

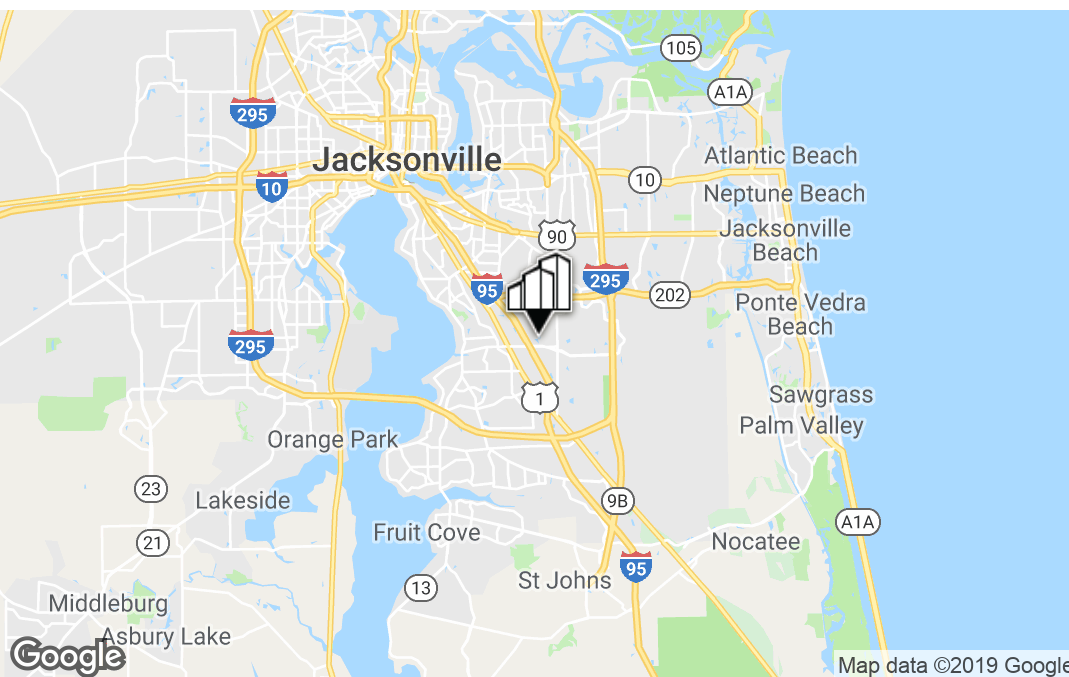
# OFFICE BUILDING FOR LEASE

## BAYMEADOWS OFFICE PARK

9471 BAYMEADOWS CIRCLE EAST, JACKSONVILLE, FL 32256



PRIMEREALTY



### For More Information:

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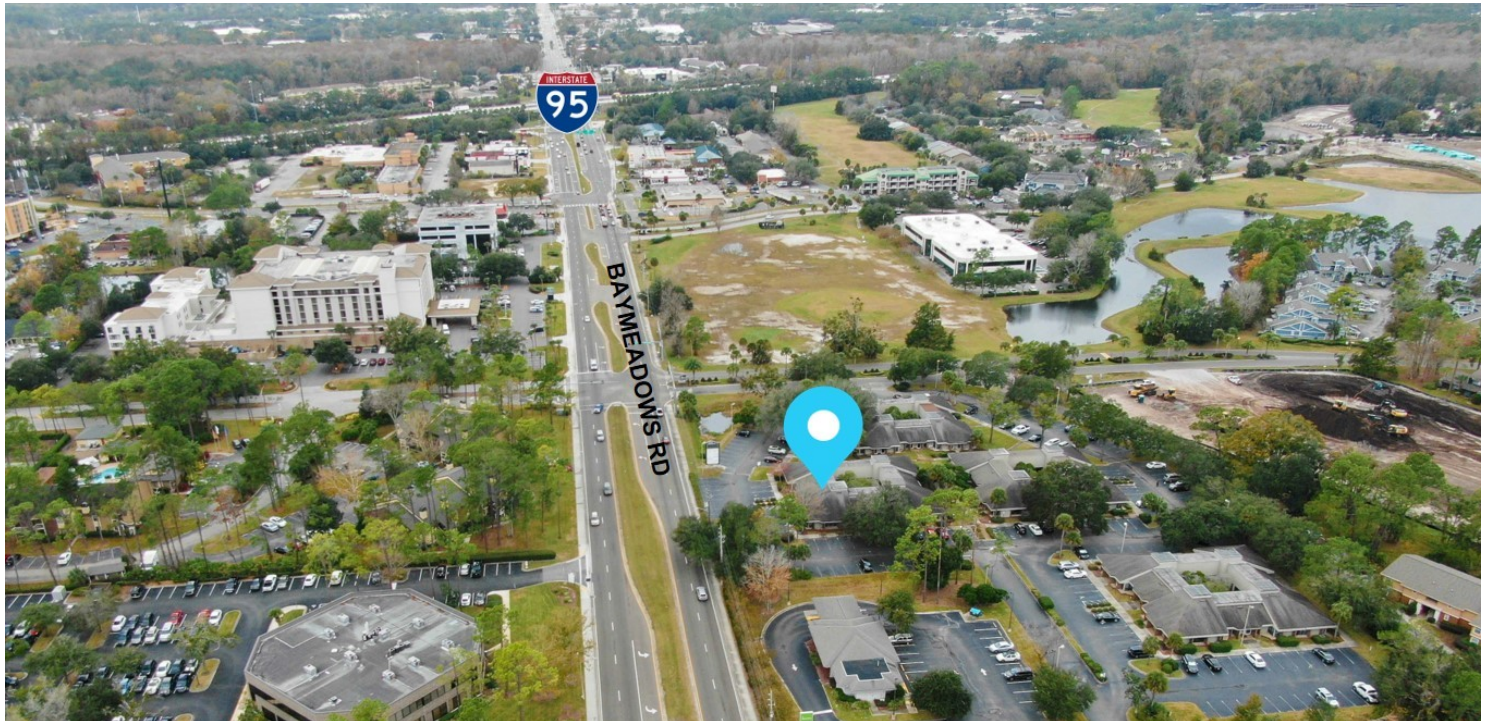
4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.



9471 Baymeadows Circle East, Jacksonville, FL 32256



## OFFERING SUMMARY

Lease Rate:	\$13.75 SF/yr (Modified Gross)
Available SF:	1,380 SF
Building Class:	C
Year Built:	1984
Building Size:	32,000 SF
Market:	Jacksonville
Submarket:	Baymeadows

## PROPERTY OVERVIEW

Prime Realty is pleased to present this well maintained and professionally managed office building located in the Southside/Baymeadows sub-market of Jacksonville. Positioned very close to I-95, U.S 1 (Philips Hwy), I-295 beltway, Southside Blvd and J.Turner Butler Blvd. This office condo complex is in close proximity to residential communities as well as commercial development including; hotels, restaurants, major shopping centers and hospitals. Easy interstate access to Downtown Jacksonville or heading south to St. Augustine. With nighttime security, a private courtyard and ample parking, you don't want to miss the opportunity to lease this space.

## PROPERTY HIGHLIGHTS

- Great exposure with frontage on Baymeadows Rd.
- Located at a signalized intersection
- New lighted marquee with available signage
- 5 unfurnished private offices, 1 conference room, 1 large storage room, and a reception area.

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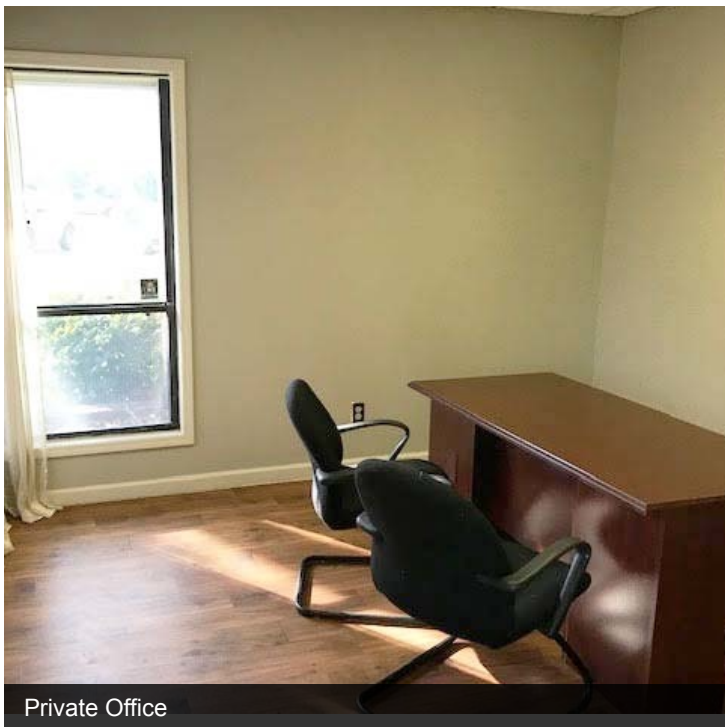
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Private Courtyard



Private Office



Private Entrance

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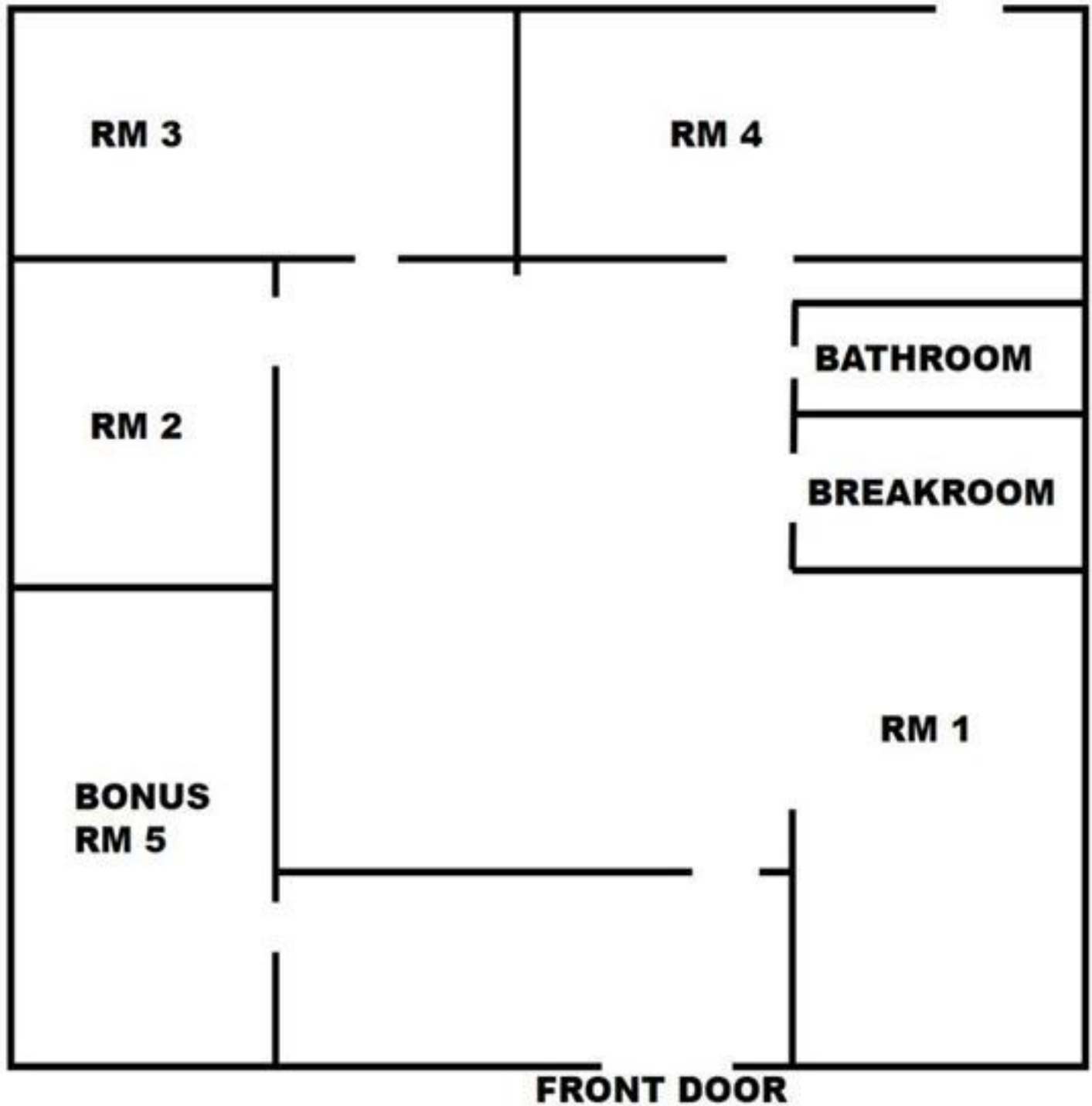
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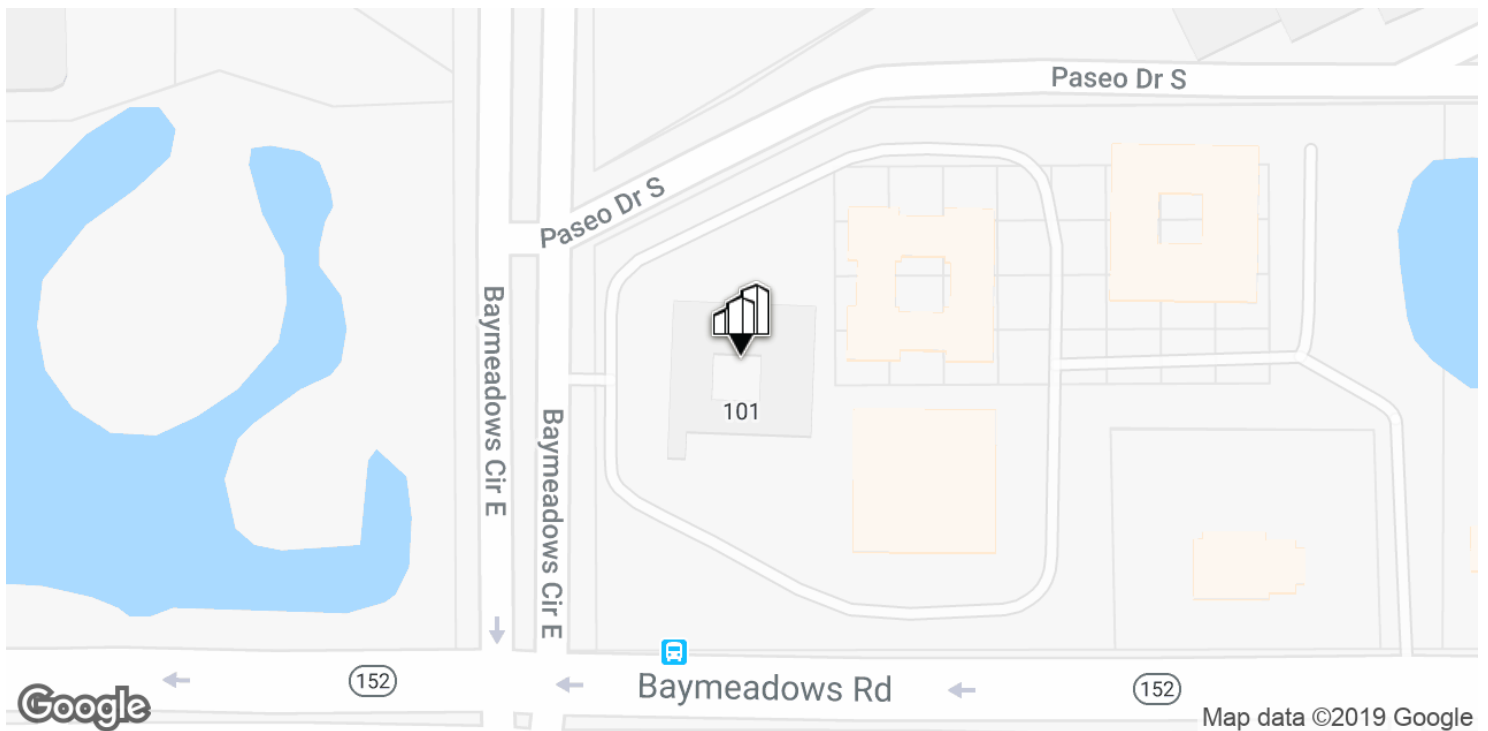
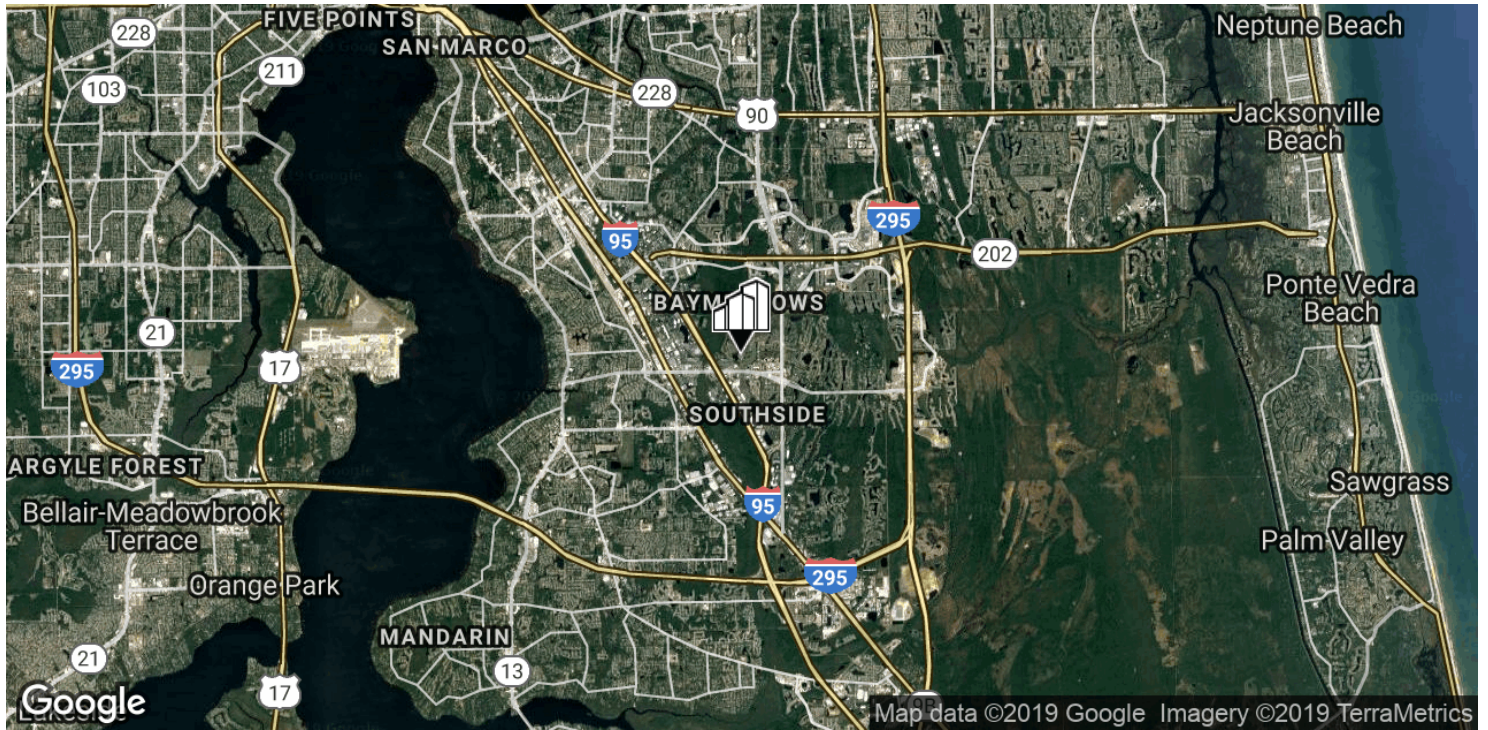
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