



THE OAKS at SOUTHPOINT
6621 Southpoint Drive North
OFFICE SPACE FOR LEASE



LOCATED IN A CAMPUS STYLE SUBURBAN OFFICE PARK

Location: Within the Highly Desirable Southpoint Business Park. Easy Access to I-95 & Butler Blvd.

Amenities: In close proximity to Retail & Restaurants. Surrounded by multi-family and single-family housing.

Space Sizes: 2,295 SF, 2,787 SF, 3,030 SF & 2,143 SF.

Rental Rate: **\$18.00 psf Full Service.**

Lease Term: 3 and 5 Year Leases Available.

Service: Professional Management & Maintenance Staff.

Tenant Improvements: T.I. Allowance Negotiable.

Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800
A Licensed Real Estate Broker

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



THE OAKS at SOUTPOINT
6621 Southpoint Drive North, Jacksonville, FL 32216

Building Size:	39,400 SF gross / 33,252 SF leasable
Space Availability:	Suite 100: 2,295 SF Suite 140: 2,787 SF Suite 150: 3,030 SF Suite 320: 2,143 SF
Base Rental:	\$18.00 psf, (Full Service)
Operating Expense/R.E. Tax Stop:	\$7.98 psf (2024 estimate, included in base rental.)
Lease Term:	Three (3) and Five (5) Year Lease Terms available
Tenant Improvements:	Landlord Funded Tenant Improvement Allowances available.
Building Information:	<ul style="list-style-type: none">• Square Footage: 39,400 SF gross, 33,252 leasable.• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday 8:00 a.m. to 1:00 p.m. Saturday.• Building Management: Professional and Attentive Management and Maintenance staff.• HVAC overtime usage: \$25.00 per hour.• Building Access: 24-hours.
Building Amenities:	<ul style="list-style-type: none">• Great Location within the Prominent Southpoint Business Park.• Excellent Access to Butler Blvd. and I-95.• Well-lighted Parking adjacent to the Building.• In close proximity to major retail projects and a wide variety of restaurants.• Minutes from Arlington, Southside, Mandarin, Beaches and Downtown.• In close proximity to St. Vincent's Medical Center Southside.• Surrounded by a wide variety of multi-family and single-family housing.
Parking:	116 On-Site Parking Spaces / 3.5 per 1,000 SF Ratio.

Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.

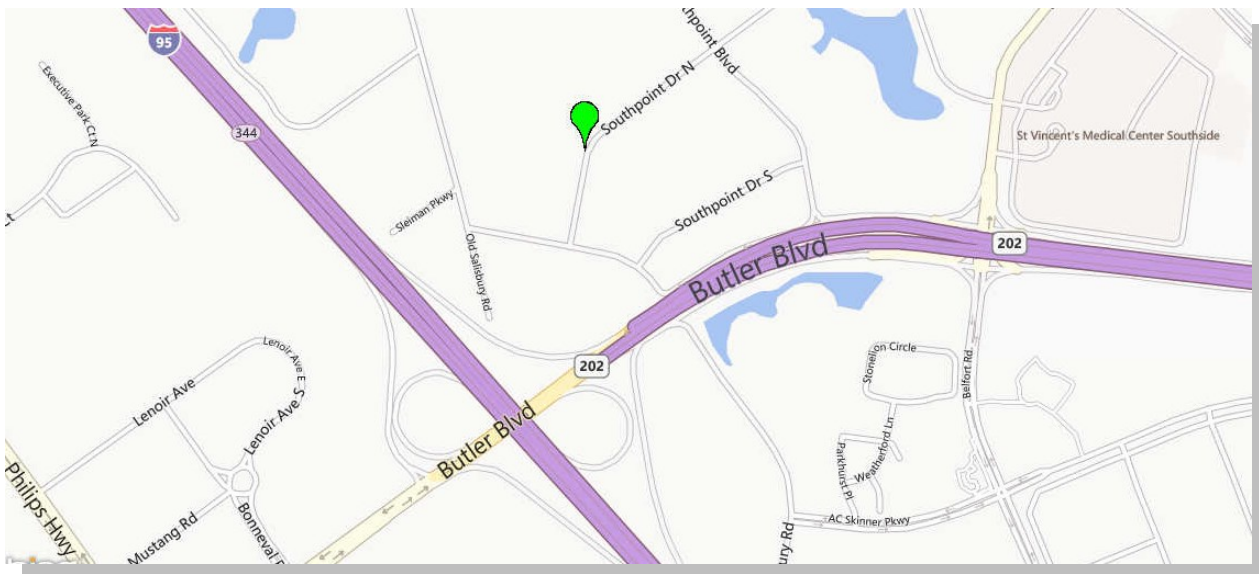
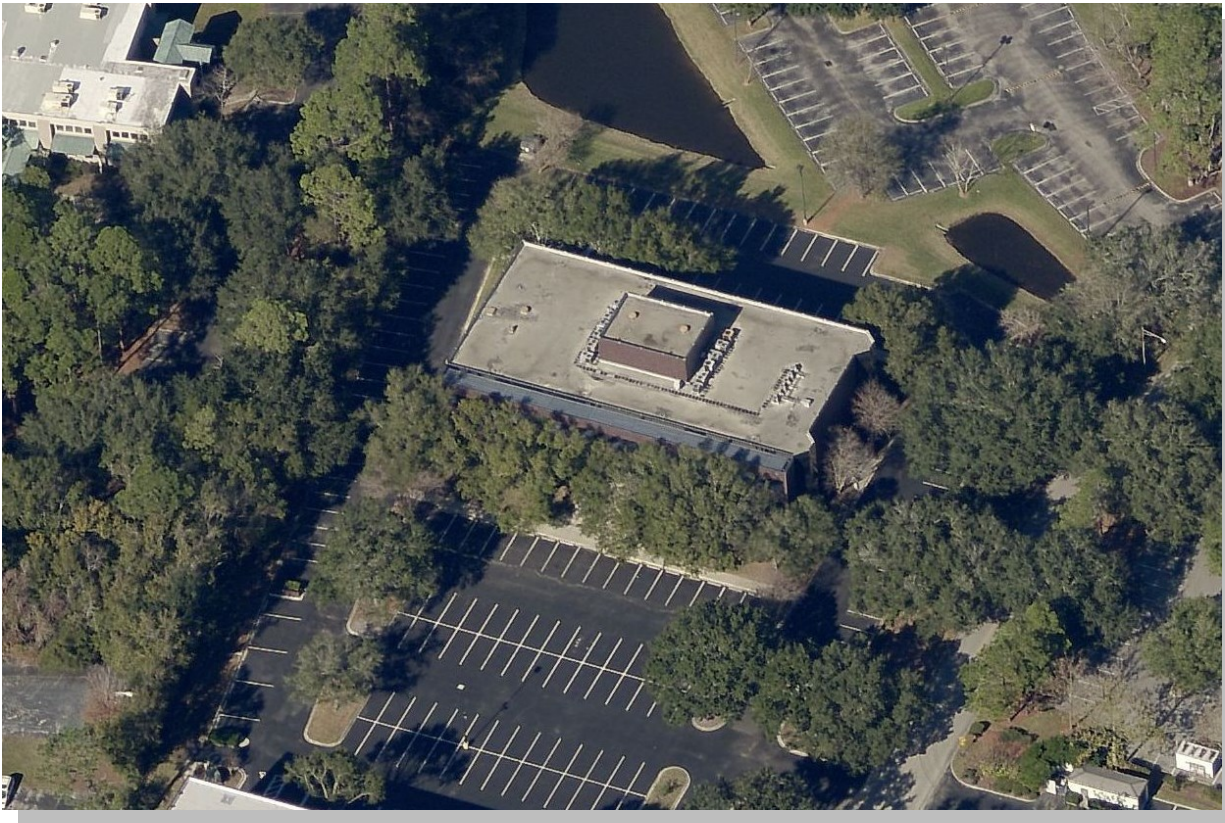
904-855-8800

jgarnett@ccim.net / www.jackgarnett.com

A Licensed Real Estate Broker

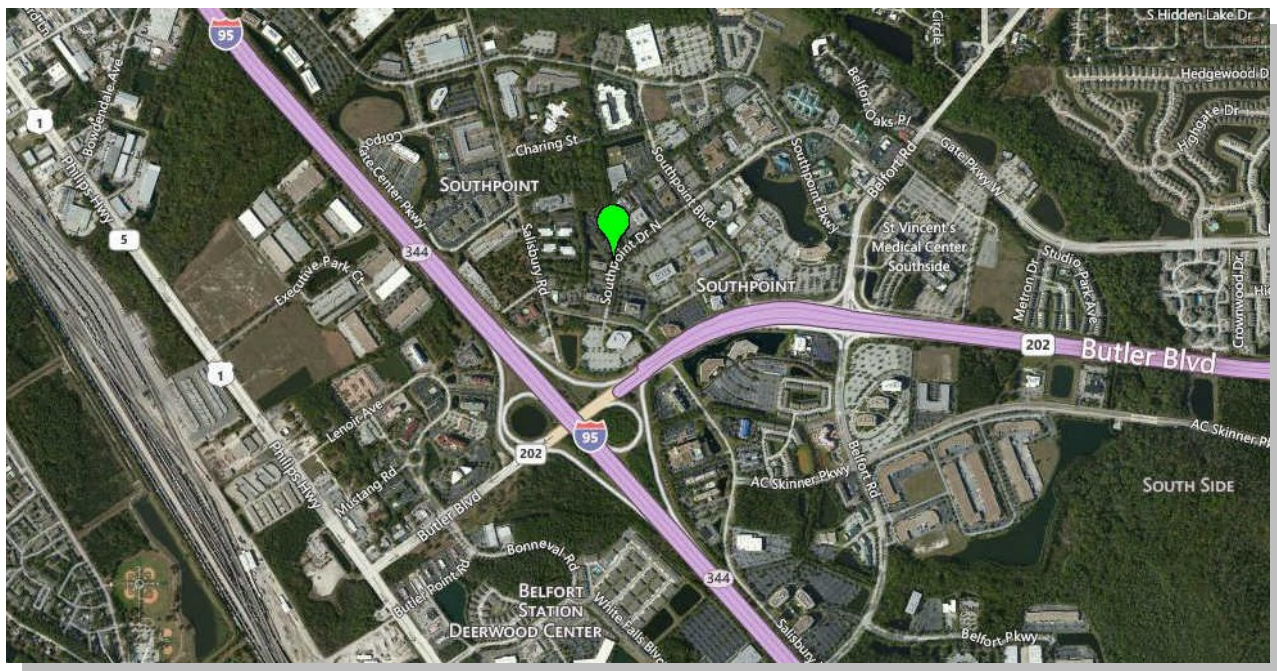
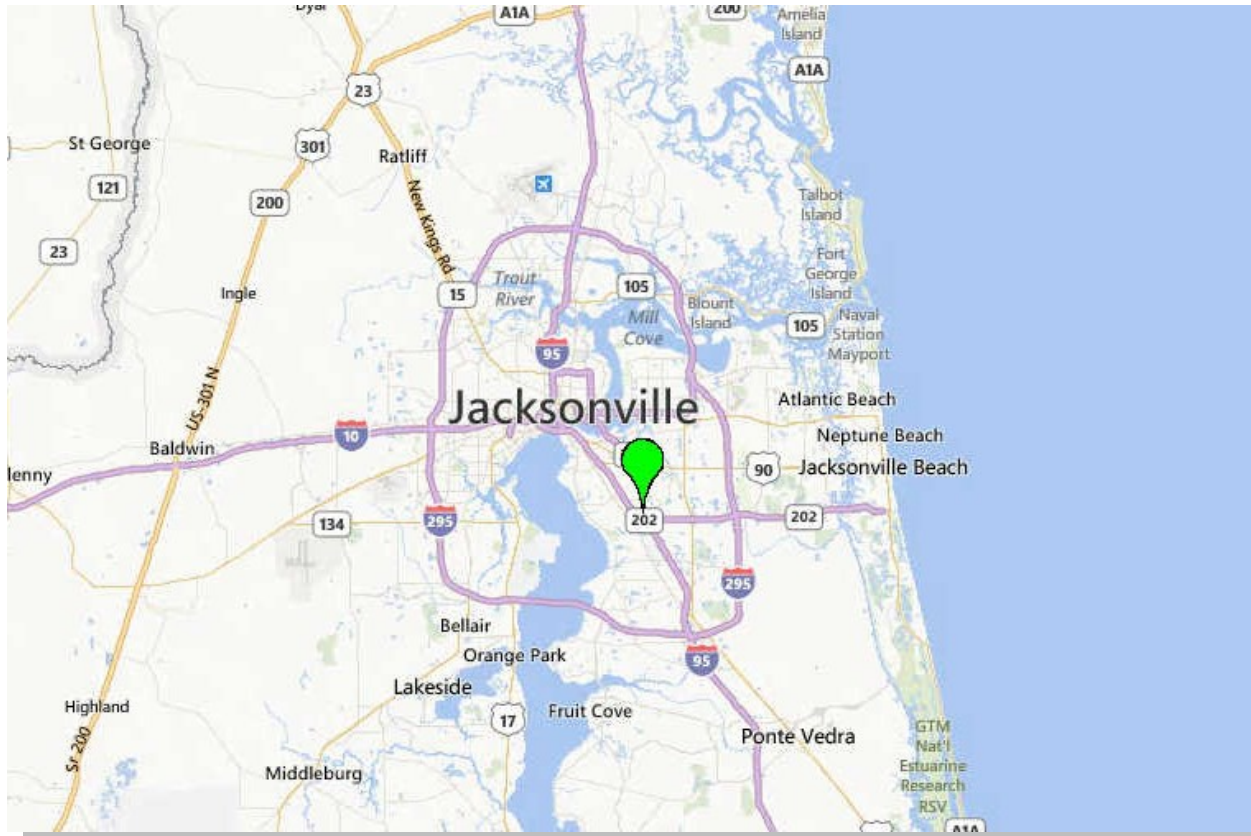
Details contained herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.


**GARNETT
COMMERCIAL**
REAL ESTATE, INC.



Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800
jgarnett@ccim.net / www.jackgarnett.com


**GARNETT
COMMERCIAL**
REAL ESTATE, INC.



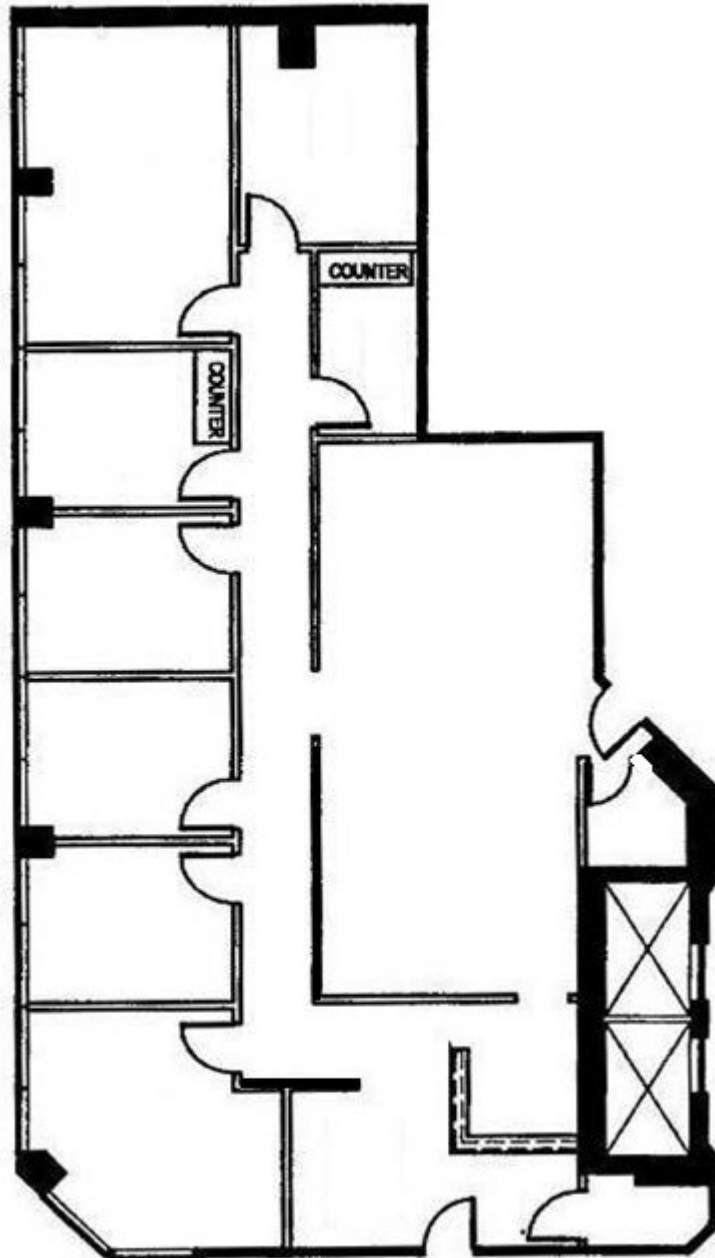
Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800

jgarnett@ccim.net / www.jackgarnett.com



GARNETT
COMMERCIAL
REAL ESTATE, INC.

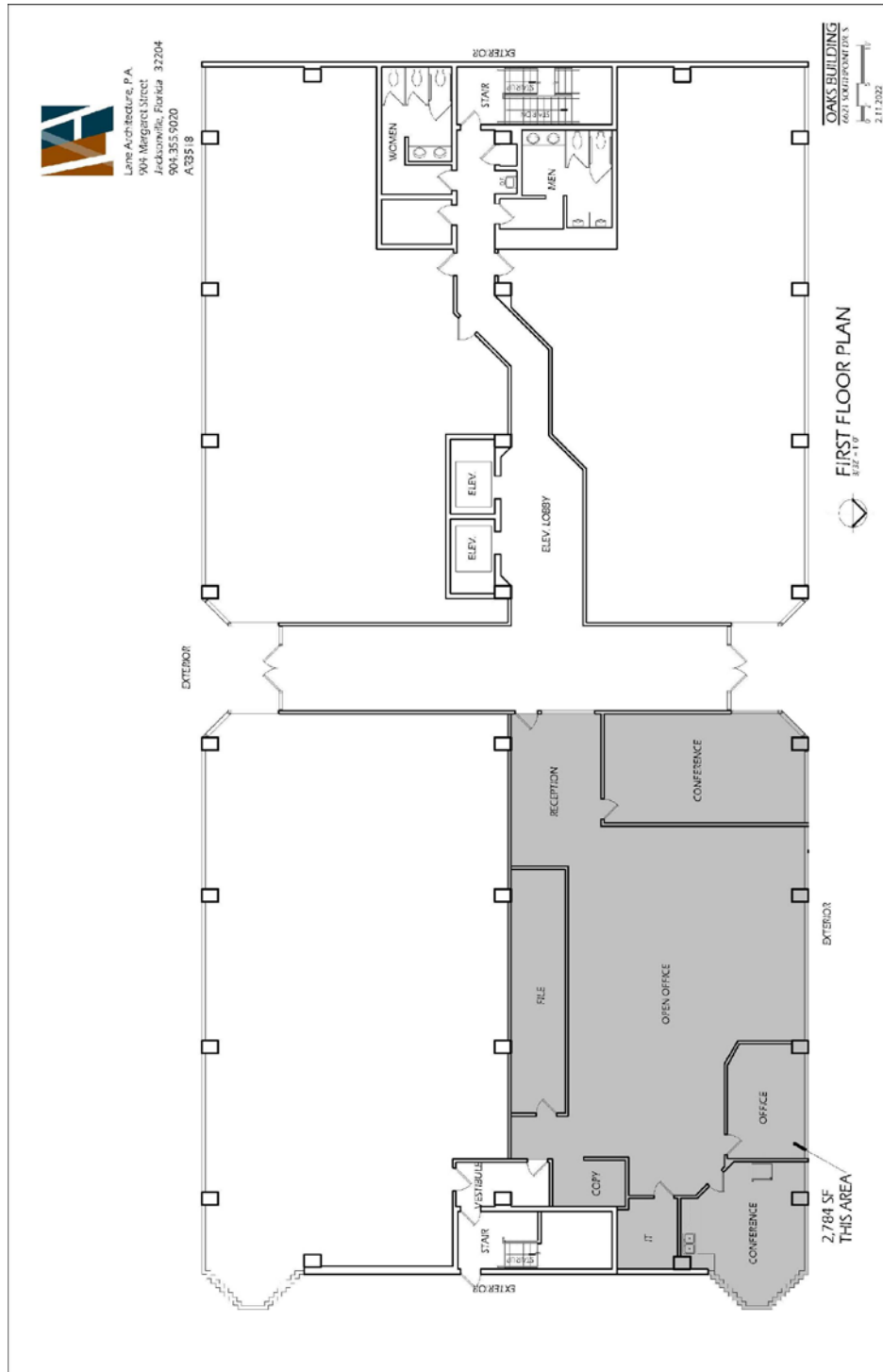
Suite 100 – 2,295 SF



Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800

jgarnett@ccim.net / www.jackgarnett.com

Suite 140 – 2,787 SF

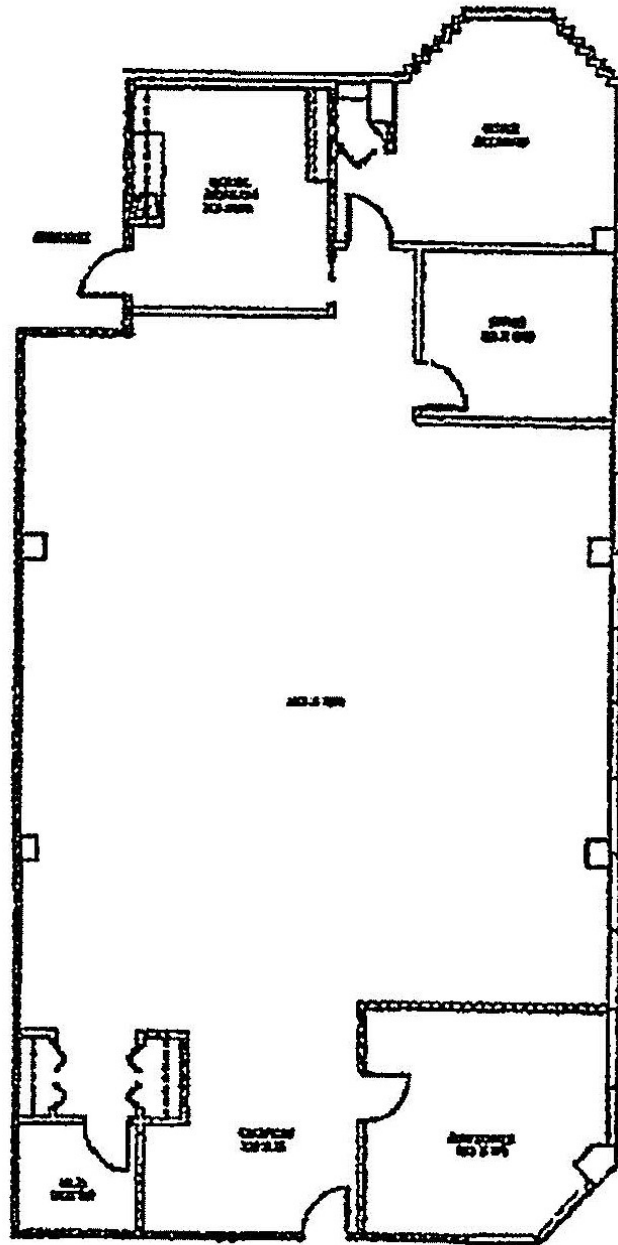


Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com



GARNETT
COMMERCIAL
REAL ESTATE, INC.

SUITE 150 – 3,030 SF



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com

SUITE 320 – 2,143 SF

