



THE OAKS at SOUTHPPOINT
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: 3,594 SF, 2,787 SF, 2,106 SF & 1,488 SF.

Rental Rate: **\$19.00 psf Full Service.**

Lease Term: 3, 5 & Longer 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 140: 2,787 SF Suite 320-325: 3,594 SF Subdivide: Suite 320: 1,488SF Suite 325: 2,106 SF
Base Rental:	\$19.00 psf, (Full Service)
Operating Expense/R.E. Tax Stop:	\$8.75 psf (2025 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:	• 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:	• 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.

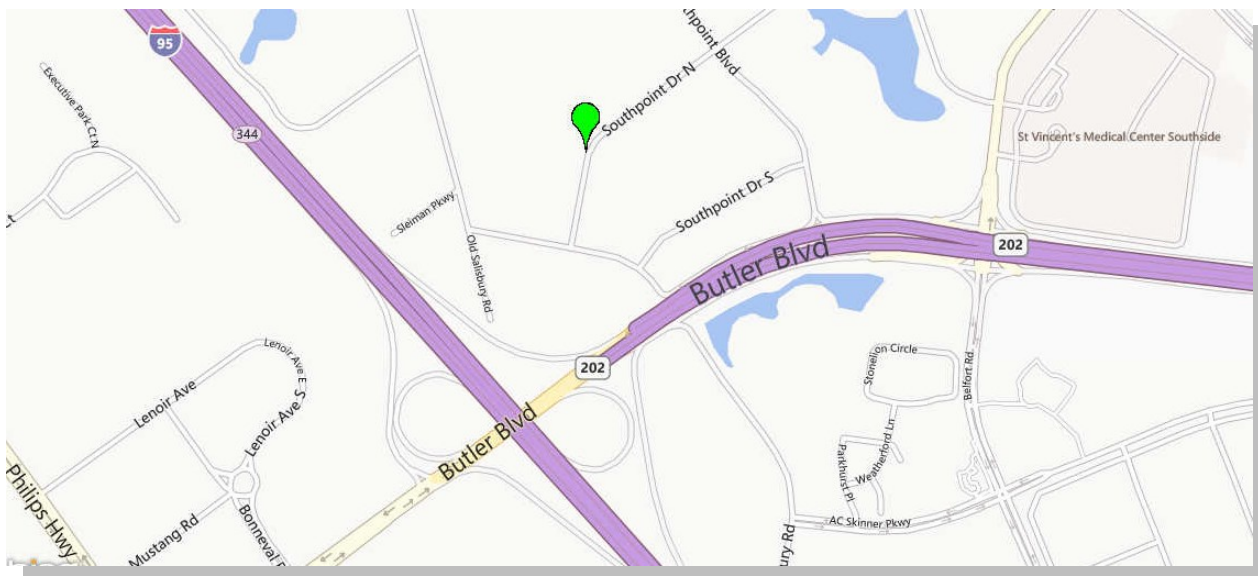
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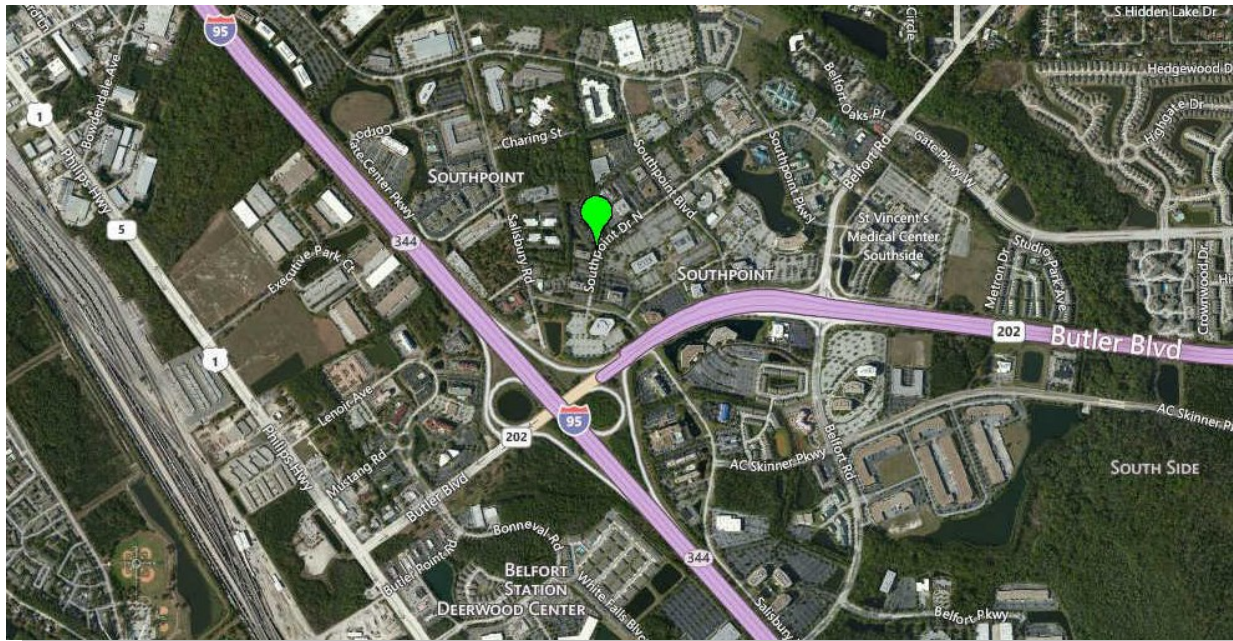
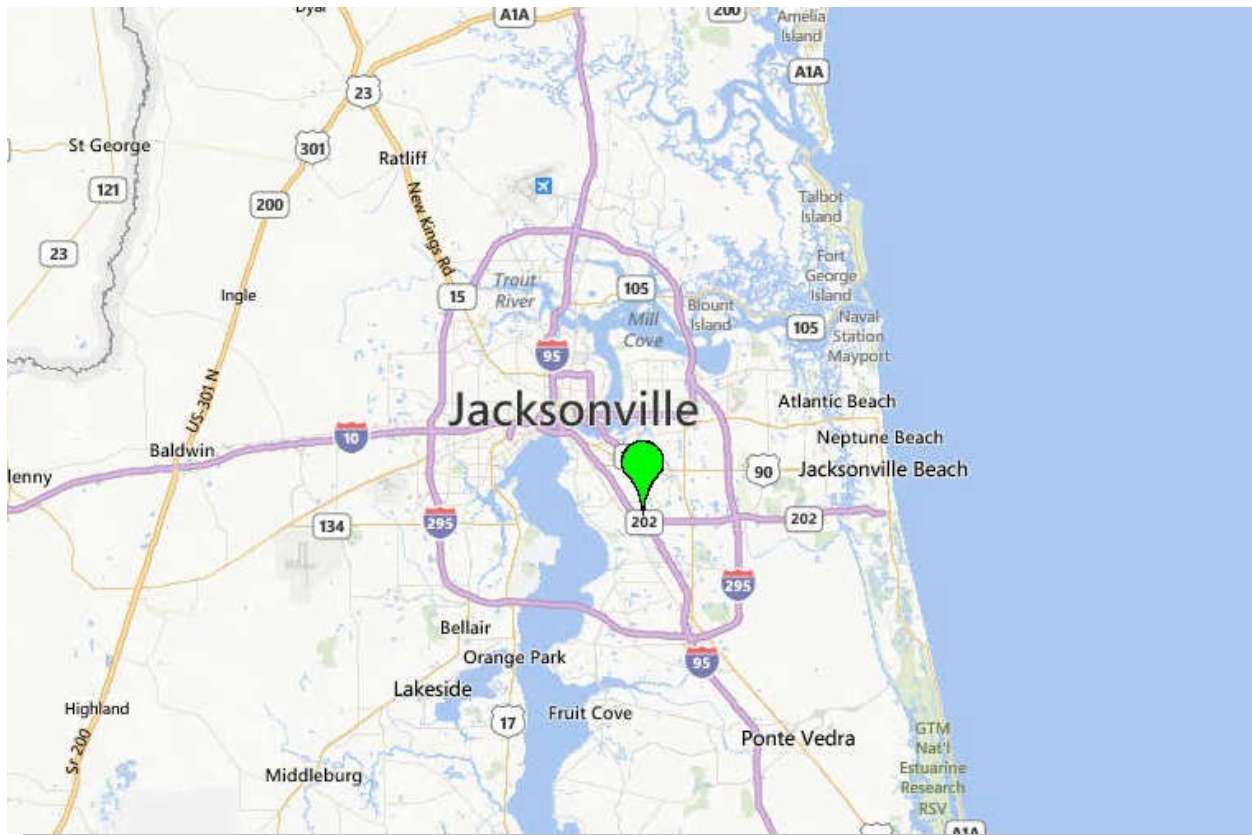
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**GARNETT
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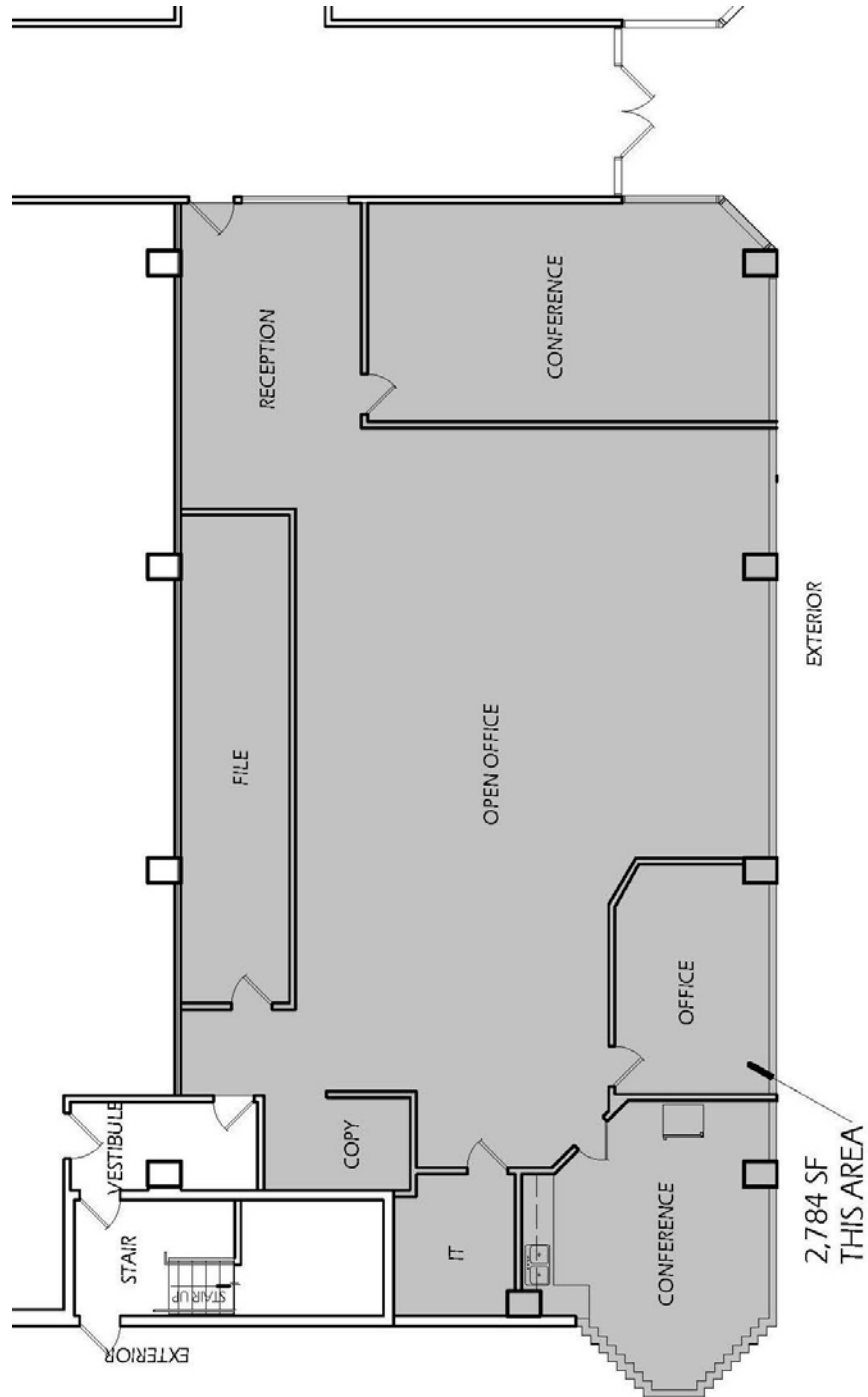


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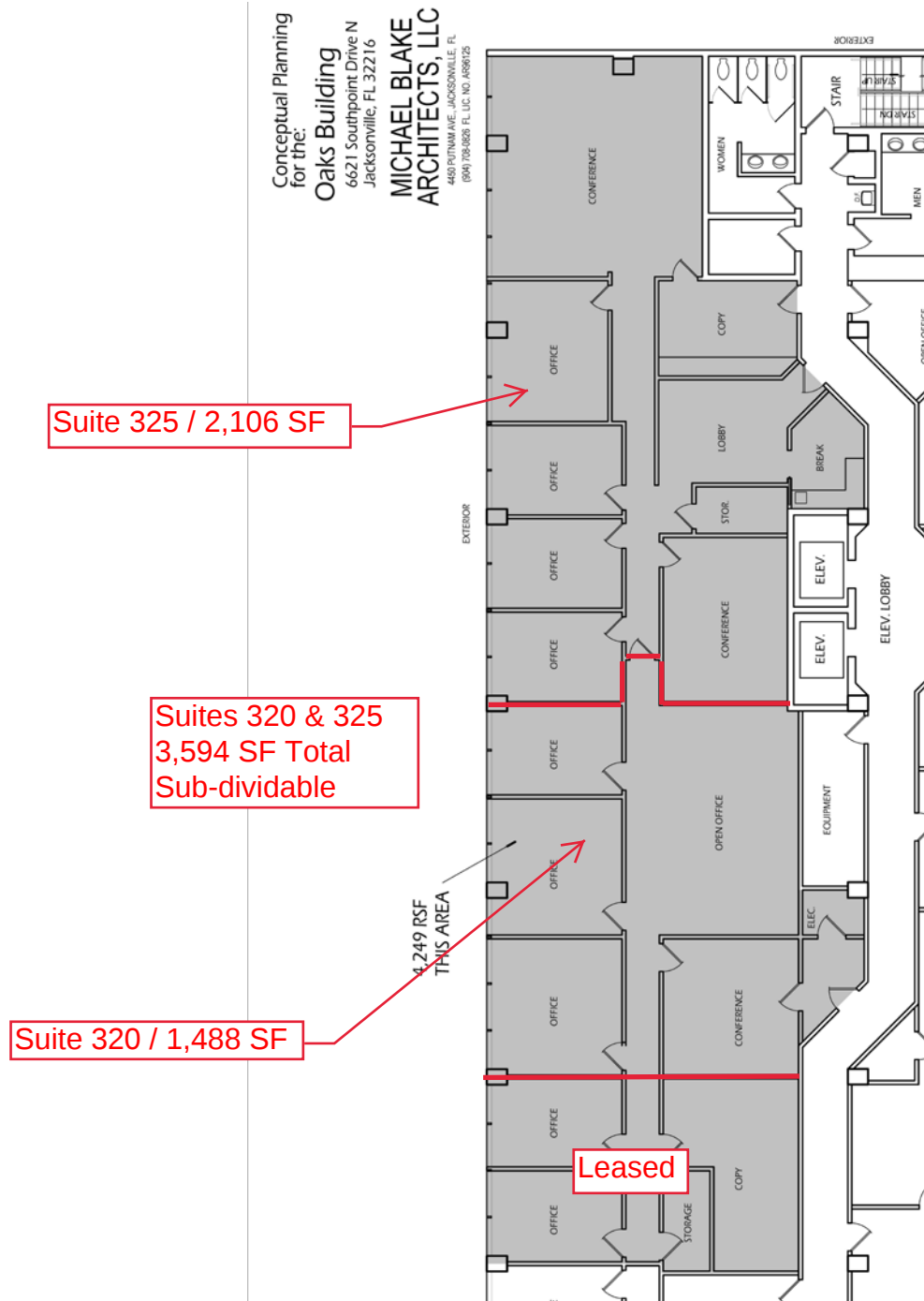
Suite 140 – 2,787 SF



Garnett Commercial Real Estate, Inc.
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SUITE 320-325 – 3,594 SF



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