



6680 Southpoint Parkway



Garnett Commercial Real Estate, Inc.
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Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
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**OFFICE SPACE
FOR SUB-LEASE**

6680 Southpoint Pkwy.

38,484 Total SF

2 Separate Suites

30,070 SF / 8,414 SF

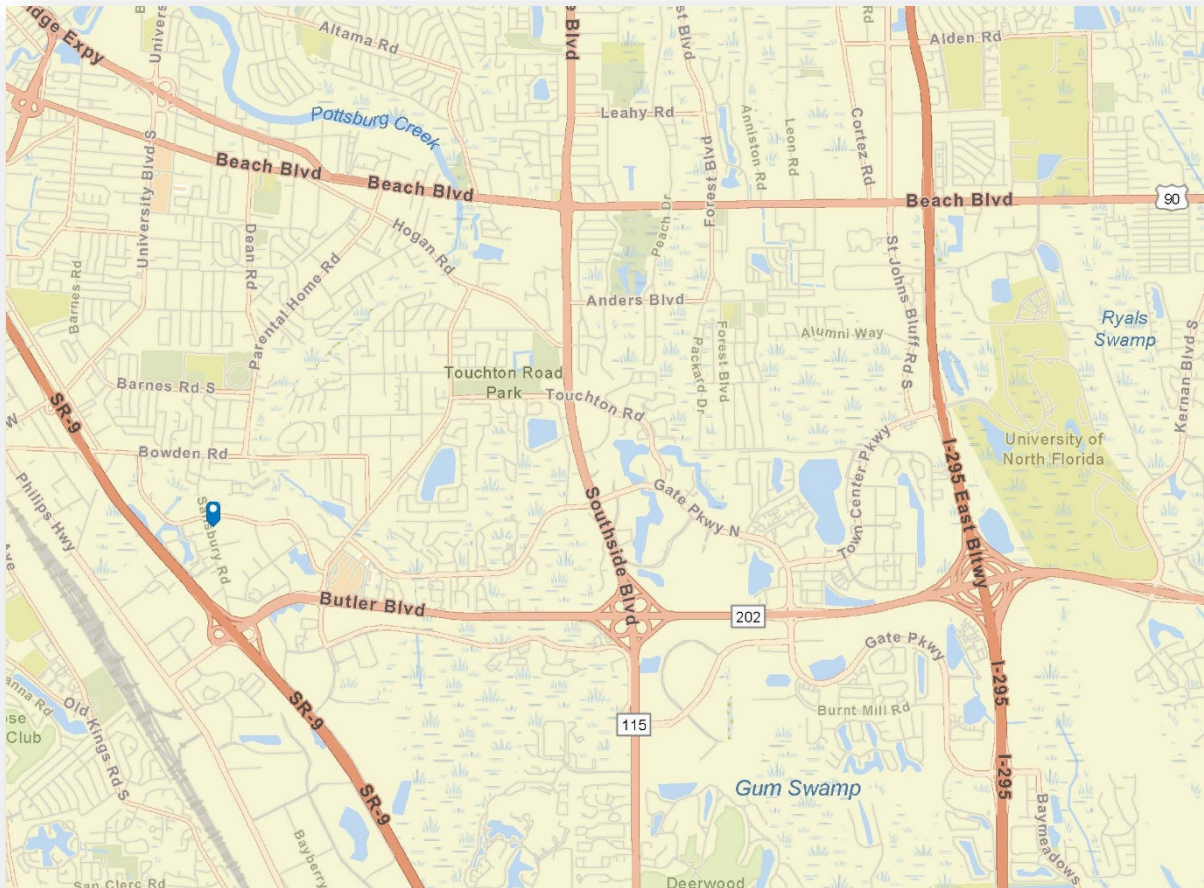


PARKWAY PLACE
6680 Southpoint Parkway
Jacksonville, Florida 32216

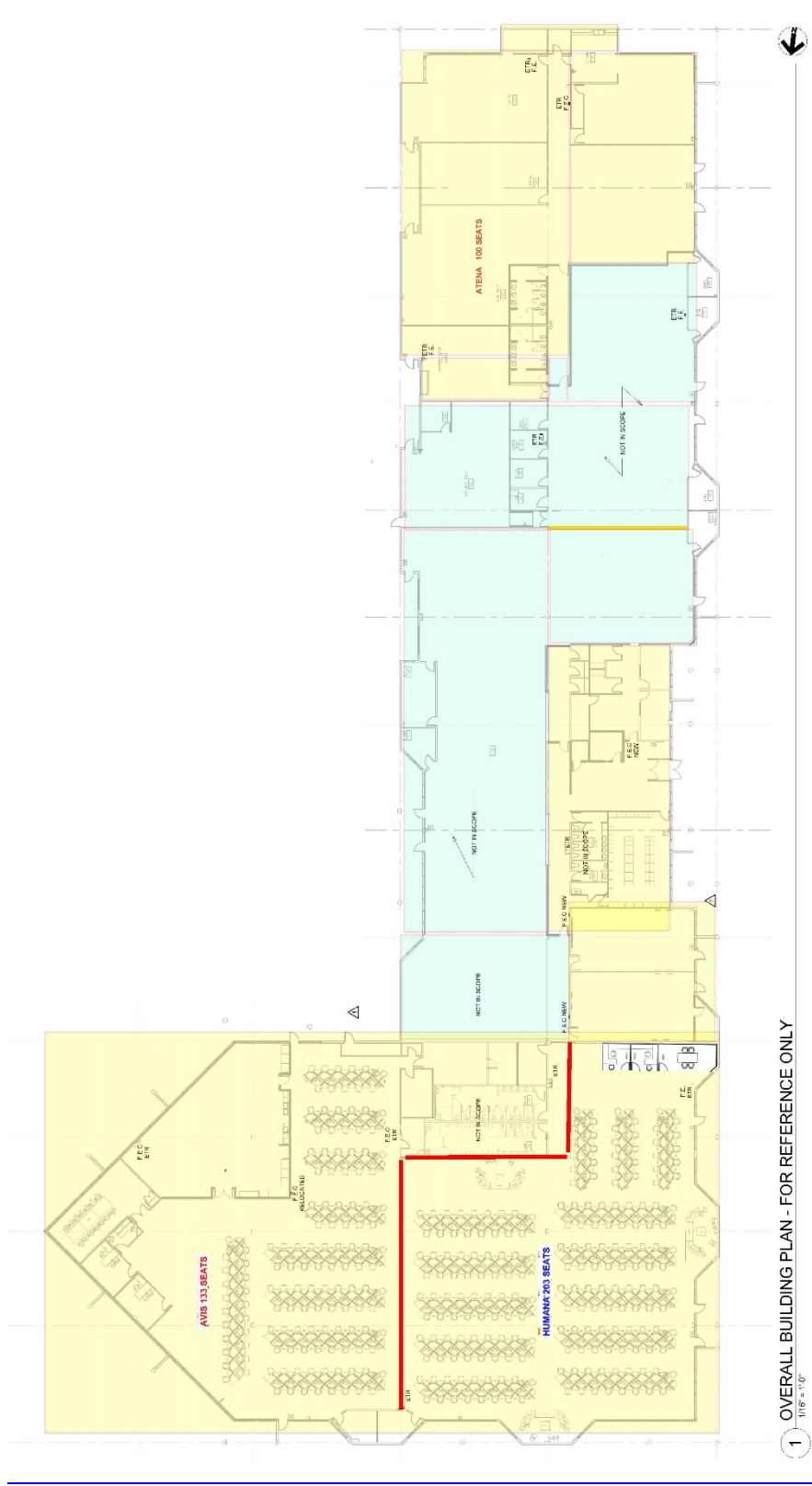
Building Type/Size:	Single Story Office Building totaling 56,460 SF.
Location:	Located Southpoint Business Park, with easy access to Butler Blvd., Interstate 95 and Interstate 295. Close to the popular Tinseltown and St. Johns Town Center Retail Areas.
Sublease Space Sizes:	30,070 SF Call Center Space with 336 Seats. <u>8,414 SF Call Center Space with 100 Seats.</u> 38,484 SF Total Sublease Space Available.
Available Term:	Current Lease/Sublease Term Expires June 30, 2025.
NNN Base Rent:	\$10.00 psf NNN.
CAM Charges:	\$4.91psf (includes Electric).
Tenant Direct Expenses:	Janitorial and Communications expenses.
Parking:	Free abundant parking adjacent to the Building and exclusive to this Project. Parking Ratio of 7 spaces per 1,000 SF.
Signage:	Exterior Building Monument Signage available at Sub-Tenant's expense. Subject to Landlord approval.
In Place Furniture:	Most of the office furniture, open landscape furniture systems and equipment can be left in place for Sub-Tenant's use.

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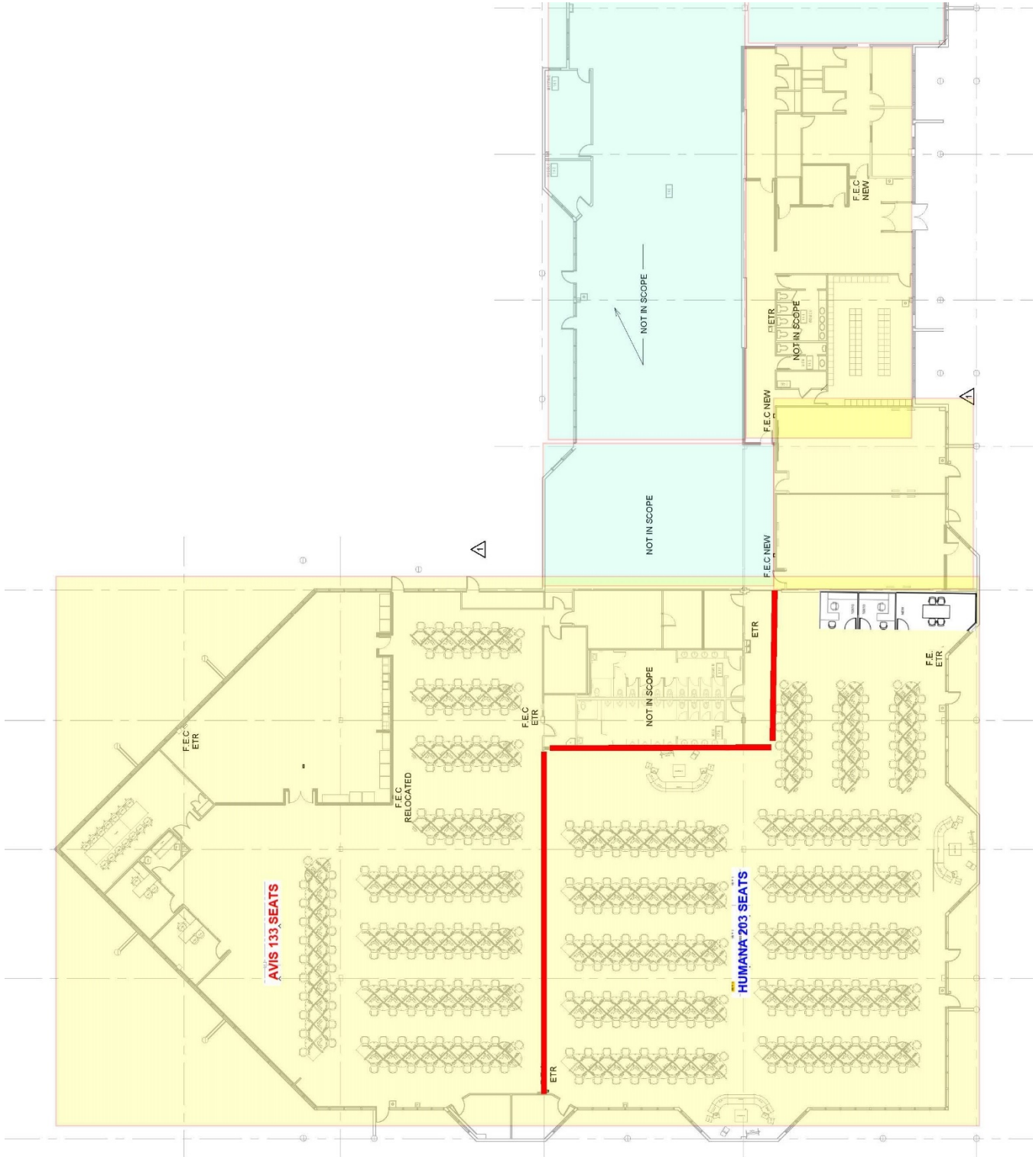


Building Plan

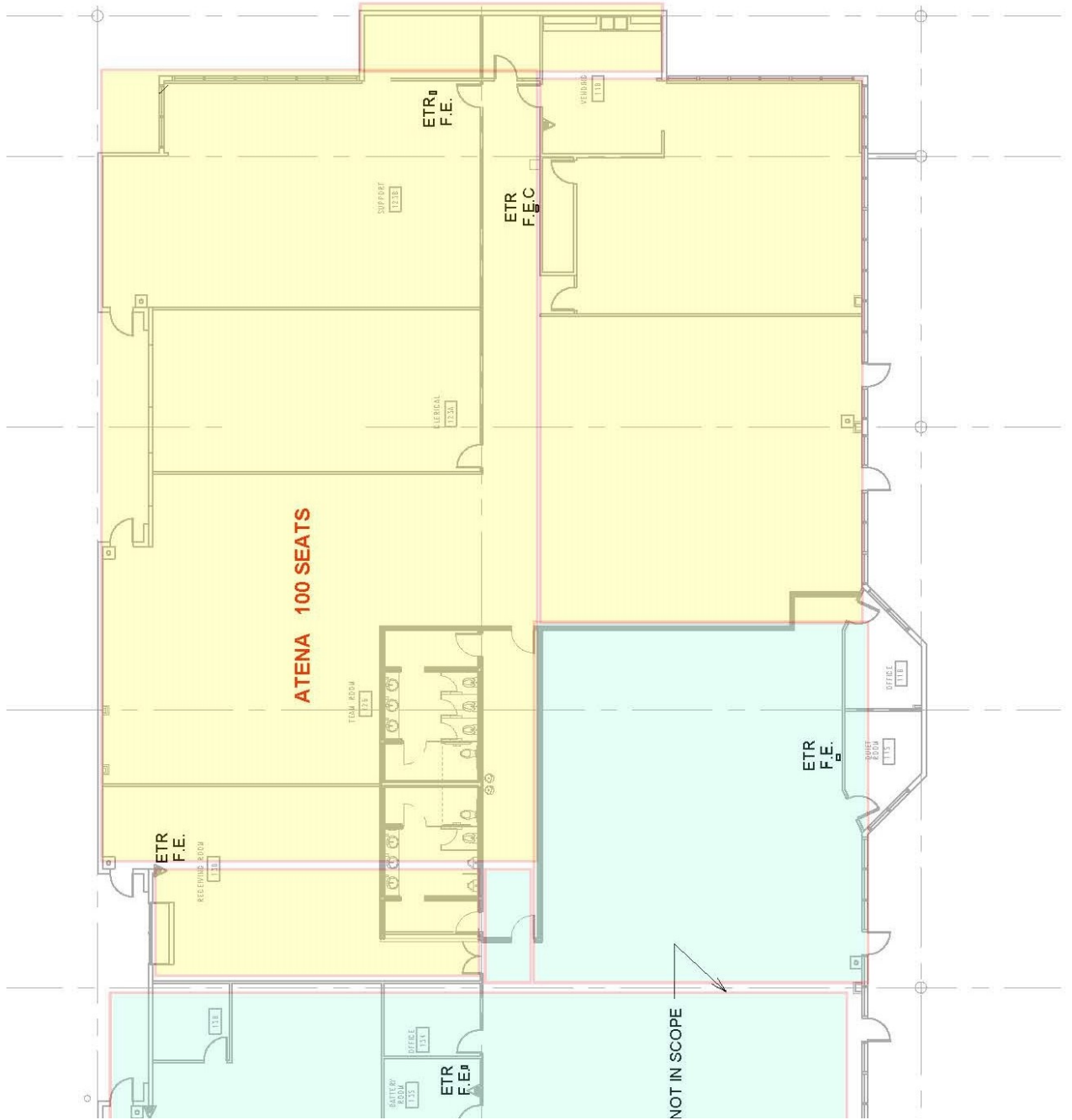


1 OVERALL BUILDING PLAN - FOR REFERENCE ONLY
1/8" = 1'-0"

30,070 SF SUBLEASE SPACE



8,414 SF SUBLEASE PLAN



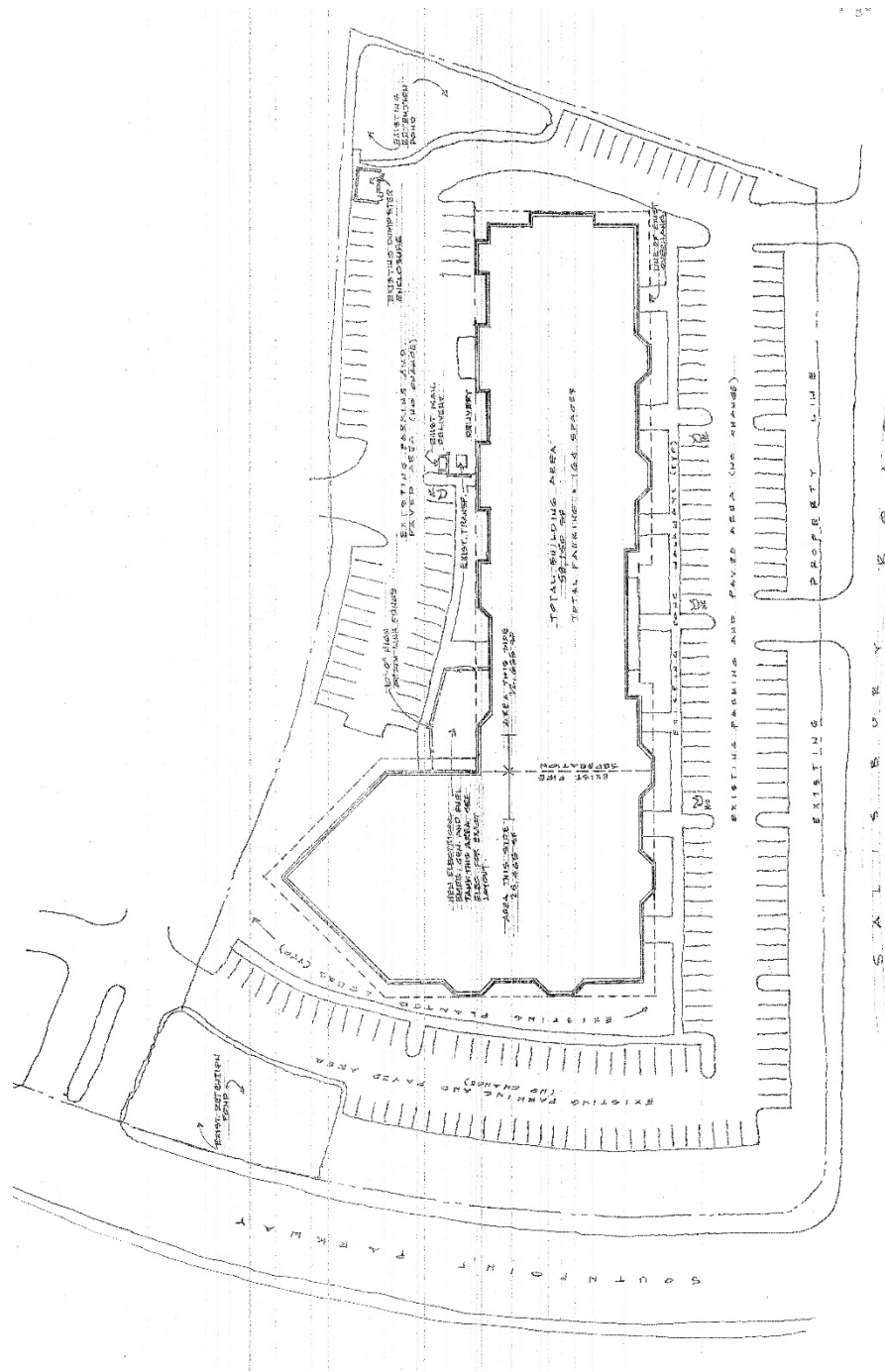
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NOTES

1. INFORMATION SHOWN ON THIS PLAN TAKEN FROM THE RECORD PLANS FOR THE PROJECT.

SITE PLAN
Scale: 1/8" = 1'-0"

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