



## **PROFESSIONAL OFFICE BUILDING EXECUTIVE OFFICES FOR LEASE**



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### **INDIVIDUAL EXECUTIVE OFFICES FOR LEASE**

**Suite 1: 1,013 SF Monthly Lease Rate Starting at \$1,500.00 + Electric.**

**Suite 2: 1,507 SF Monthly Lease Rate Starting at \$2,250.00**

**Executive Offices Monthly Lease Rates Ranging From \$425.00 to \$450.00.**

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**Size: 5,040 SF Building.**  
**Parking: Free, Non-Reserved.**

**Zoning: CCG – 1.**  
**Meetings: Free Conference Room available on a scheduled basis.**

**Land Size: .43 Acres.**

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

**904-855-8800**

**[jgarnett@ccim.net](mailto:jgarnett@ccim.net) / [www.jackgarnett.com](http://www.jackgarnett.com)**

**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.*



**Building Address:** 8421 Baymeadows Way  
Jacksonville, FL 32256

**Ground Floor Office Available:** Suite 1 – Available (\$1,500.000 per month, Plus Electric) 1,013 SF  
Suite 2 – Available (\$2,250.000 per month, Plus Electric) 1,507 SF

**Executive Offices Available:** Suite 4B – Available (\$425.00 per month) 1 Room Office  
Suite 4D – Available (\$425.00 per month) 1 Room Office  
  
Suite 3A – Available (\$450.00 per month) 1 Room Office  
Suite 3D – Available (\$425.00 per month) 1 Room Office

**\*Plus State and Local Sale Tax, currently at 3.5% and subject to change by these government authorities.**

**Lease Term:** Short Term Flexible.

**2<sup>nd</sup> Floor Conference Room:** Large Conference Room available for Tenant use, Free of Charge, but on a Scheduled Basis. No One Tenant is allowed to dominate the use of this Conference Room.

**Break Room:** Second Floor has a dedicated Break Room for Tenant use.

**Parking:** Ample Free, First Come, First Serve parking available adjacent to the Building.

**Access:** 24 / 7 access.

**Owner Managed:** Through on-site office.

**Location:** Property is located in the Butler Baymeadows Office Submarket that is a long-established profession office location.

**Access:** Baymeadows Way provides easy access to Interstate 95 Via Phillips Highway (U.S. Hwy. 1) or Baymeadows Road.

**Housing:** Both Single Family and Multi-Family Housing in all price levels are available in close proximity to the Building.

**Restaurants:** Baymeadows Road and Phillips Highway provide access to a Wide Variety of Restaurants that are in close proximity to the Property.

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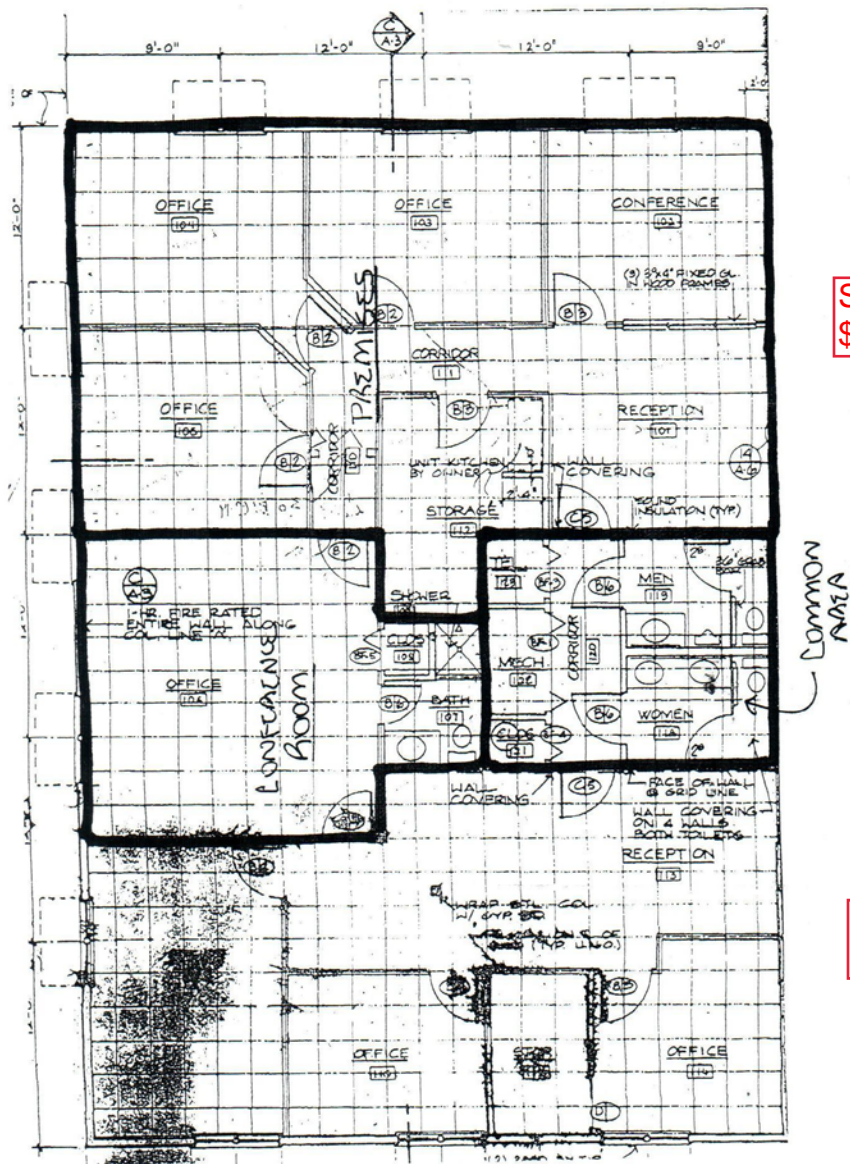








## FIRST FLOOR PLAN



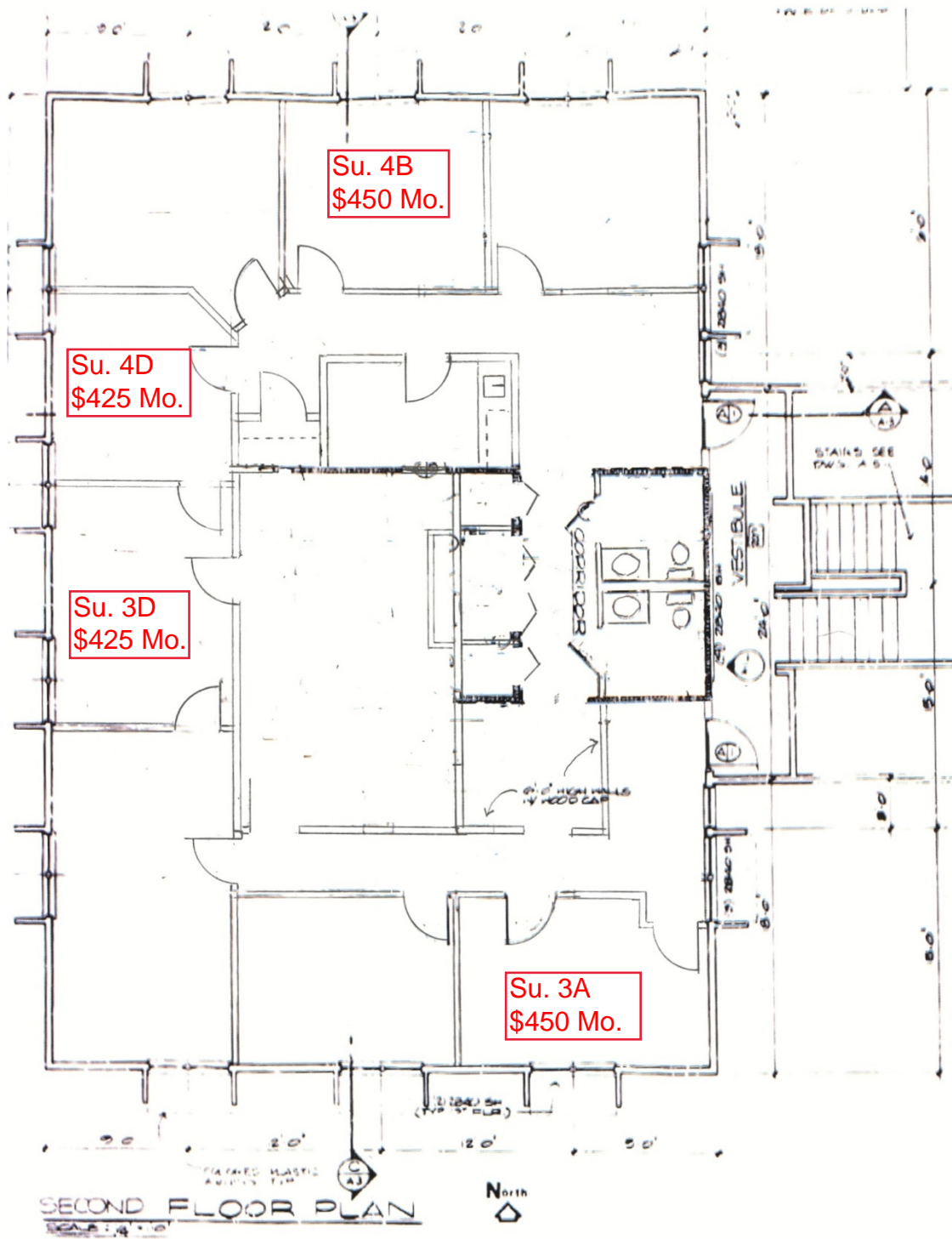
Suite 2 / 1,507 SF  
\$2,250 Mo.

Suite 1 / 1,013 SF  
\$1,500 Mo.

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**SECOND FLOOR PLAN**







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