GARNETT COMMERCIAL
REAL ESTATE, INC.

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.**

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.**

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

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

jgarnett@ccim.net / www.jackgarnett.com

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.

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NORTH REGENCY ONE BUILDING

9485 Regency Square Blvd., Jacksonville, FL 32225

Bldg. Size:	**106, 424 Total SF**
Space Availability:	**9,047 rsf – Suite 205** **2,778 rsf – Suite 305** **8,807 rsf – Suite 310** **4,170 rsf – Suite 330** **(3rd Floor Contiguous / 15,755 rsf)** **1,947 rsf – Suite 420** **3,953 rsf – Suite 425** **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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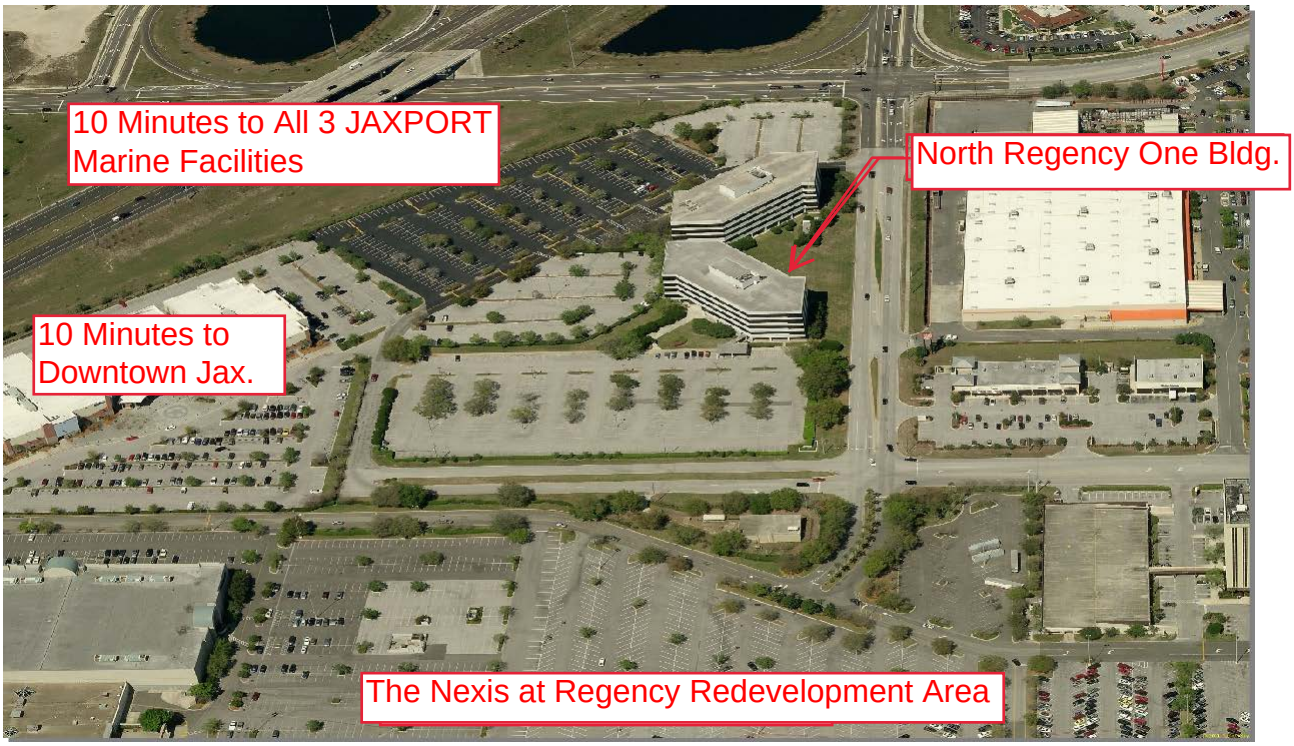


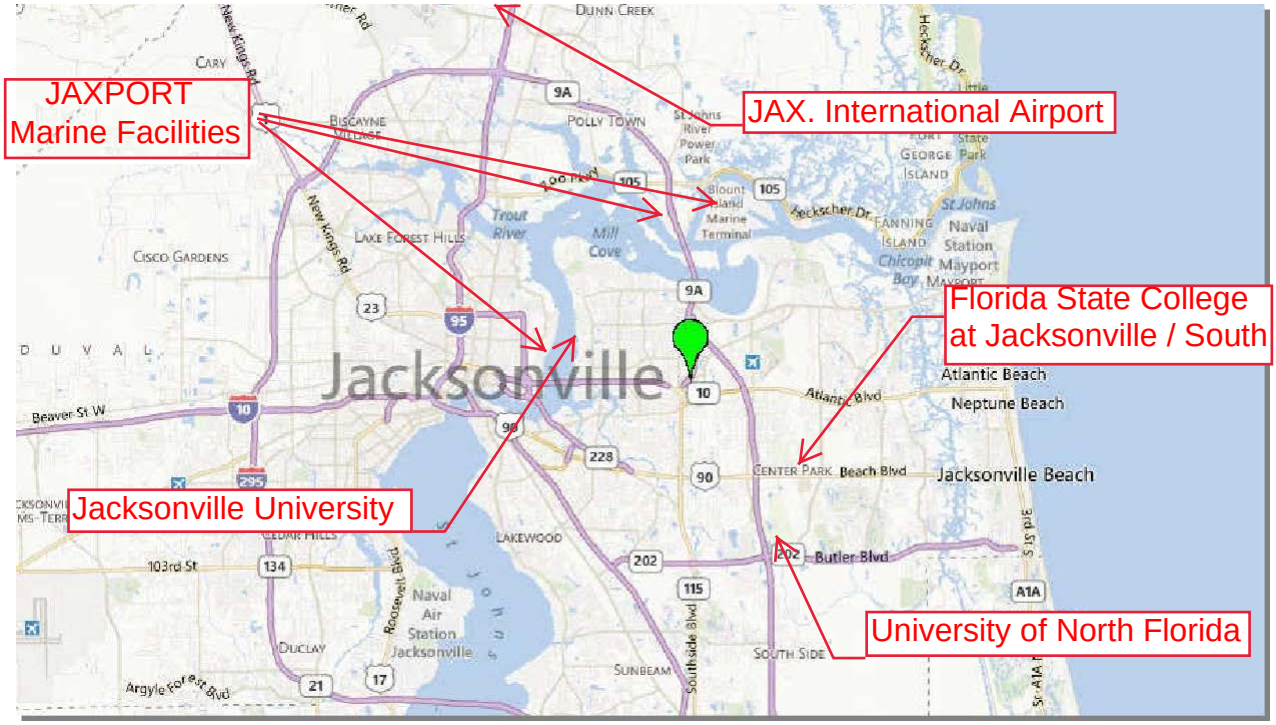
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