



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 Regency Square Mall. Easy access to Loop Interstate 295 E. Beltway, Southside Connector and Arlington Expressway. Only 10 minutes from all 3 major JAXPORT facilities.

Amenities: In close proximity to Regency Square Mall, other retail, banking and 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, Hamburg Sud, Covent Bridge USA, Dole Fruit Company, Ameri-Force and Examination Management Services.

Service: Professional local management and on-site 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
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.

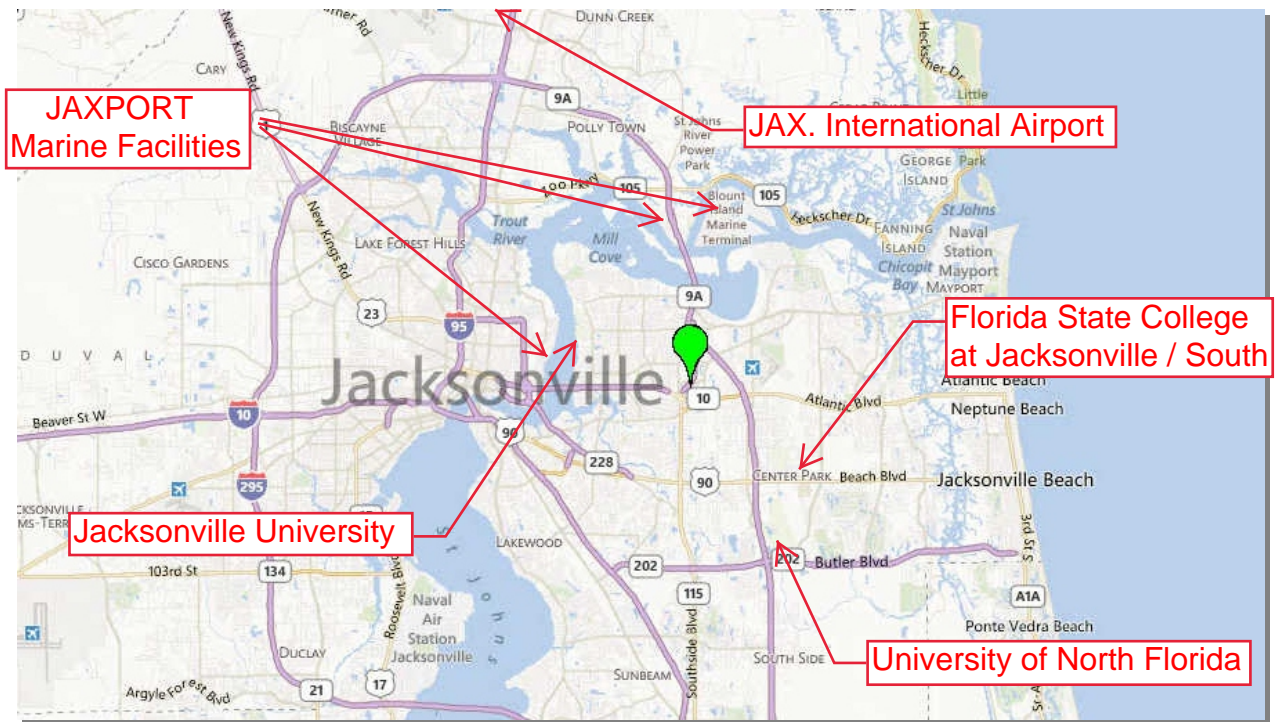
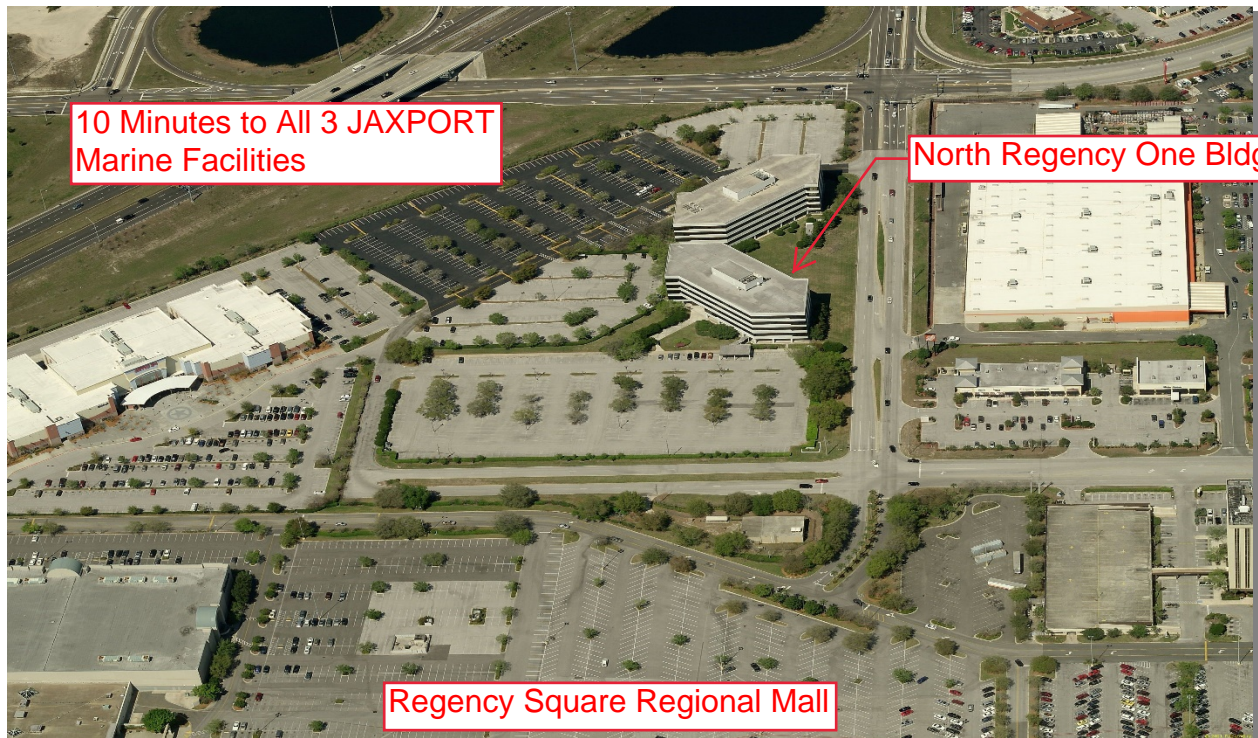


NORTH REGENCY ONE BUILDING
9485 Regency Square Blvd. Jacksonville, FL 32225

Size:	106,424 total square feet
Space Availability:	635 rsf – Suite 109 2,076 rsf – Suite 102 2,778 rsf – Suite 305 4,170 rsf – Suite 330 11,147 rsf – Suite 400
Base Rental:	\$17.50 psf, plus \$0.50 annual increases (rentable) (full service)
Operating Expense/R.E. Tax Stop:	\$8.01 psf (2019 estimate, included in base rental.)
Tenant Improvements:	Negotiable
Building Information:	<ul style="list-style-type: none">• Total usable square footage: NRO = 106,424 rentable square feet.• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday.• Building Management: Weaver Realty Group, Inc. provides local based property management with an on-site maintenance staff.• HVAC overtime usage: \$35.00 per hour.• Building access: 24-hour via card/key system.
Building Amenities:	<ul style="list-style-type: none">• Several regional banking operations in very close proximity.• A covered smoking area is provided on the ground level located at the edge of the parking lot immediately adjacent to the Building.• Excellent level of well-lighted parking adjacent to the Building.• In close proximity to Regency Square Mall and a wide variety of restaurants.• Ten minutes from downtown.• In close proximity to the eastern loop of Interstate-295.• Ten minutes for all Three of JAXPORT's Major Marine Port Facilities.• Surrounded by a wide variety of multi-family and single-family housing in all price ranges.• Twenty minutes to Jacksonville International Airport via Limited Access Highways and Interstates.
Parking:	4.5 spaces per 1,000 square feet and adjacent parking easements.

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