



NORTH REGENCY EXECUTIVE PARK



CAMPUS STYLE SUBURBAN OFFICE PARK

Two Five Story 100,000 + Square Foot Buildings

9485 Regency Square Blvd., Jacksonville, FL 32225

Location: Walking distance to Retail Shops and Restaurants. Easy access to Loop Interstate 295, Southside Connector and Arlington Expressway. Only 10 minutes from All 3 JAXPORT facilities.

Amenities: In close proximity to Regency Square Mall, other retail, banking and food service operations. Surrounded by multi-family and single-family housing in all price ranges.

Corporate Address: 23,000 SF floor plates provide a quality address chosen by Crowley Maritime, Maersk, Covent Bridge USA, Circle K Corporation and Norton Lilly International.

Service: Professional local management and on-site maintenance staff. Computerized energy management system, 24-hour access and excellent parking.

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.

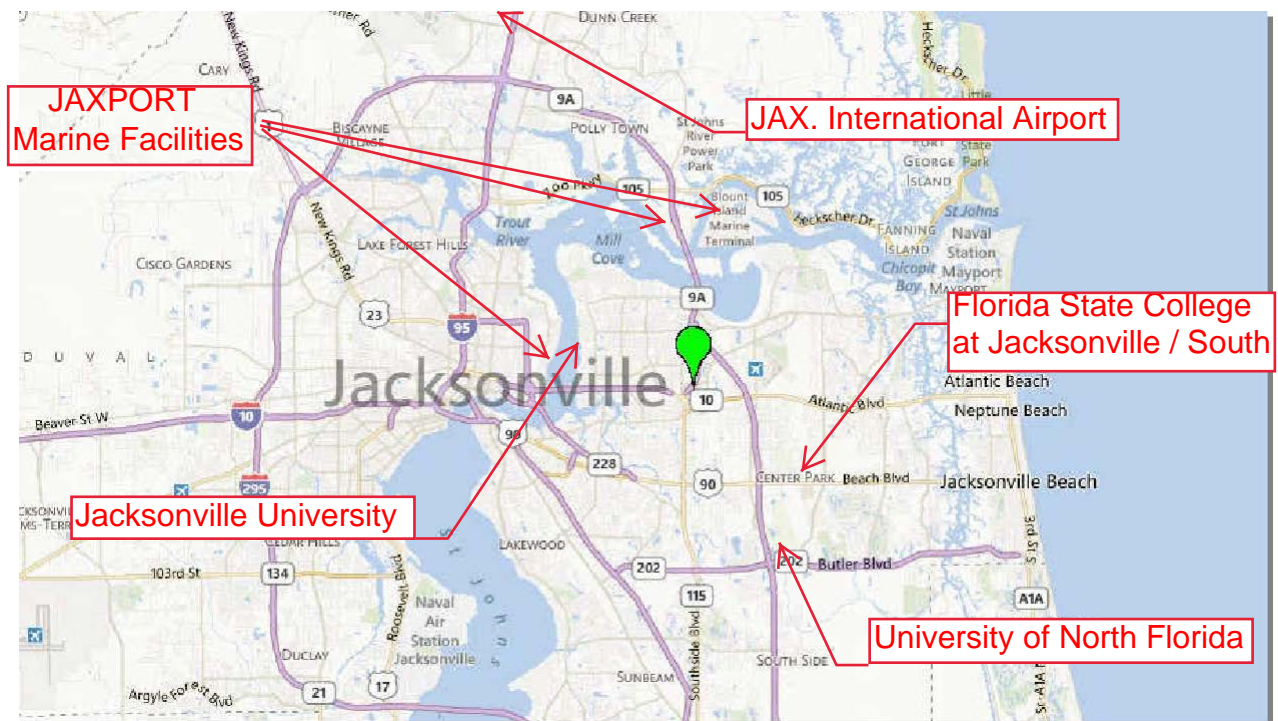
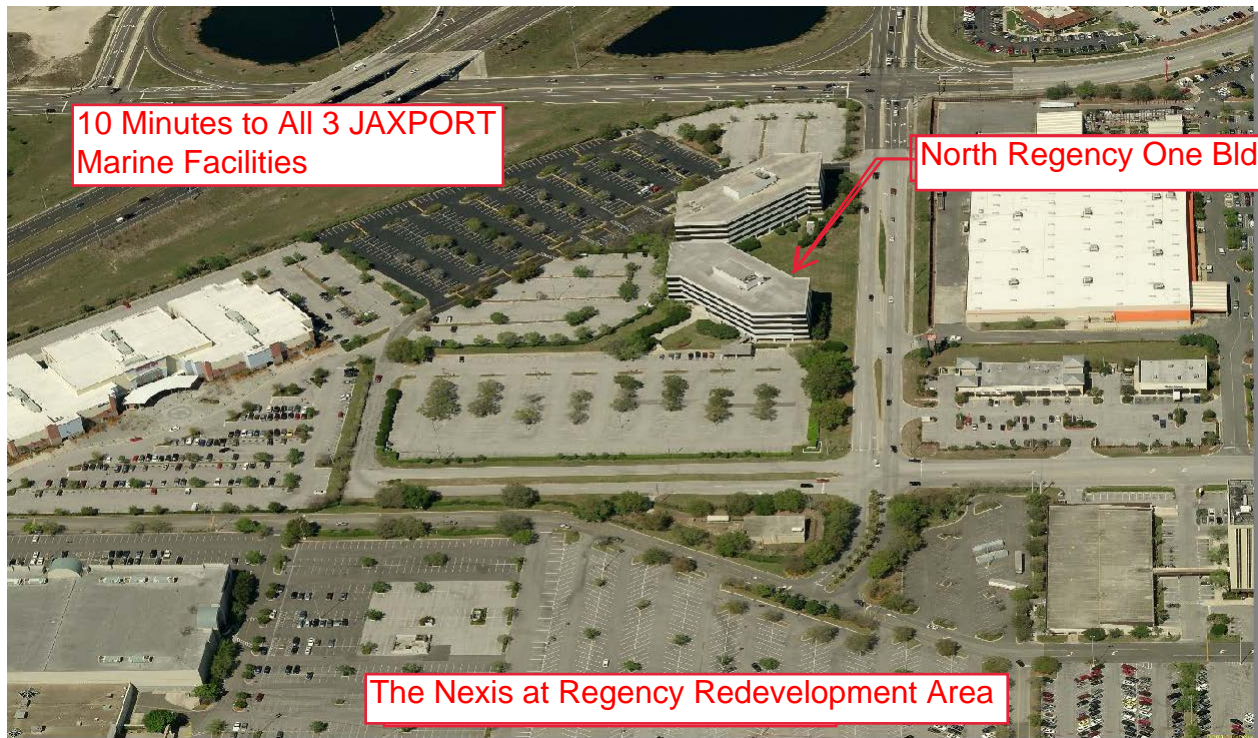


NORTH REGENCY ONE BUILDING
9485 Regency Square Blvd. Jacksonville, FL 32225

Size:	106,424 total square feet
Space Availability:	9,047 rsf – Suite 210 7,190 rsf – Suite 300 2,778 rsf – Suite 305 8,807 rsf – Suite 310 4,170 rsf – Suite 330 (Full 3 rd Floor/22,945 rsf) 5,900 rsf – Suite 425 17,143 rsf – Suite 500 (Full 4 th Floor/23,082 rsf)
Base Rental:	\$18.50 psf, plus 3% annual increases (rentable) (full service)
Operating Expense/R.E. Tax Stop:	
Tenant Improvements:	\$8.20psf (2025 estimate, included in base rental.) Negotiable
Building Information:	<ul style="list-style-type: none">• Total usable square footage: NRO = 106,424 rentable square feet.• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday.• Building Management: Weaver Realty Group, Inc. provides local based property management with an on-site maintenance staff.• HVAC overtime usage: \$45.00 per hour.• Building access: 24-hour via card/key system.
Building Amenities:	<ul style="list-style-type: none">• Several regional banking operations in very close proximity.• A covered smoking area is provided on the ground level located at the edge of the parking lot immediately adjacent to the Building.• Excellent level of well-lighted parking adjacent to the Building.• In close proximity to Regency Square Mall and a wide variety of restaurants.• Ten minutes from downtown.• In close proximity to the eastern loop of Interstate-295.• Ten minutes for all Three of JAXPORT's Major Marine Port Facilities.• Surrounded by a wide variety of multi-family and single-family housing in all price ranges.• Twenty minutes to Jacksonville International Airport via Limited Access Highways and Interstates.
Parking:	4.5 spaces per 1,000 square feet and adjacent parking easements.

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



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

jgarnett@ccim.net / www.jackgarnett.com