



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 retail, banking 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, Covent Bridge USA, Circle K Corporation and Norton Lilly International.

Service: Professional local management and on-site and 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

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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.

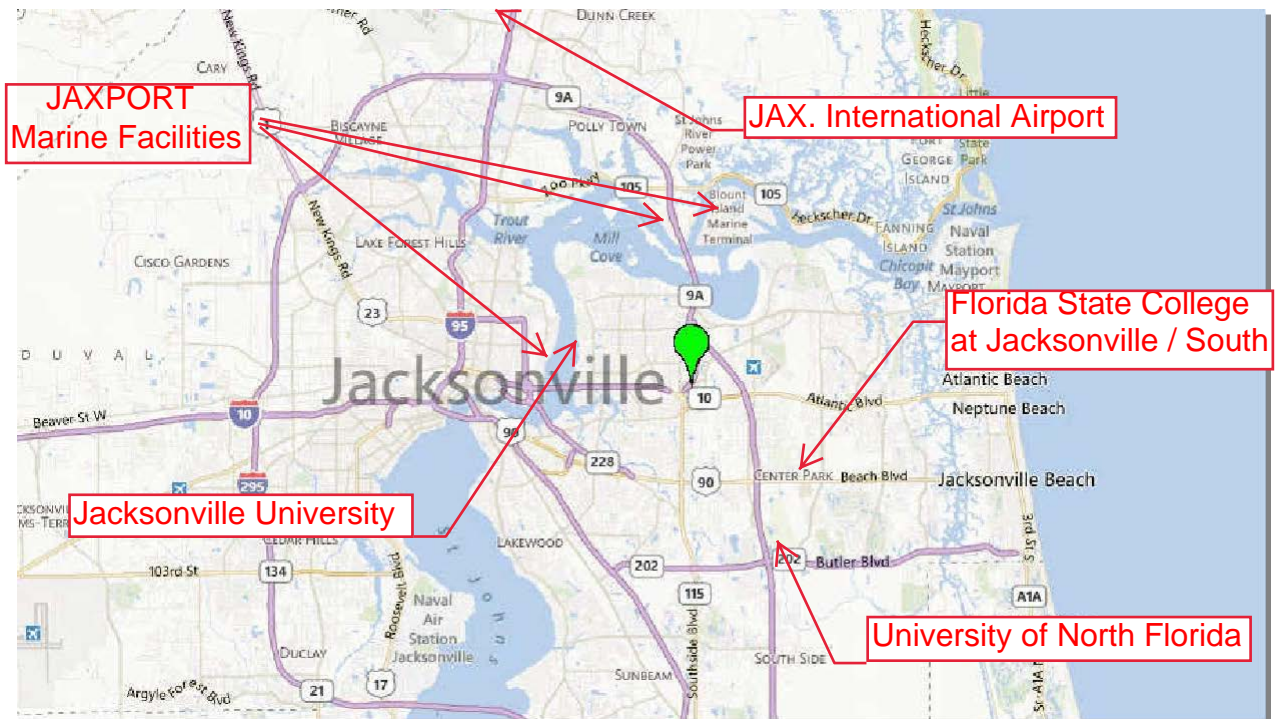
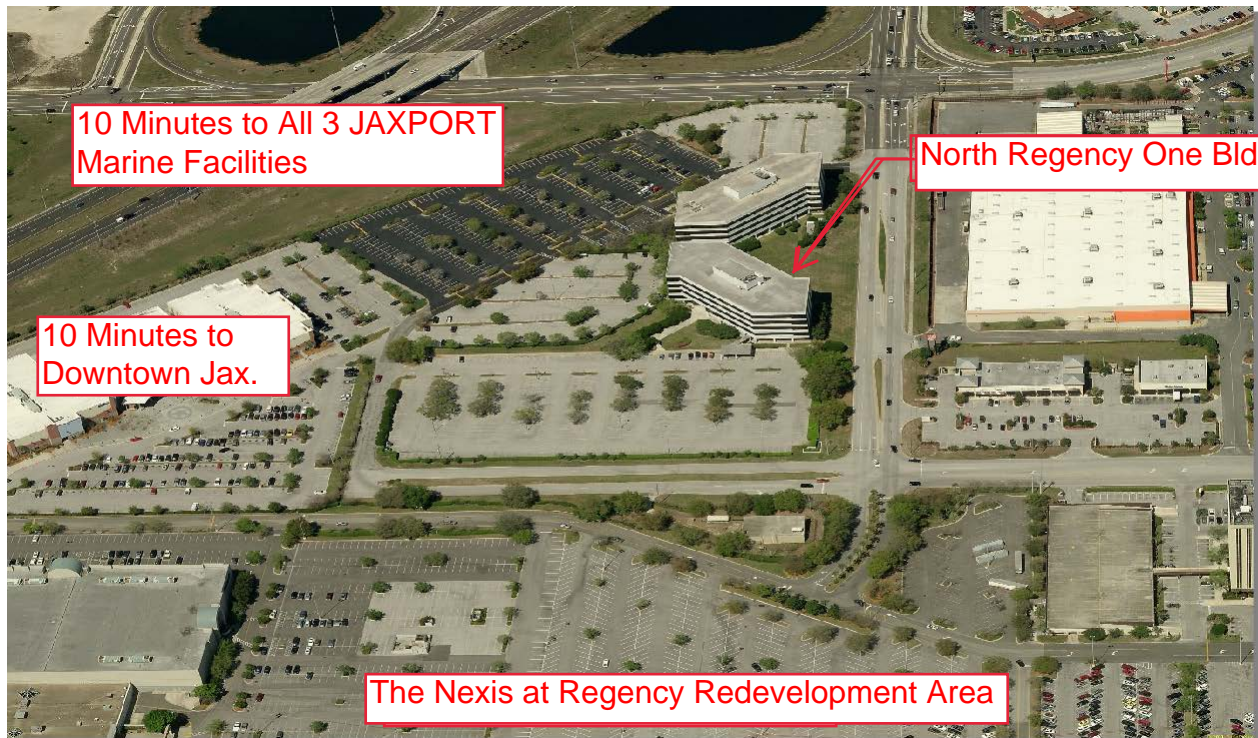


NORTH REGENCY ONE BUILDING
9485 Regency Square Blvd., Jacksonville, FL 32225

Bldg. Size:	106, 424 Total SF
Space Availability:	9,047 rsf – Suite 205 7,190 rsf – Suite 300 2,778 rsf – Suite 305 8,807 rsf – Suite 310 4,170 rsf – Suite 330 (Full 3rd Floor / 22,945 rsf) 5,900 rsf – Suite 420-425 (Subdivide / Su. 420 1,947 rsf / Su. 425 3,953 rsf) 23,082 rsf – Suite 500 (Full 5th Floor)
Full-Service Base Rental:	\$17.50 PRSF Full Floor Occupancy \$18.50 PRSF Less Than Full Floor Occupancy
Operating Expense/R.E. Tax Stop:	\$8.46 PRSF (2026 Estimate Included in Base Rent)
Building Information:	Building Hours: 8 AM to 6 PM / Monday – Friday. Building Access: 24-Hour via card/key system. HVAC Overtime Usage: \$45.00 per hour. Building Management: Weaver Realty Group, LLC provides local base property management with an on-site maintenance staff.
Building Amenities:	Multiple National & Regional Banks in close proximity. Excellent level of well-lighted Parking adjacent to the Building. In Close Proximity to Interstate 295 and Southside Connector. Ten Minute Drive Time to Downtown and All Three of JAXPORT'S Major Marine Port Facilities. Twenty Minute Drive Time to Jacksonville International Airport via Limited Access Highways and Interstates.







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