf (1st Floor - 2,400sf & 2nd Floor - 1,050sf)
Sale Price:	$1,100,000
Unit #:	307
Property Type:	Flex Condominium
Zoning:	IBP-2
County:	Duval County



JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

PROPERTY OVERVIEW

A rare opportunity to acquire Unit 307 at EastPark Business Park, a 3,450+ SF two-story flex condominium in Jacksonville's highly sought-after Southside submarket. This one-of-a-kind unit offers approximately 2,400+ SF on the first floor and 1,050+ SF on the second, combining finished office space with an open, high-ceiling warehouse. Formerly occupied by Cortile Art & Gallery, a prestigious fine art venue, the suite features abundant natural light and a versatile layout designed to accommodate a variety of business operations.

The space includes two private offices, two open office areas, a kitchen/break room, one ADA-compliant restroom and one standard restroom with a shower, dedicated storage, dual entrances with separate alarm systems, and an insulated roll-up door curtain. Conveniently located just off Beach Boulevard near UNF, the property offers excellent access to I-295 and I-95, providing outstanding connectivity throughout the Jacksonville market.

UNIT 307	
Total SF:	3,450+
Layout:	Two-Story Flex
Loading:	10' x 12' Grade-Level
Power:	3-Phase, 240V
HVAC:	10-Ton
Ceilings:	Up to 22’





JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

FIRST-FLOOR INTERIOR







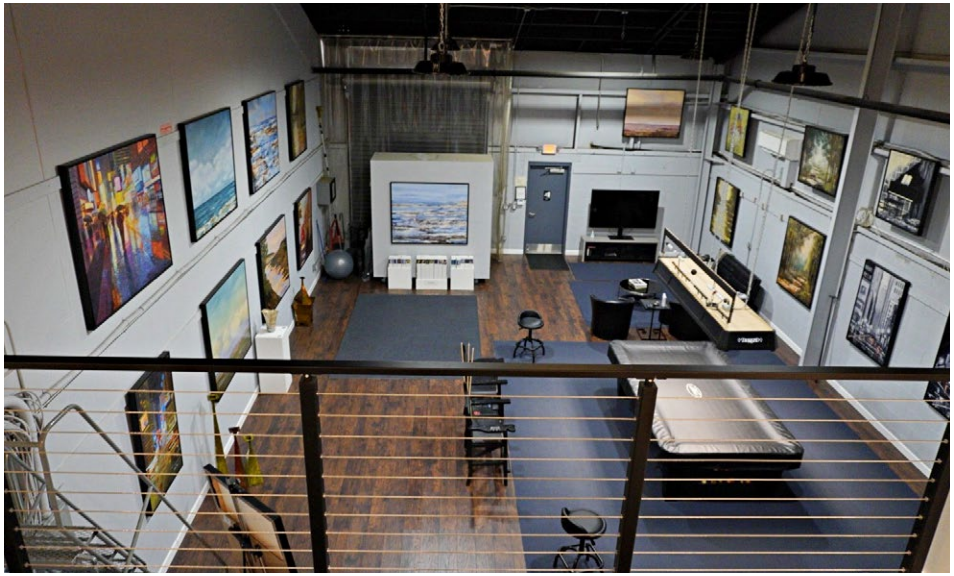


3653 Regent Blvd, Unit 307 | Jacksonville, FL 32224

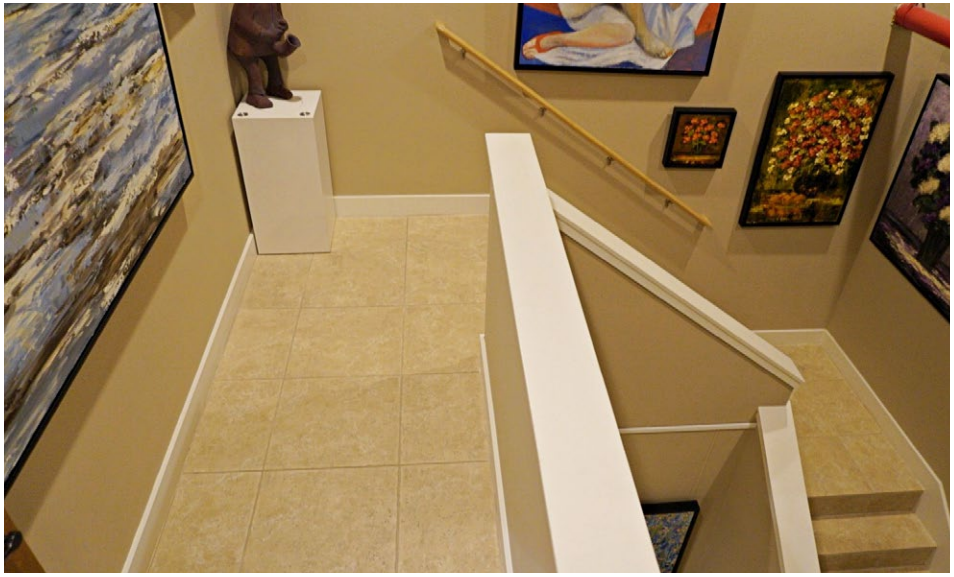
JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

SECOND-FLOOR INTERIOR









3653 Regent Blvd, Unit 307 | Jacksonville, FL 32224

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

UNIT 307

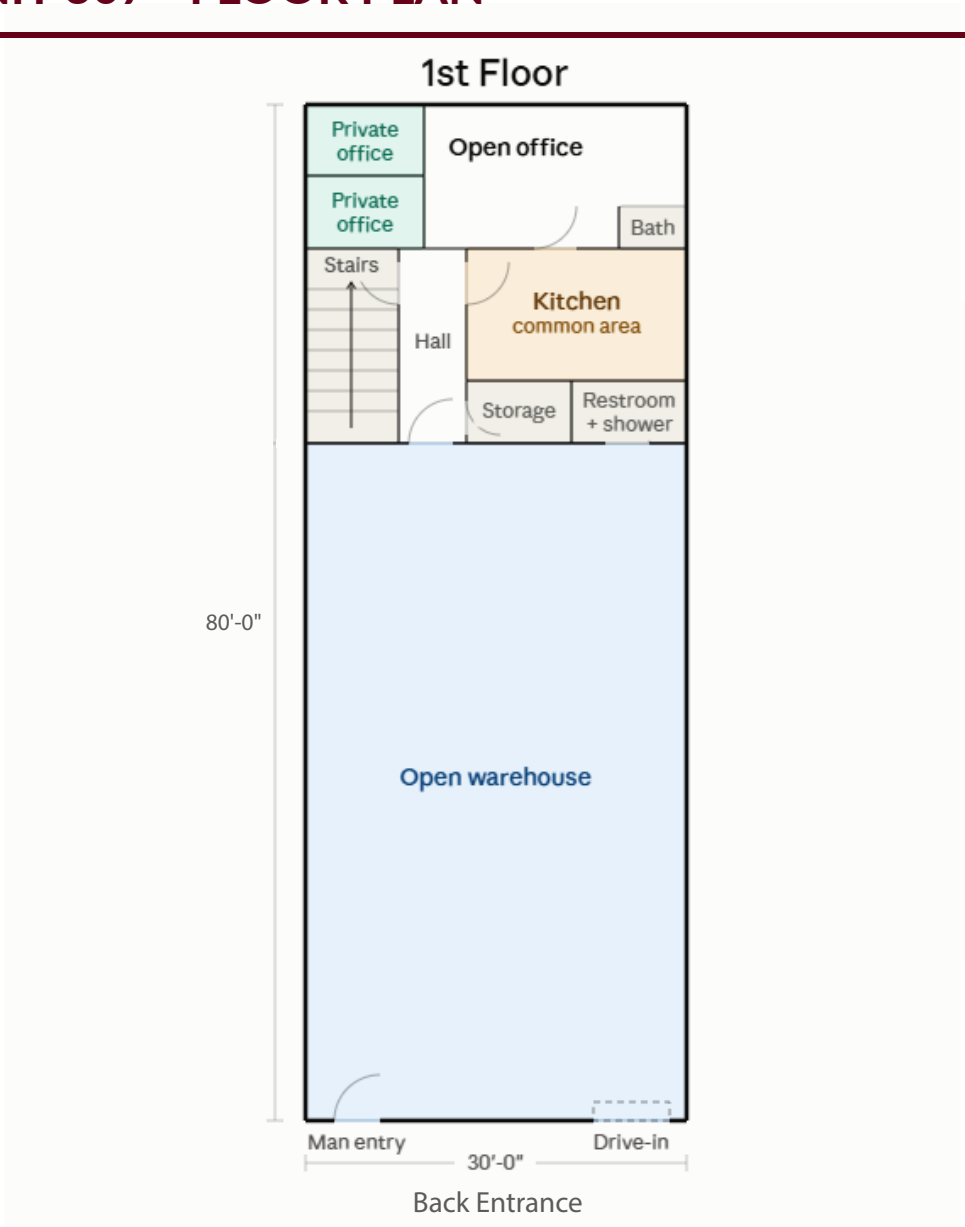


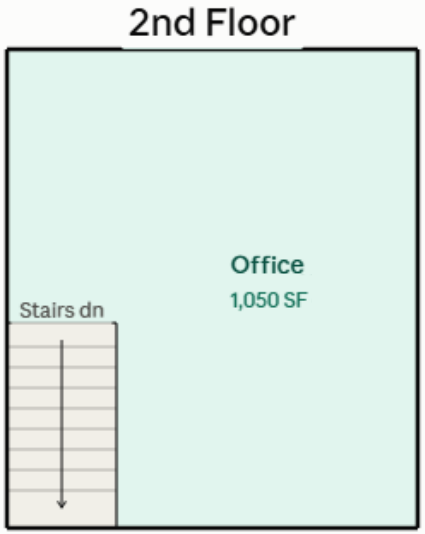
3653 Regent Blvd, Unit 307 | Jacksonville, FL 32224

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN

UNIT 307 - FLOOR PLAN





JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CANTRELL & MORGAN