



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



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE

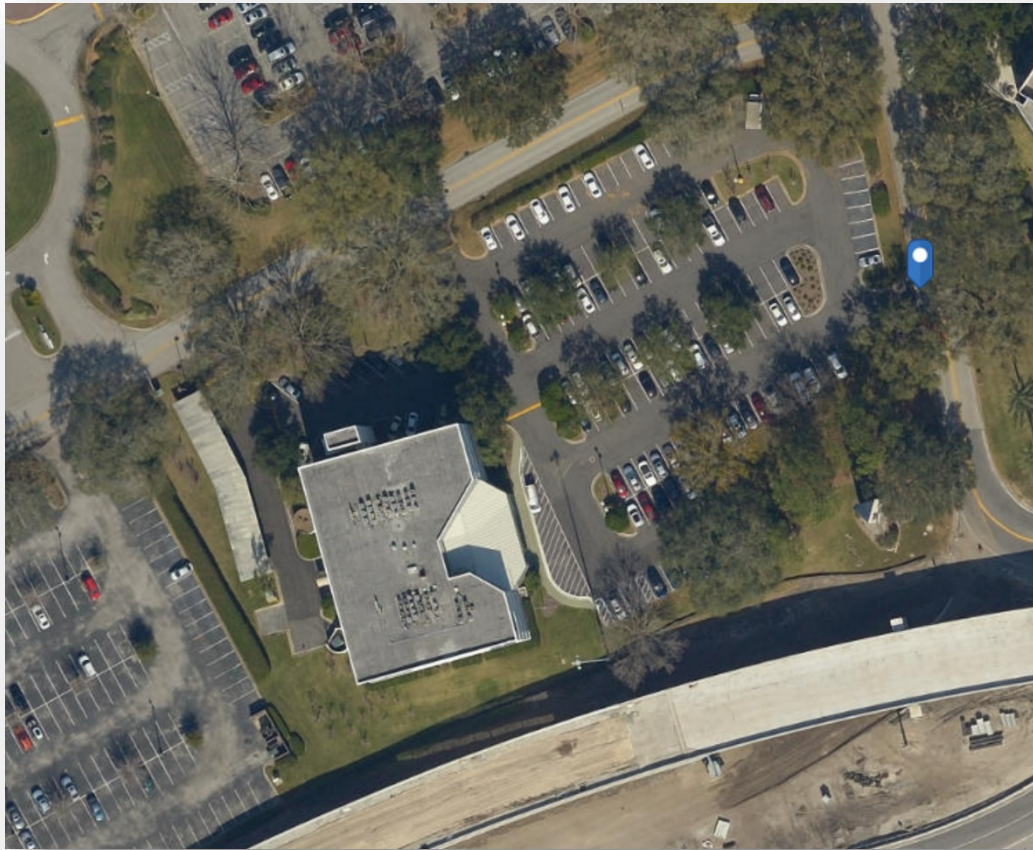
FOR LEASE

**4348 Southpoint Blvd.
Evergreen Building**

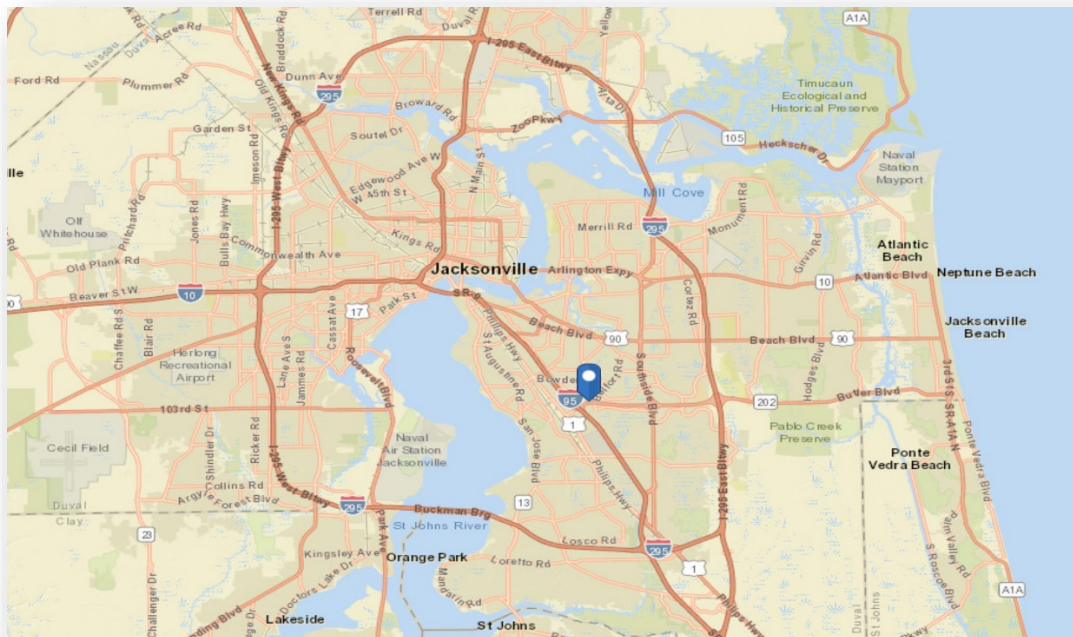
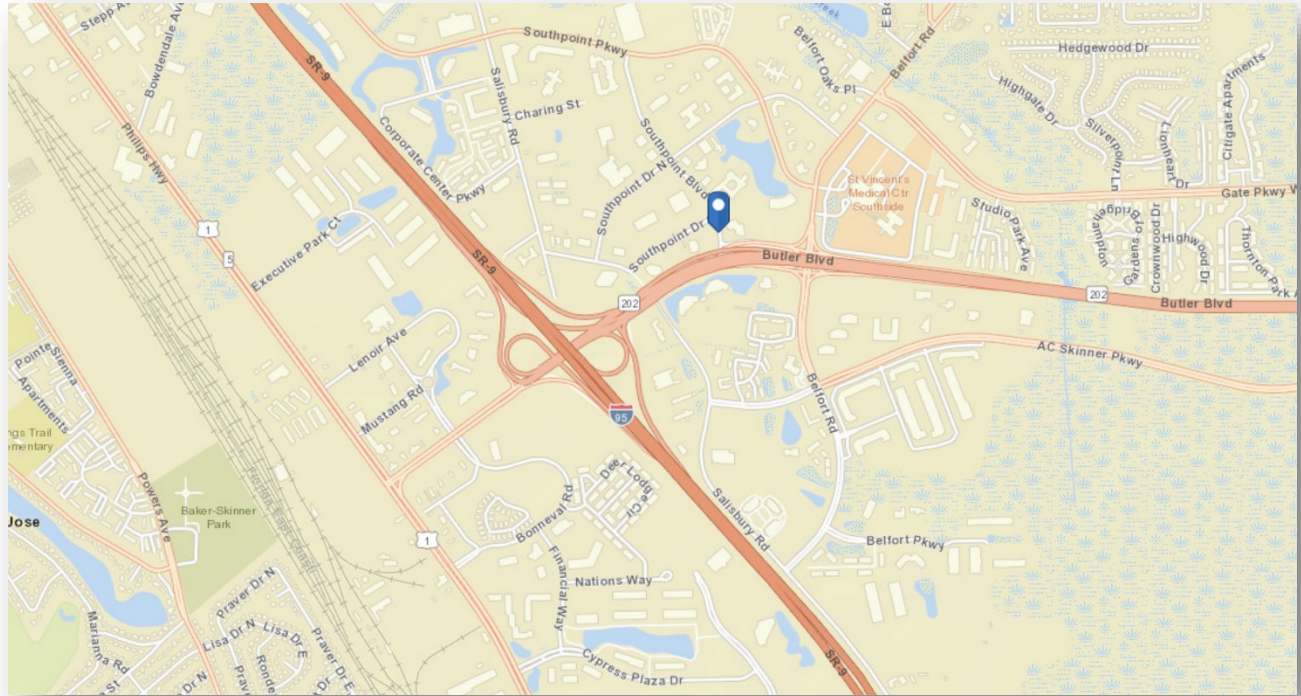


Building Type:	Four Story Suburban Office Building, with Beautifully Landscaped Multi-Story Atrium Lobby.		
Location:	4348 Southpoint Blvd. Located within the Highly Desirable Southpoint Business Park.		
Building Size:	46,470 SF		
Vacancies:	Suite 100:	5,800 SF	
	Suite 201:	3,066 SF	
	Suite 204:	1,460 SF	
	Suite 315:	2,126 SF	Lease out for signature.
	Suite 400:	11,666 SF	
Rental Rate/Lease Type:	\$19.00 PSF / Full Service		
Operating Expense/R.E. Tax Stop:	\$8.72 PSF (2025 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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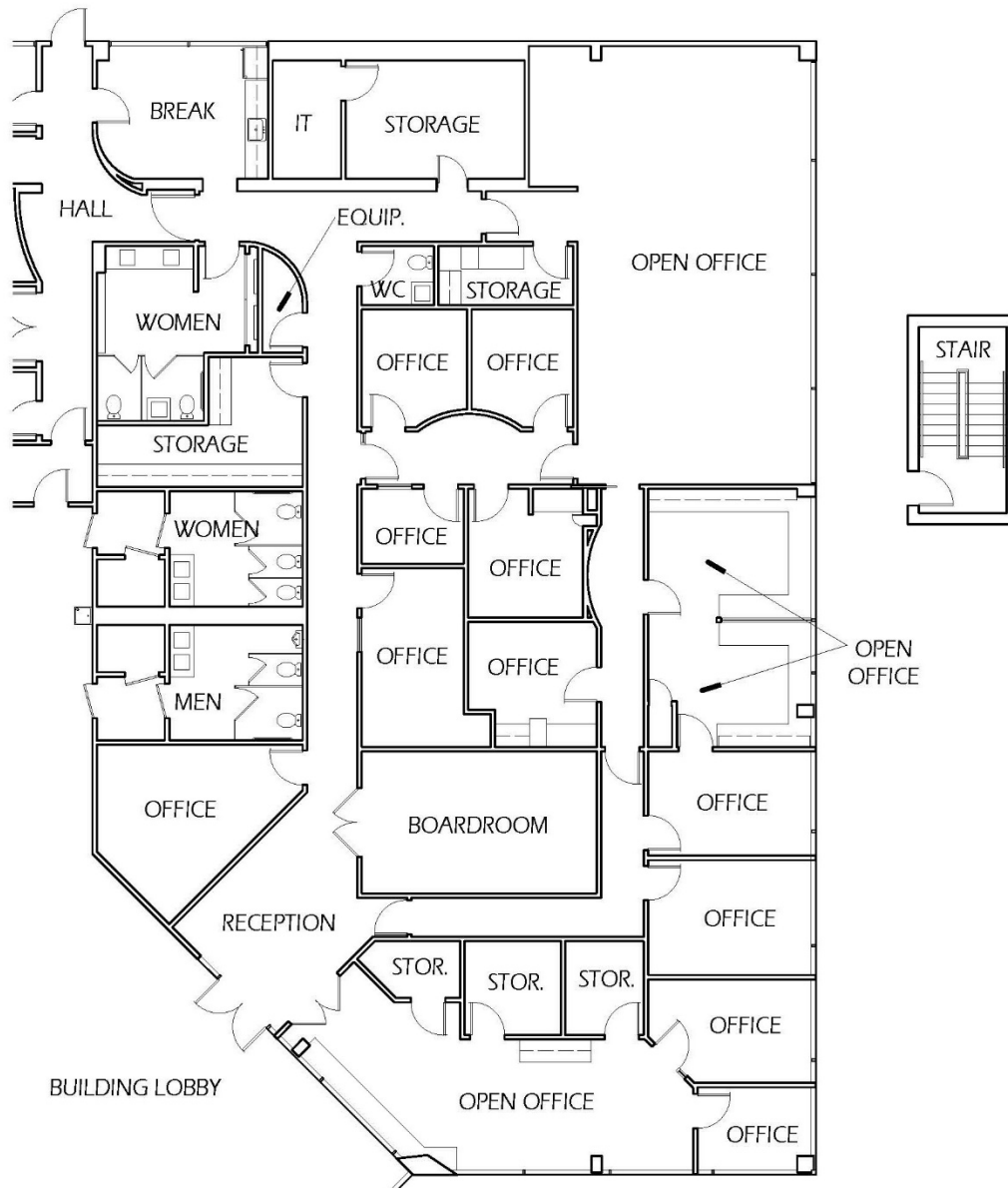
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SUITE 100 - 5,800 SF



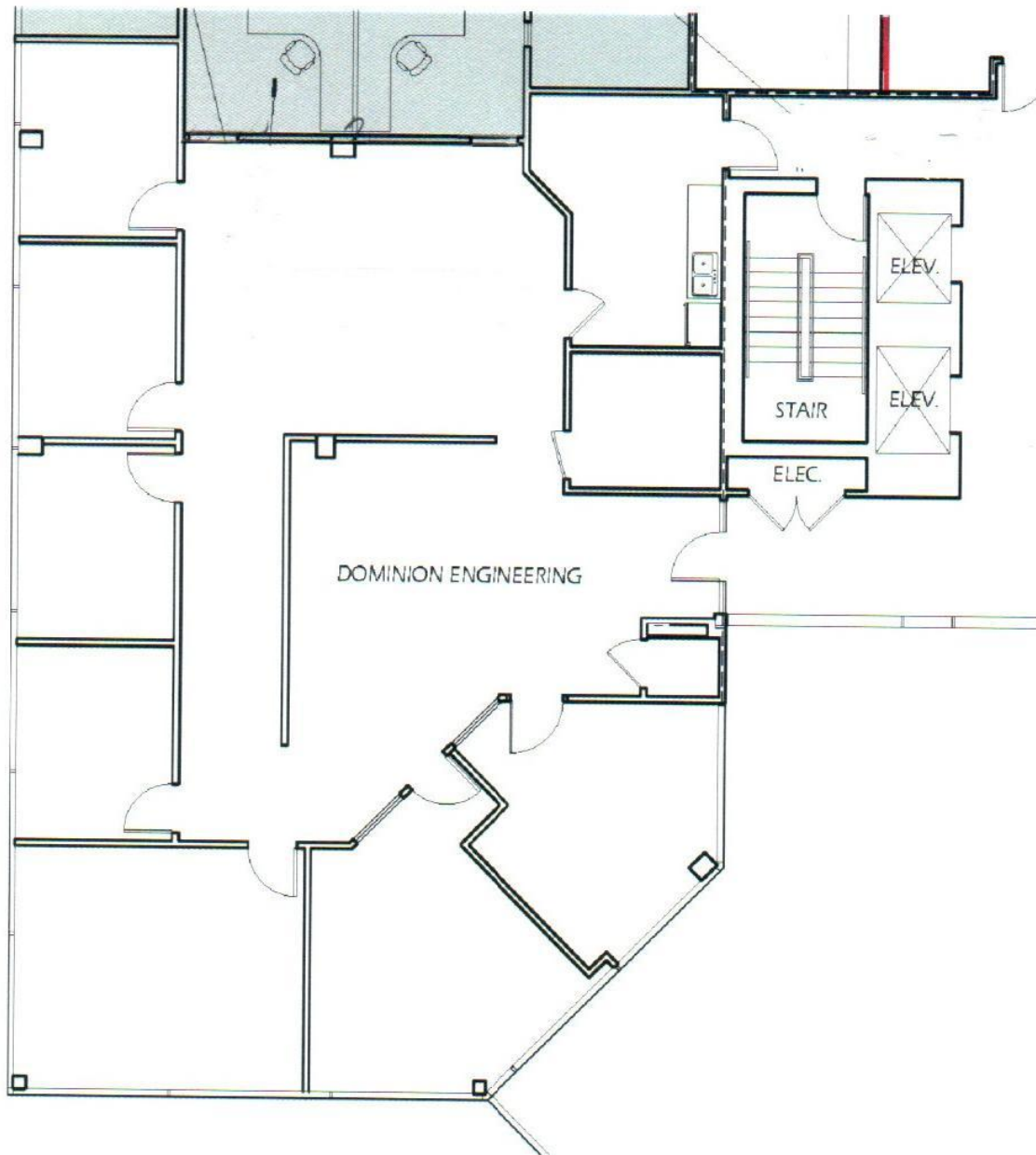
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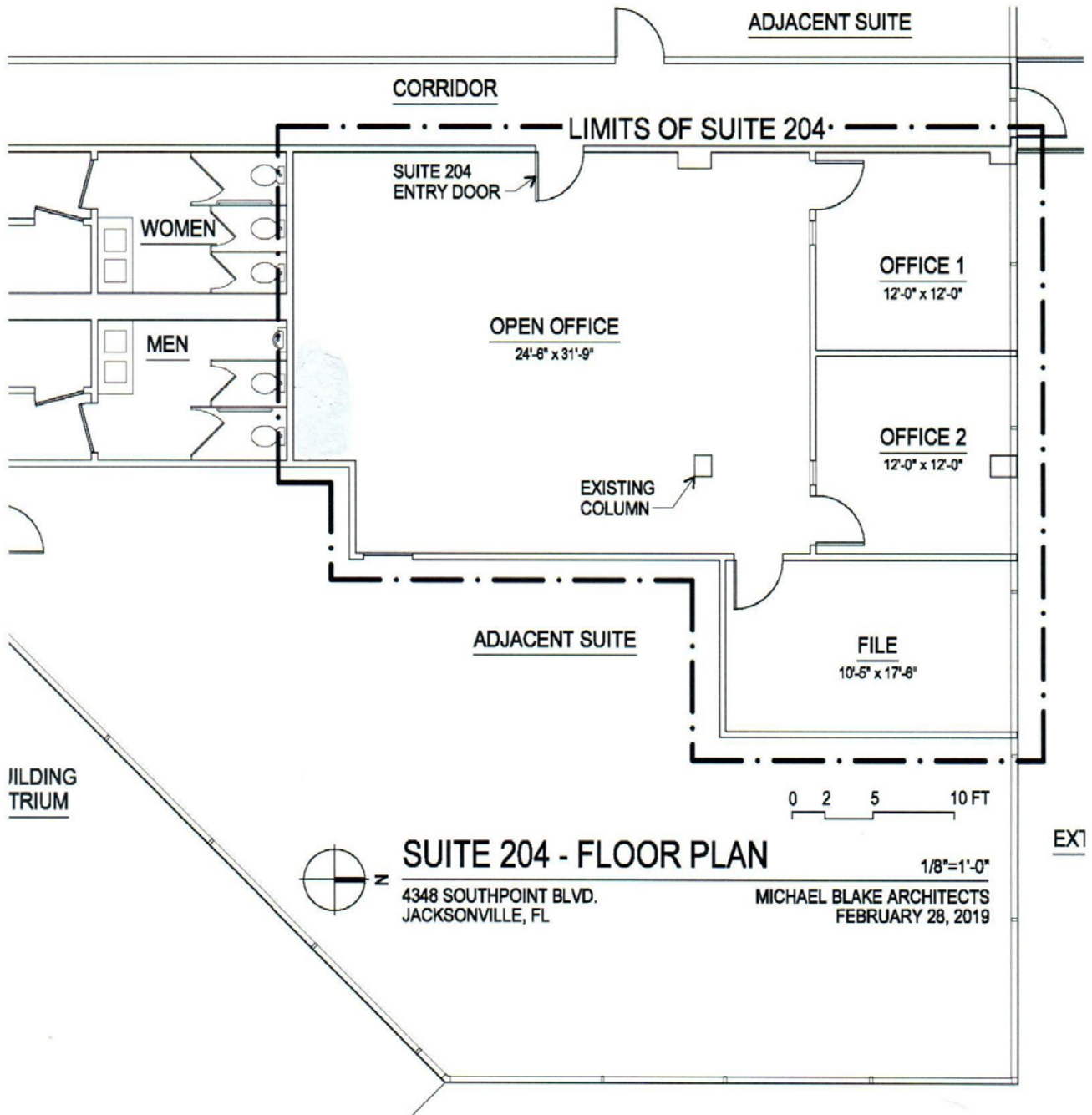


SUITE 201 – 3,066 SF



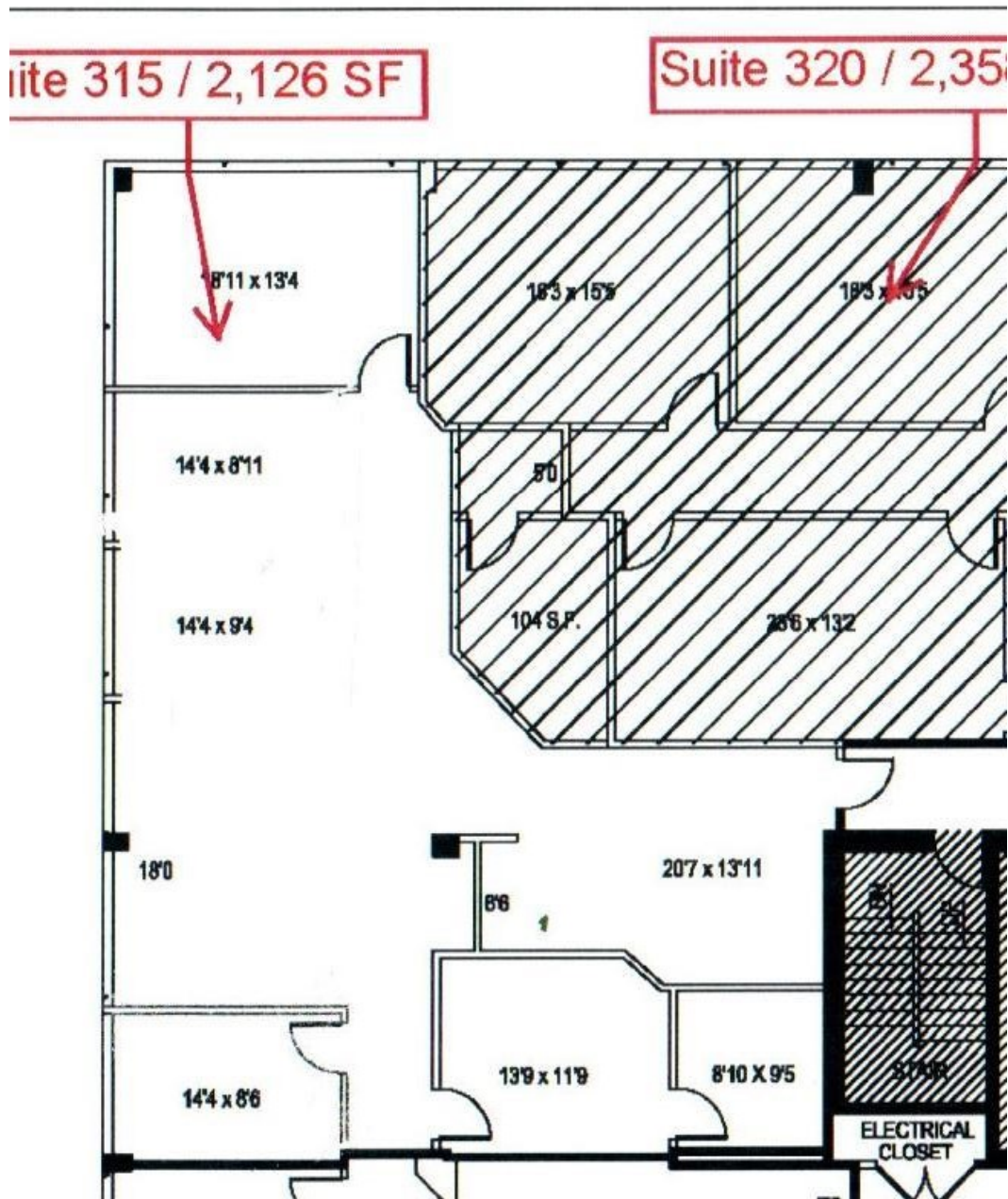
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SUITE 204 – 1,640 SF





SUITE 315 – 2,126 SF



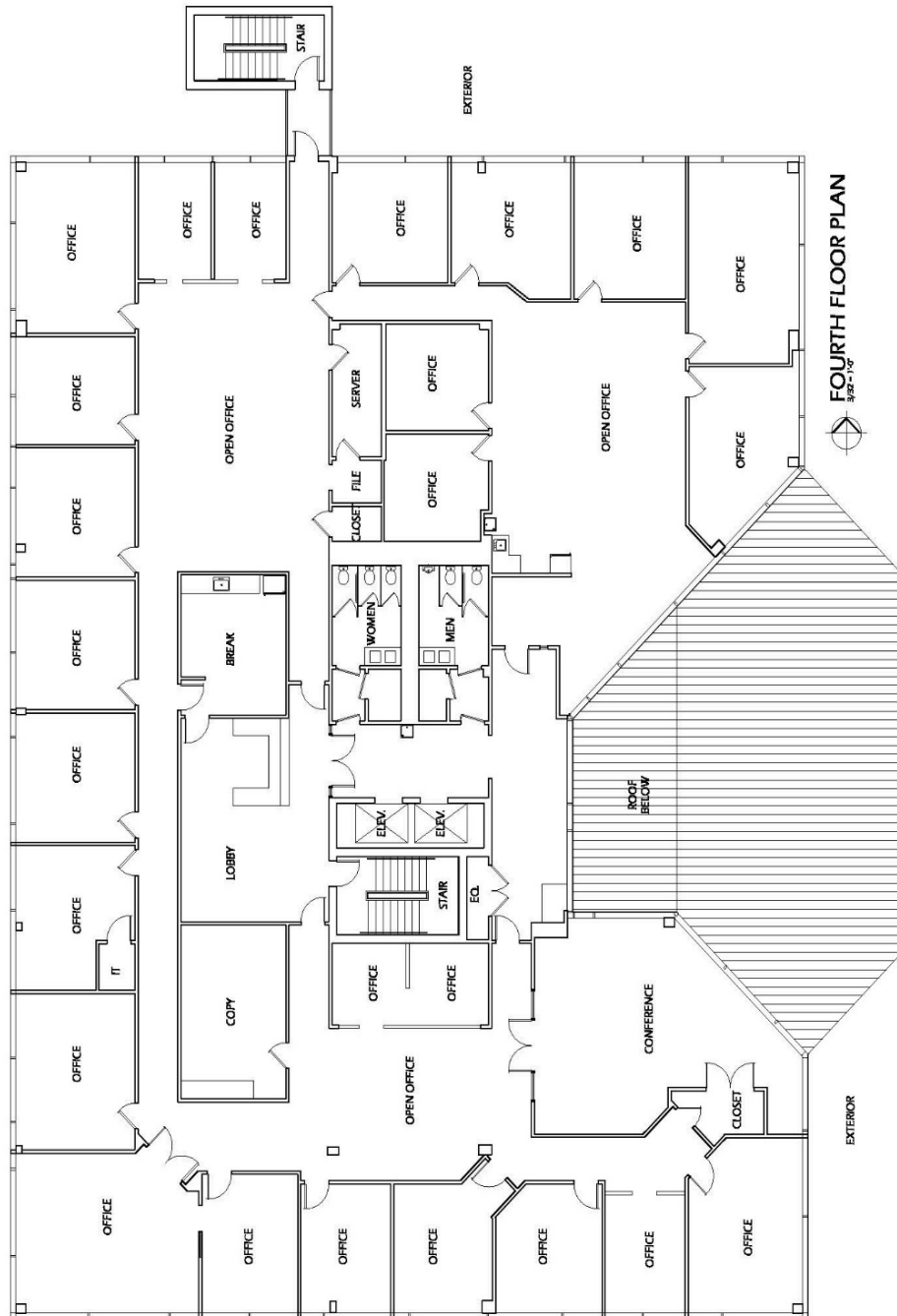
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SUITE 400 – 11,666 SF



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