



Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
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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 200:	5,380 SF (Available 4-1-26)
Suite 204:	1,460 SF
Suite 400:	11,666 SF

**Rental Rate/Lease Type:** \$19.00 PSF / Full Service

**Operating Expense/R.E. Tax Stop:** \$8.75 PSF (2026 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.

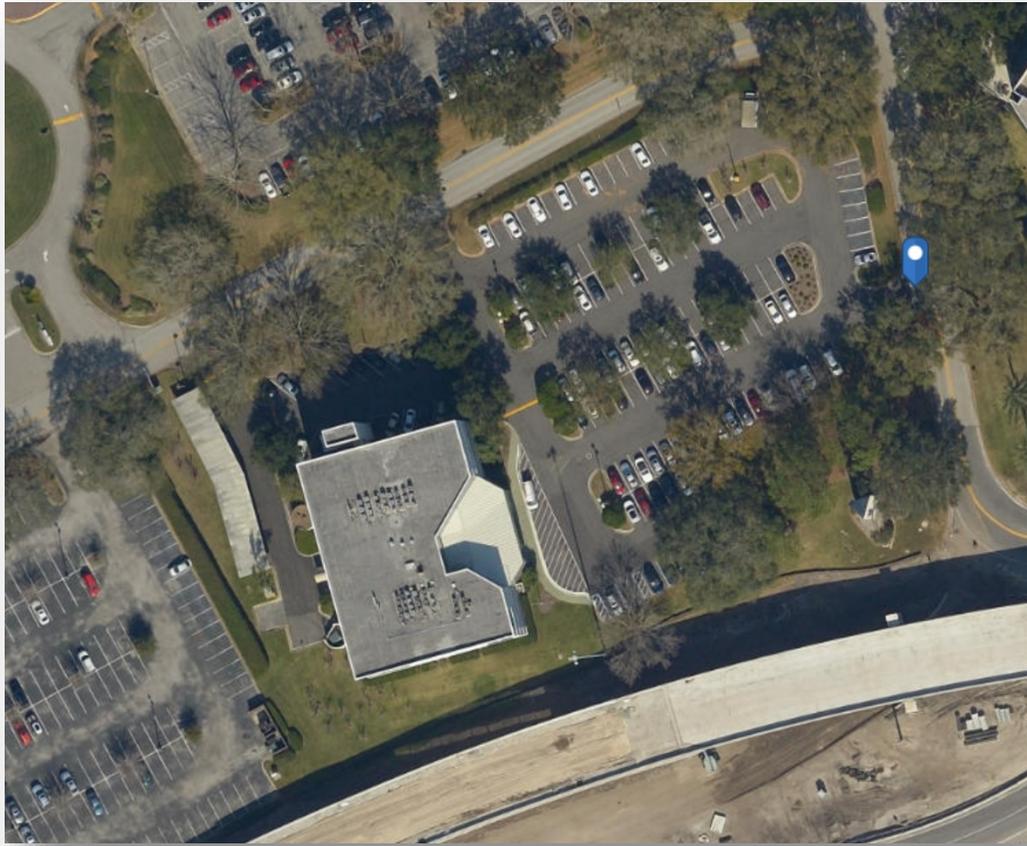
**Visibility:** The Building is Highly Visible from J. Turner Butler Blvd.

**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.

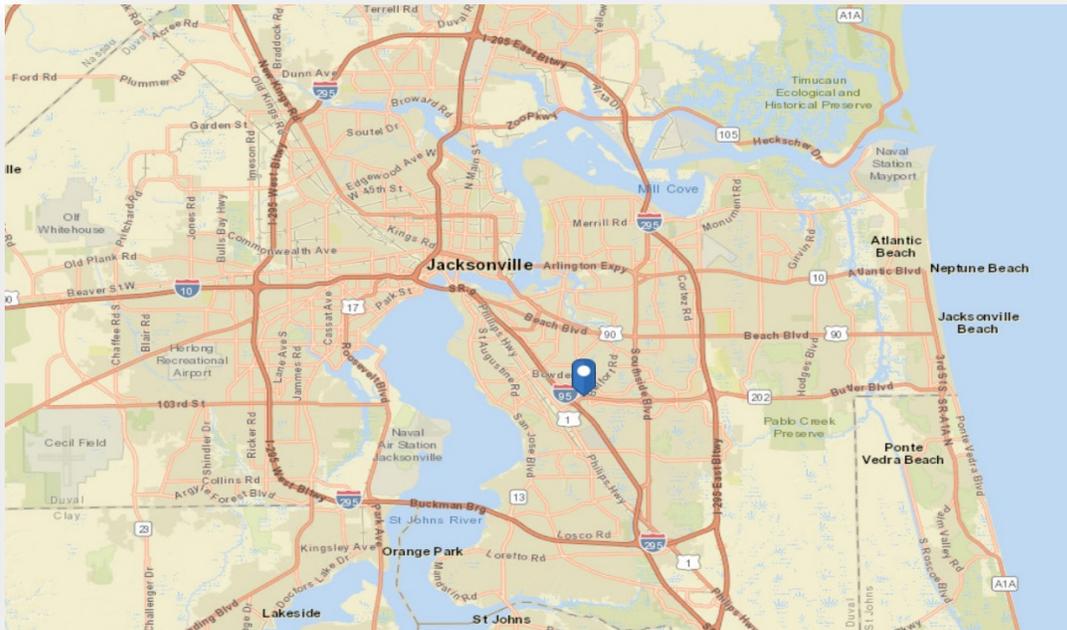
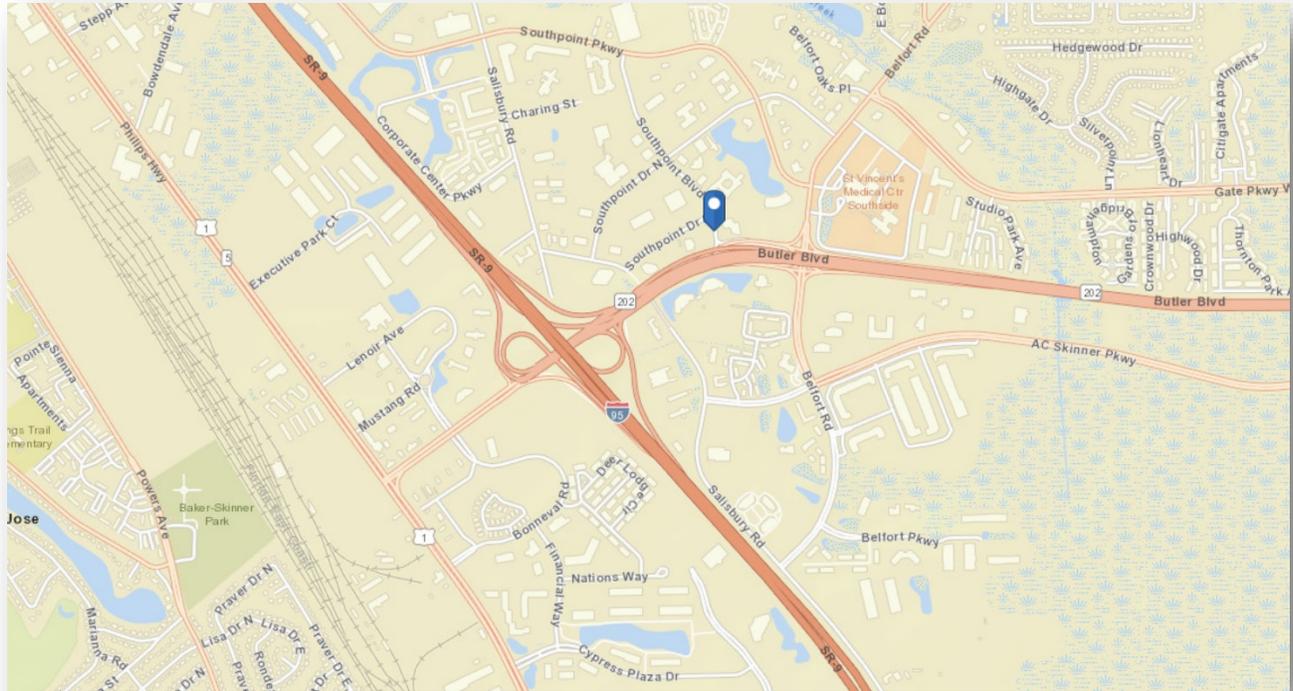
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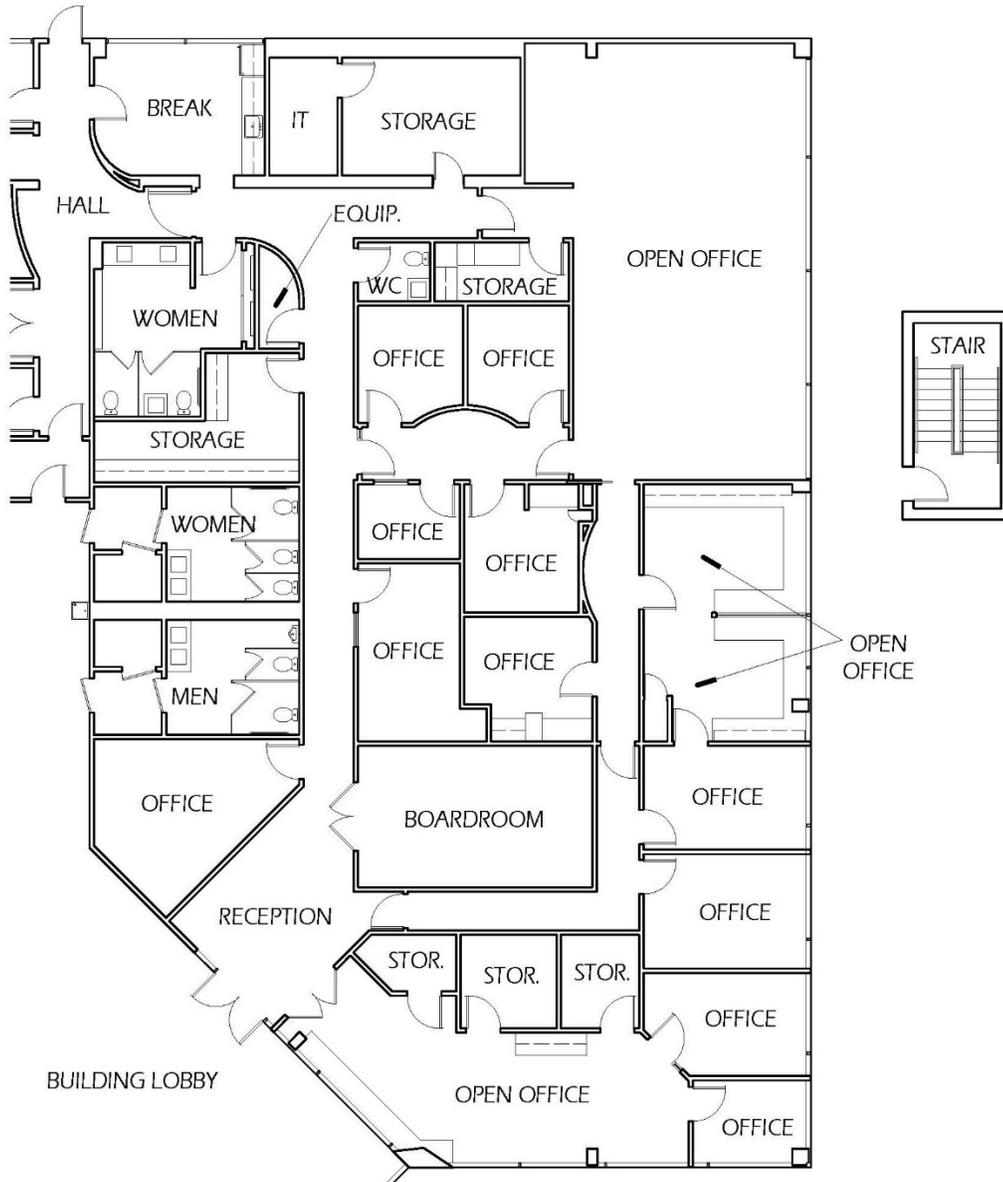
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**SUITE 100 - 5,800 SF**



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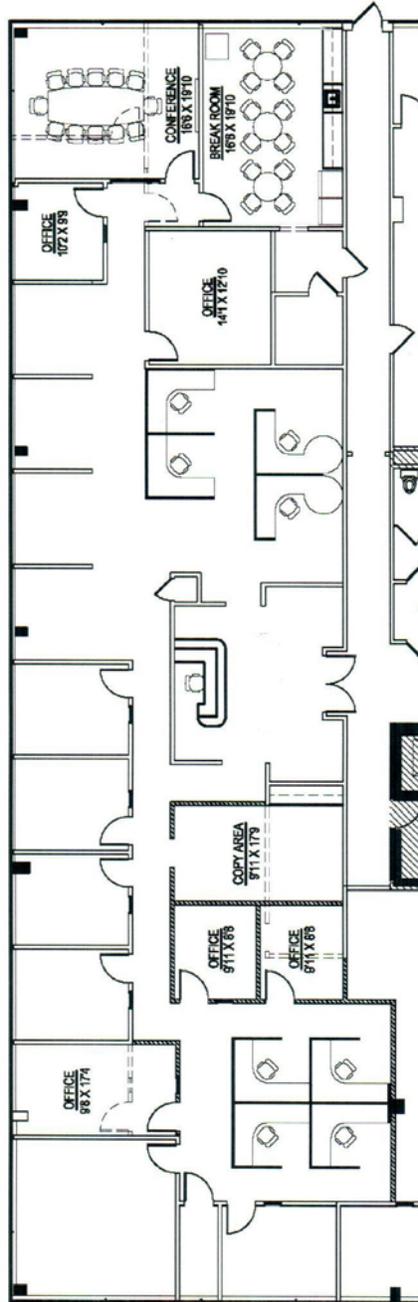
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**SUITE 200 – 5,380 SF**

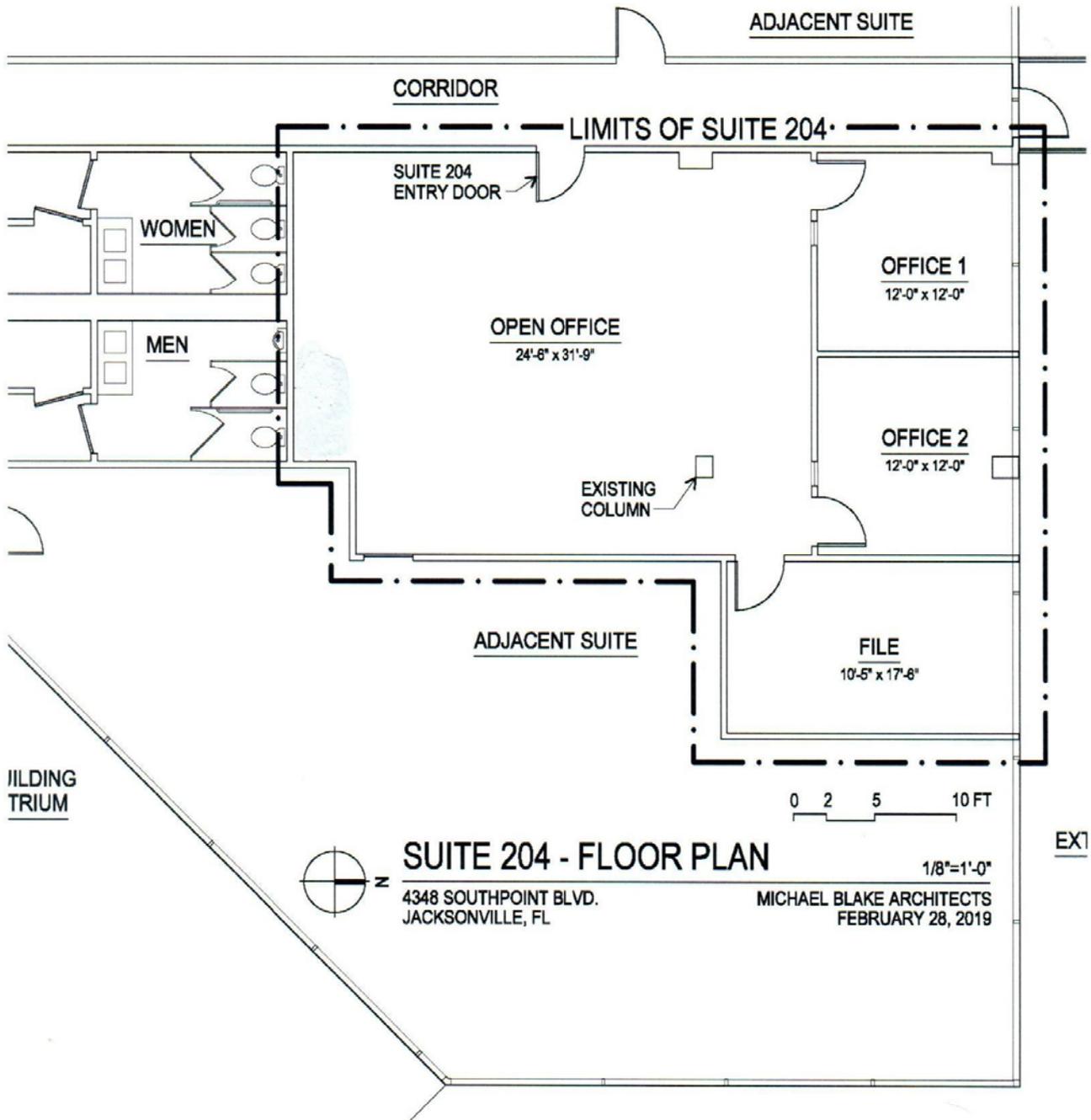


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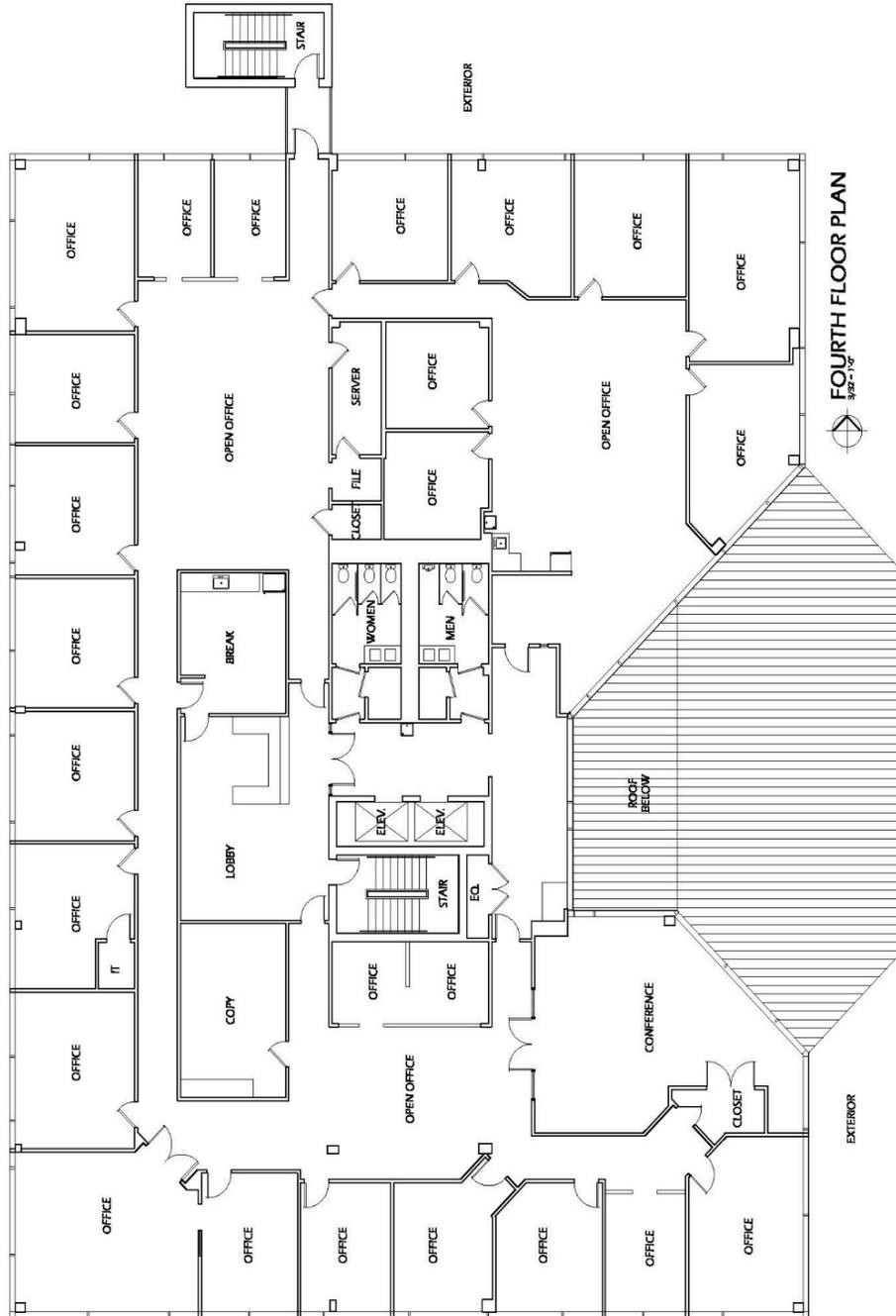
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**SUITE 204 – 1,460 SF**





**SUITE 400 – 11,666 SF**



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