



Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
Suite 405, Jacksonville, FL 32256  
904-855-8800  
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[www.jackgarnett.com](http://www.jackgarnett.com)  
Florida Licensed Real Estate Broker



GARNETT  
COMMERCIAL  
REAL ESTATE, INC.

**OFFICE SPACE**

**FOR LEASE**

**4348 Southpoint Blvd.  
Evergreen Building**



**4348 Southpoint Blvd.  
Jacksonville, Florida 32216**

**Building Type:** Four Story Suburban Office Building, with Beautifully Landscaped Multi-Story Atrium Lobby.

**Location:** Located within the Highly Desirable Southpoint Business Park.

**Building Size:** 46,470 SF

**Vacancies:** Suite 310: 3,310 SF      Suite 330: 2,036 SF  
Suite 315: 2,116 SF      Suite 400: 11,666 SF

**Rental Rate/Lease Type:** \$19.00 PSF / Full Service

**Operating Expense/R.E. Tax Stop:** \$8.49 PSF (2023 estimate, included in base rent).

**Parking:** Reserved – 12 Parking Spaces. Non-Reserved – Free First Come, First serve at a Ratio of 3.79 Spaces per 1,000 SF.

**Visibility:** The Building is Highly Visible from J. Turner Butler Blvd.

**Access:** Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.

**Proximity:** In close proximity to St. Vincent’s Hospital South, Tinsletown Retail Area, St. Johns Town Center Retail Area, University of North Florida, Restaurants and Multi-Family & Single Family Housing in all price ranges.

**Management:** Property Management and Maintenance provided by the strong local industry leader, Weaver Realty Group, LLC.

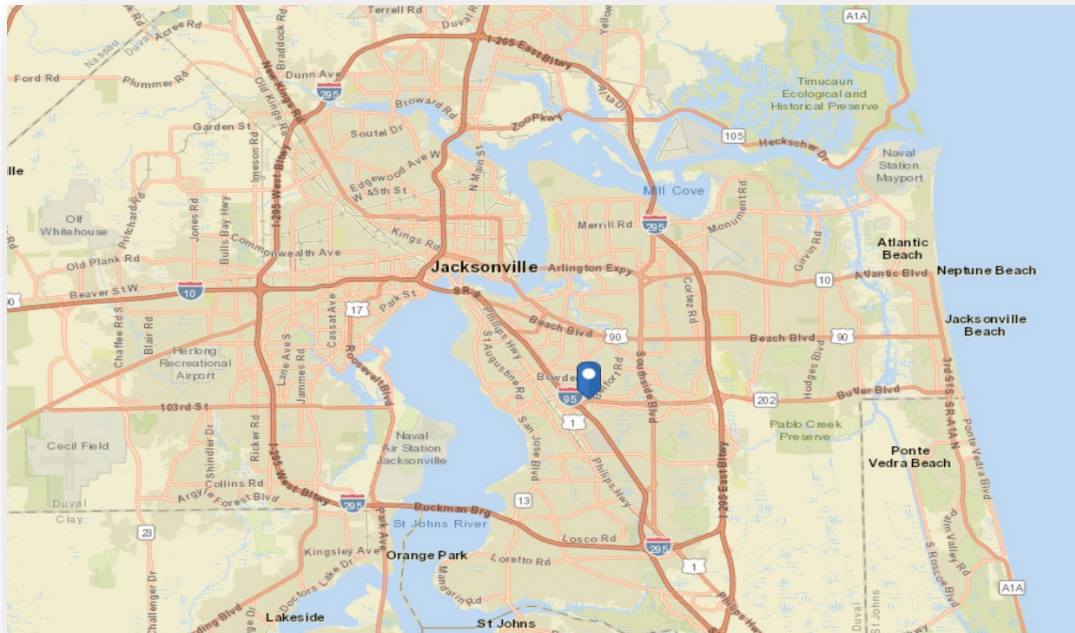
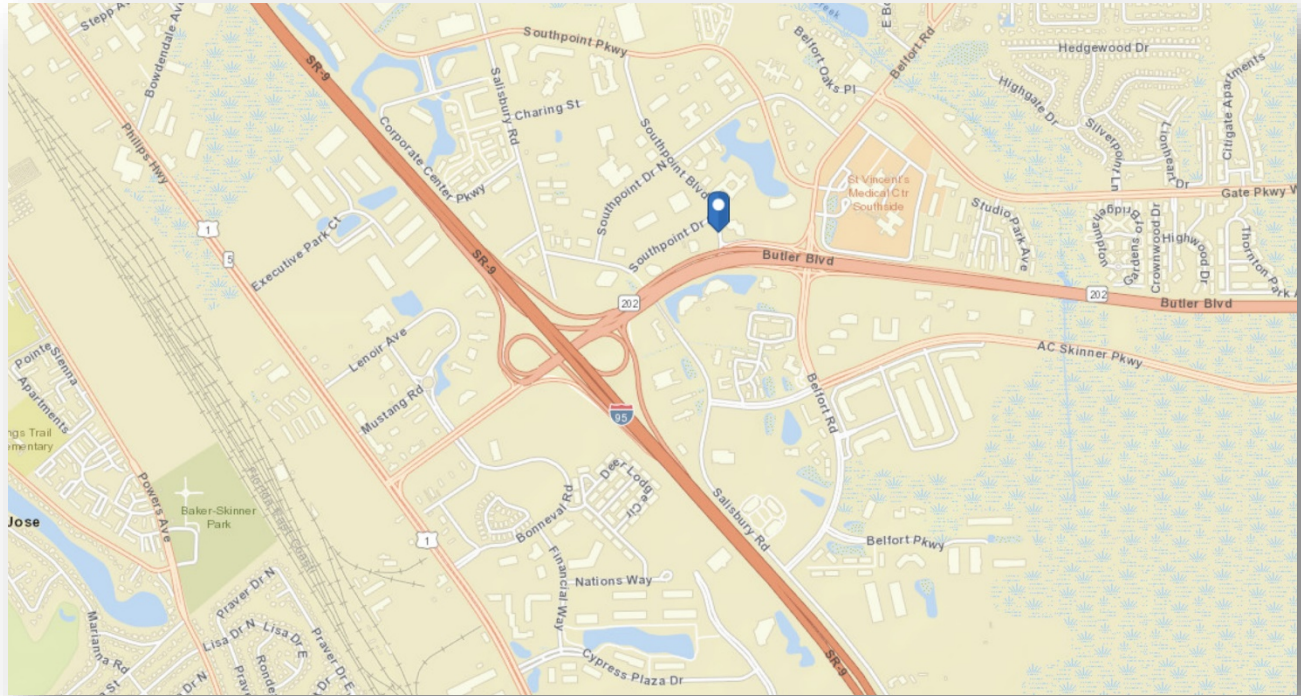
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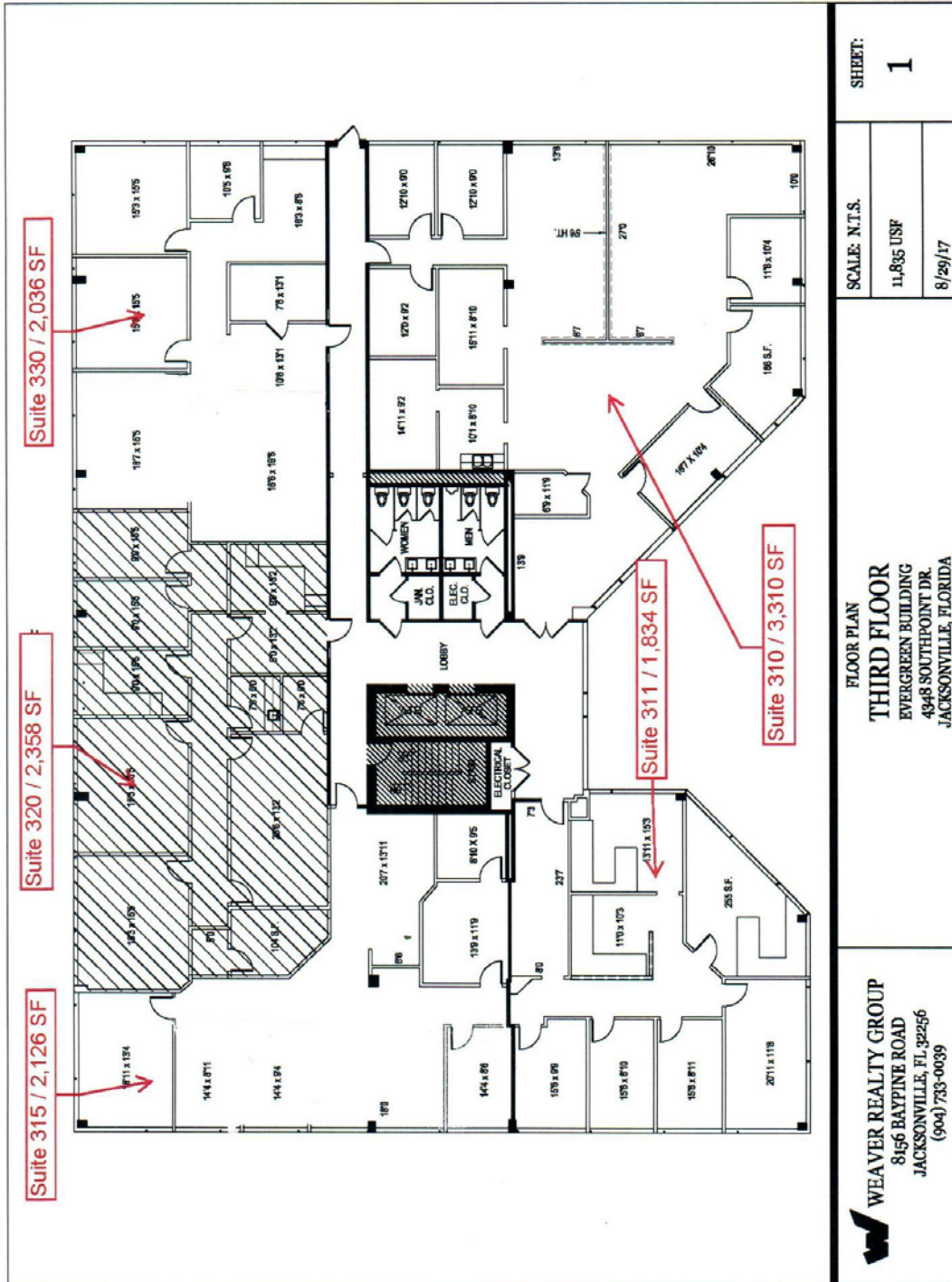


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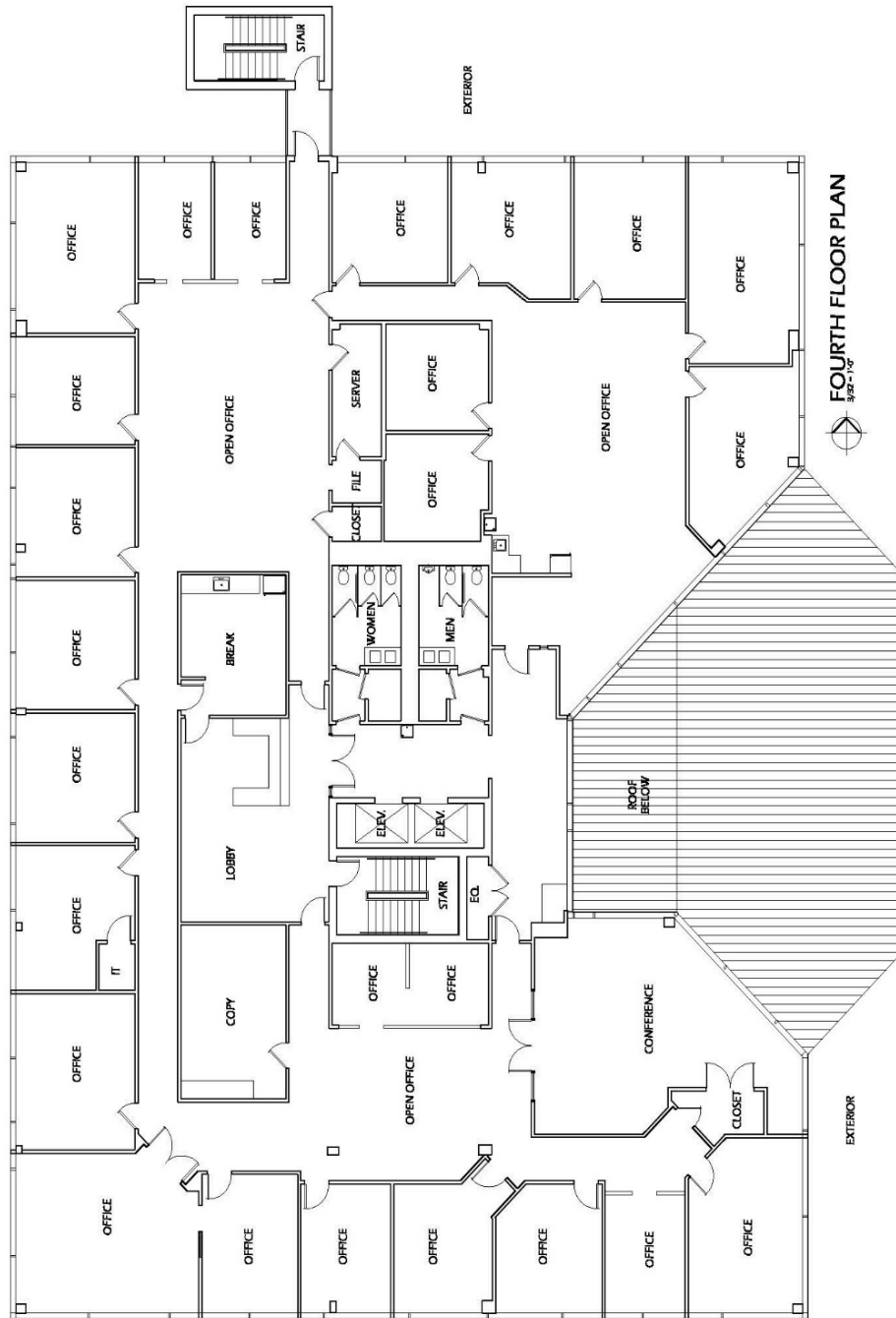
SUITE 310 – 3,310 SF / SUITE 315 – 2,116 SF / SUITE 330 – 2,036 SF



WEAVER REALTY GROUP 8456 BAYPINE ROAD JACKSONVILLE, FL 32256 (904) 733-0039	FLOOR PLAN <b>THIRD FLOOR</b> EVERGREEN BUILDING 4948 SOUTHPOINT DR. JACKSONVILLE, FLORIDA		SCALE: N.T.S. 11,835 USF 8/29/17	SHEET: <b>1</b>
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**SUITE 400 – 11,666 SF**



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