



For Lease

Lease Rate:

\$24/rsf

**Contact us:****Chuck Diebel**

Executive Director

+1 904 861 1112

+1 904 591 1448

chuck.diebel@colliers.com

**W. Wade Powers**

Senior Director

+1 904 861 1155

+1 904 219 2025

wade.powers@colliers.com

**Colliers**

76 S. Laura Street, Suite 1500

Jacksonville, FL 32202

+1 904 358 1206

**Grammercy Woods, Bldg. 100**

9000 Southside Blvd,  
Jacksonville, FL 32256

- Class A Office Space in the Butler/Baymeadows submarket
- Two (2) full floors (9th & 10th)
- 52,014± RSF total (26,007± RSF each floor)
- Plug and play opportunity with furniture available
- 5.5/1,000 SF parking ratio
- Amenities include: Fitness center, café, training & conference center, day care, adjacent to the Avenues Mall
- Easy access to I-95, I-295 and J. Turner Butler Blvd.

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Campus & Amenity Map

## Nearby Amenities

Less than 1/4 mile from restaurants, grocery stores and retailers



① Target

② Aldi



① Longhorn Steakhouse

② Newk's

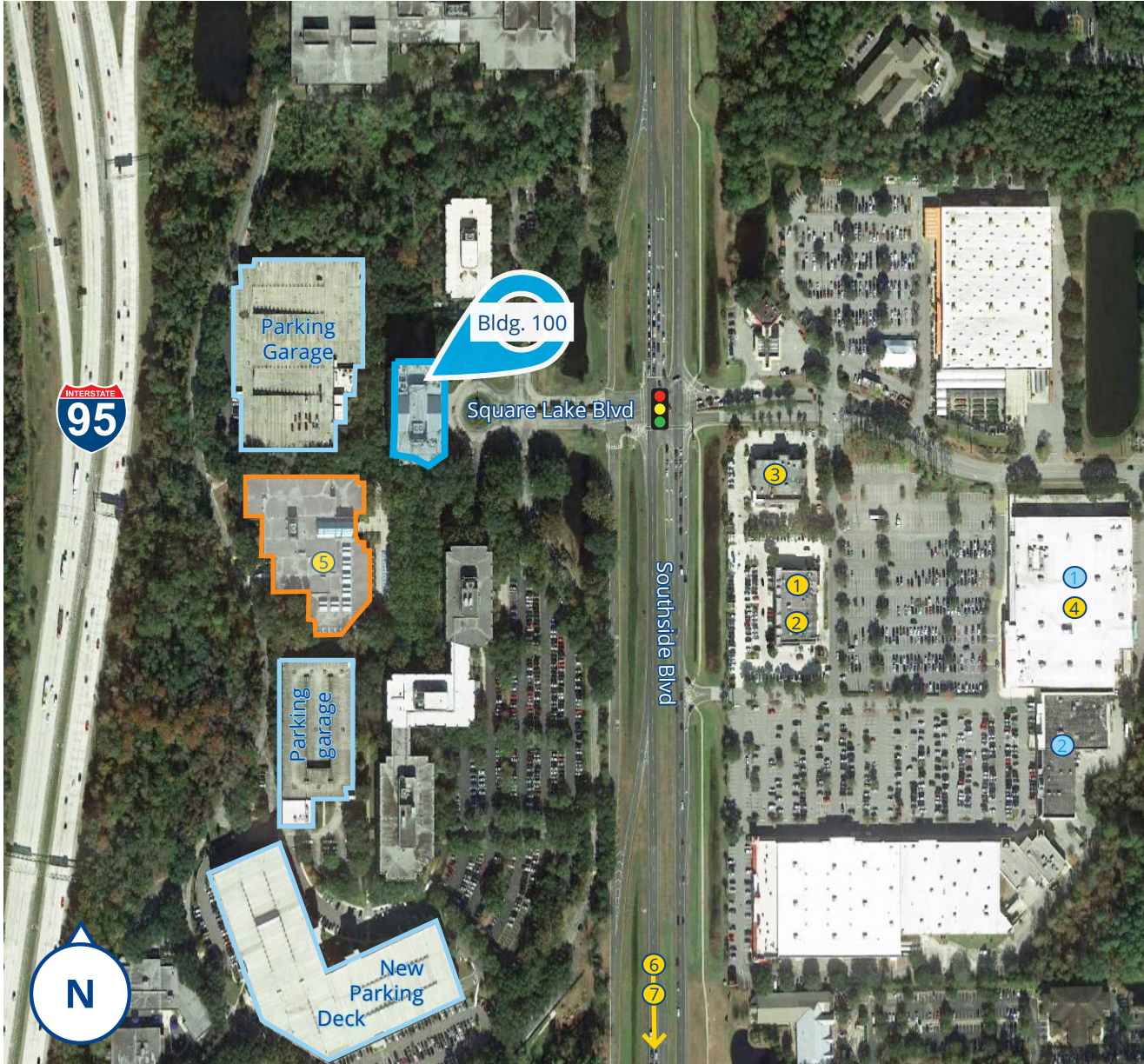
③ Five Guys

④ Starbucks

⑤ Amenities Building

⑥ Chick-Fil-A

⑦ Avenue's Mall



## On site Amenities



Parking garage



Fitness Center



Daycare



Cafe

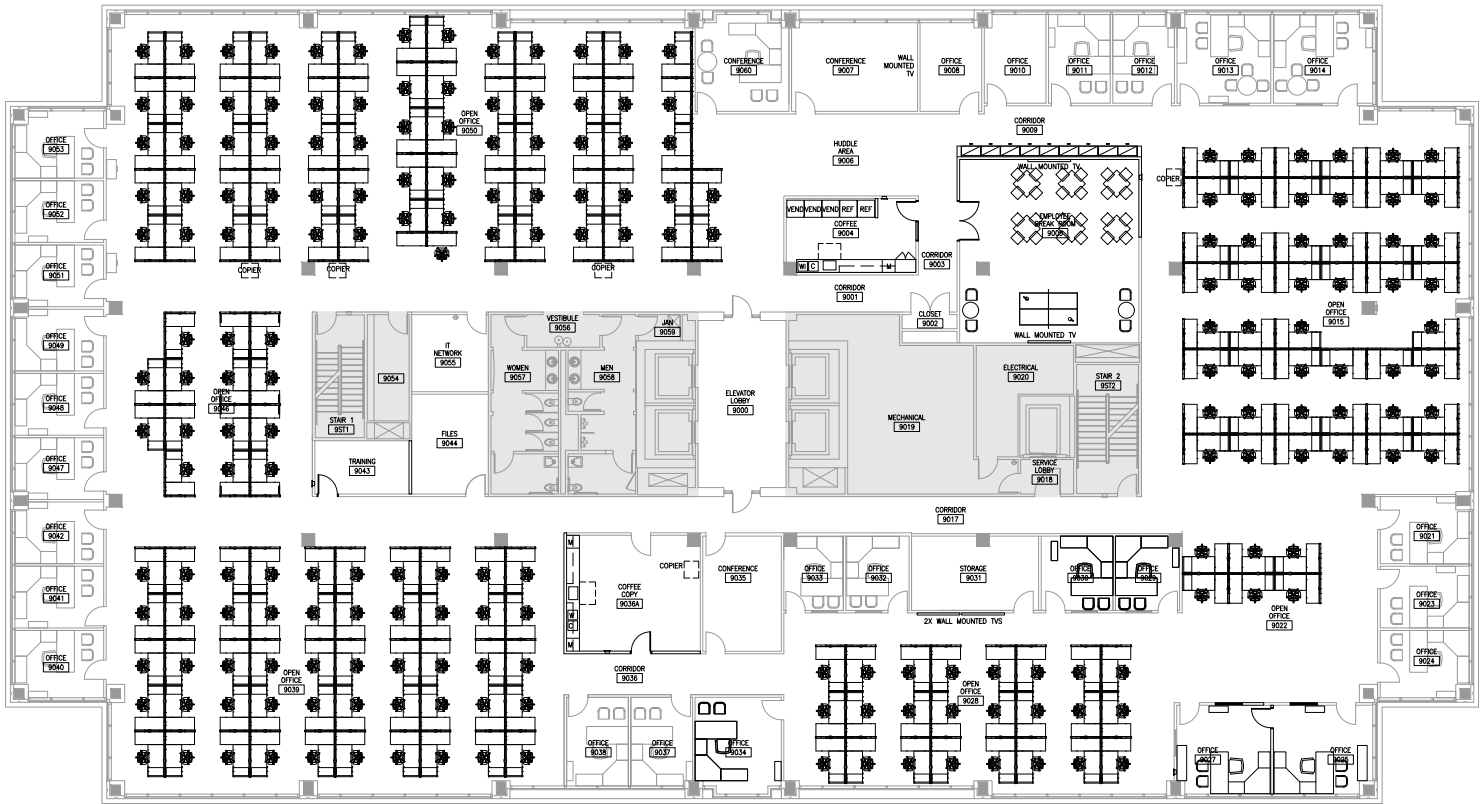
## Travel Distances

I-95 1.9 miles | 4 minutes

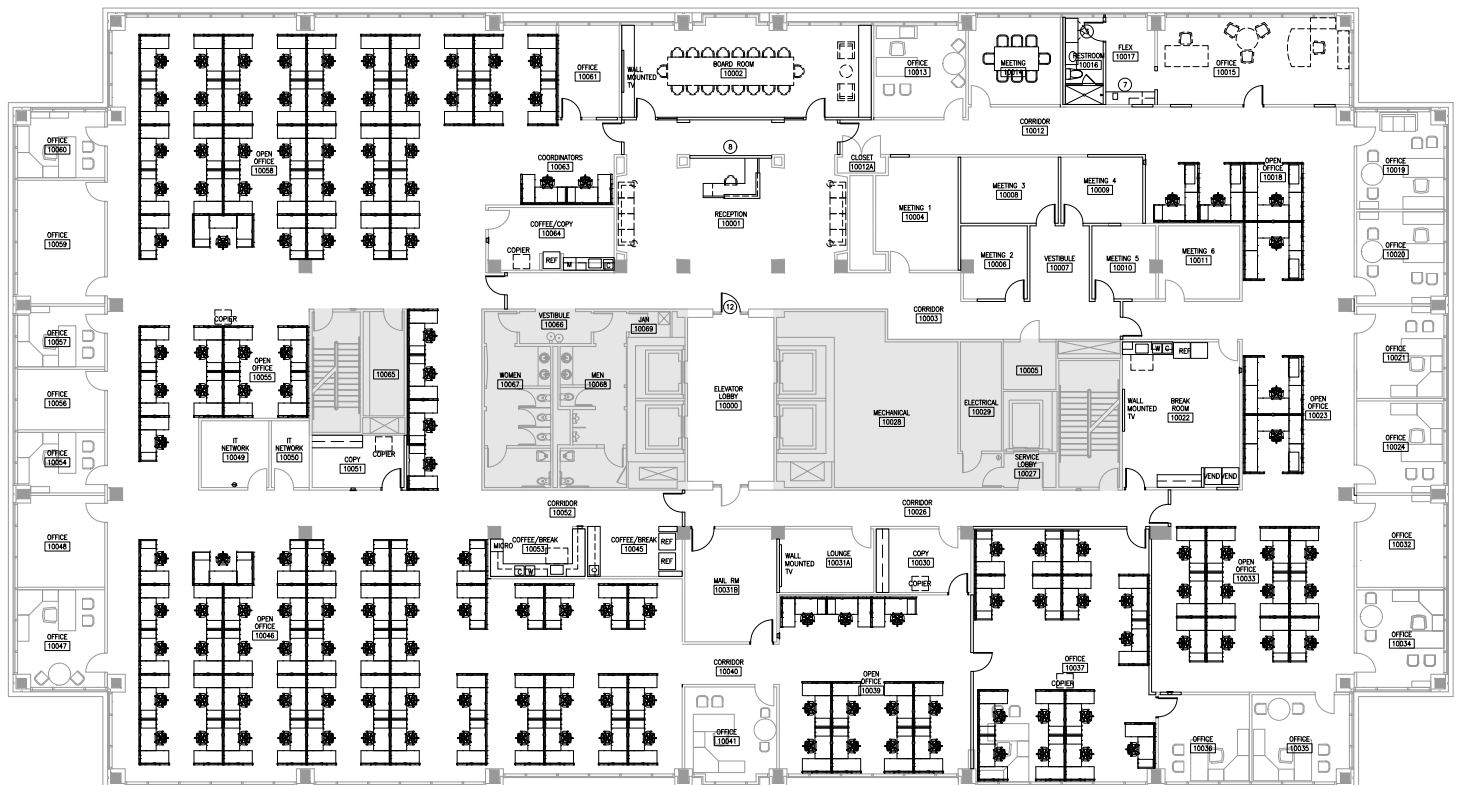
I-295 3.1 miles | 7 minutes

# Floor plans

## 9th floor

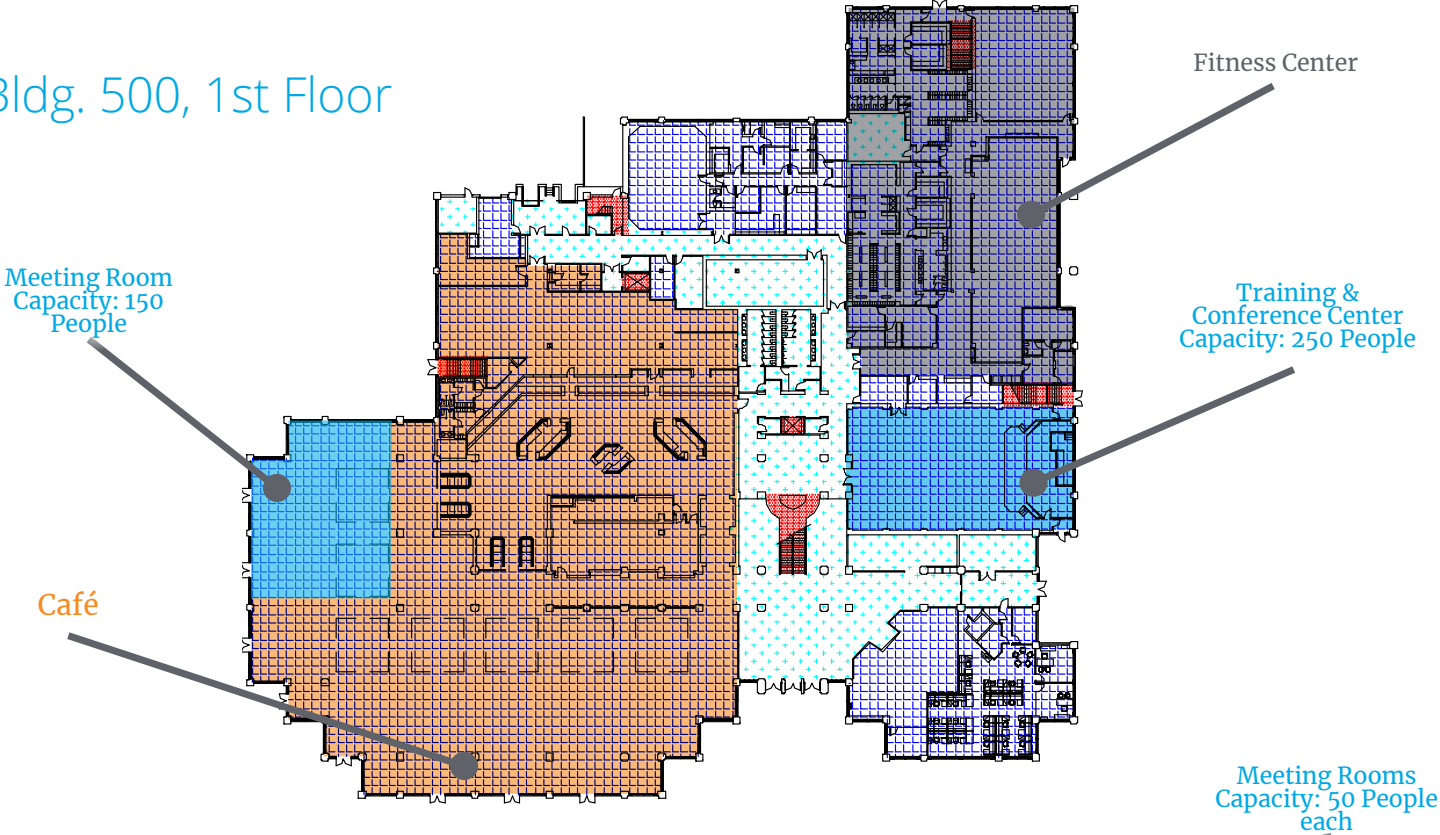


## 10th floor

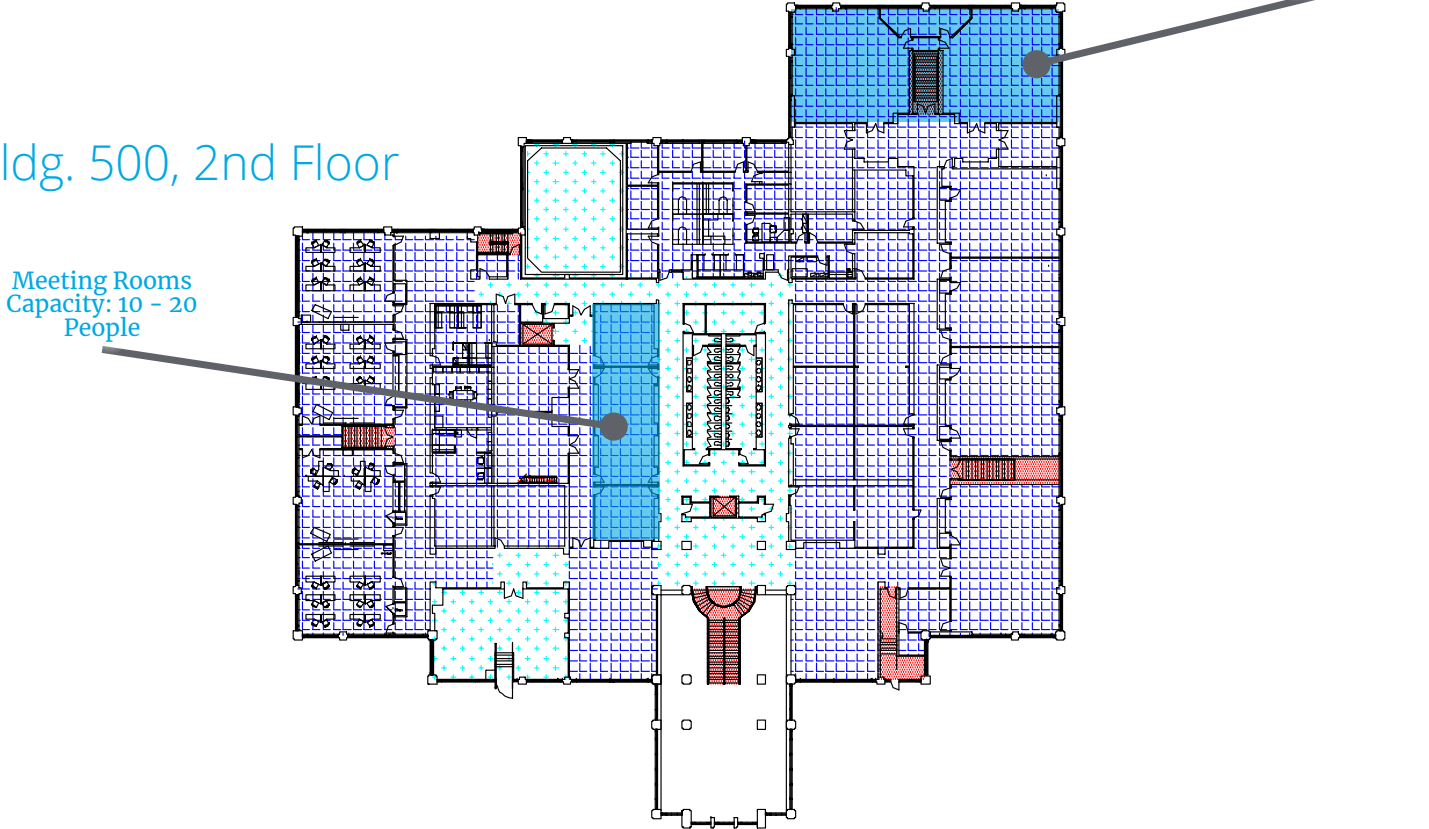


# On site | Amenity Map

Bldg. 500, 1st Floor

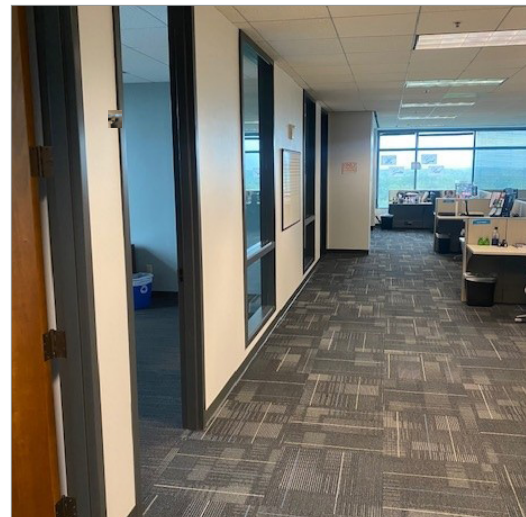
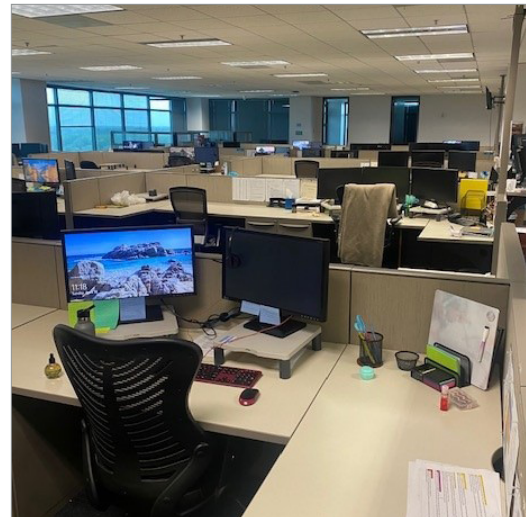
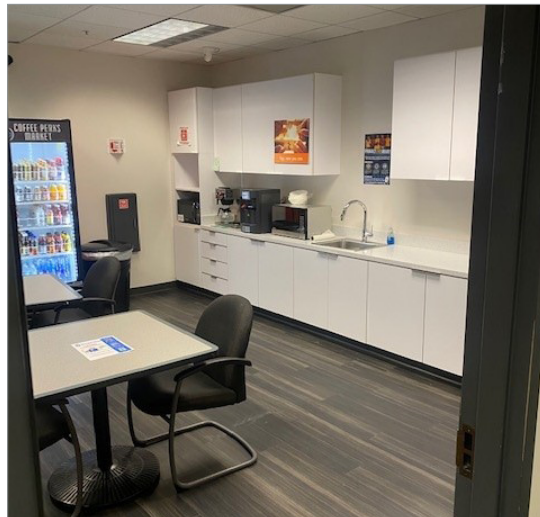


Bldg. 500, 2nd Floor



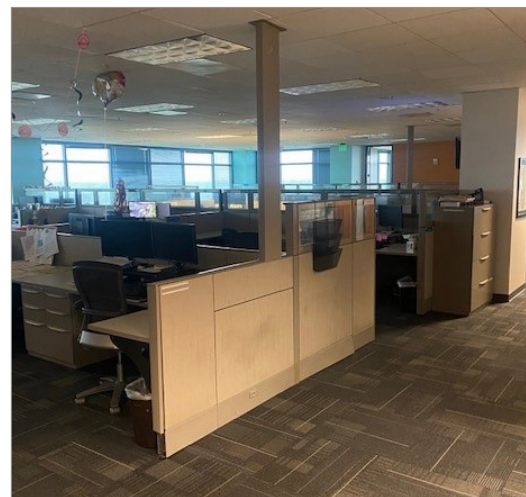
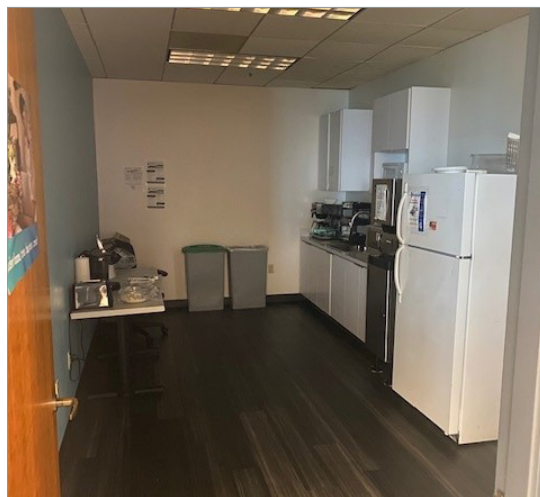
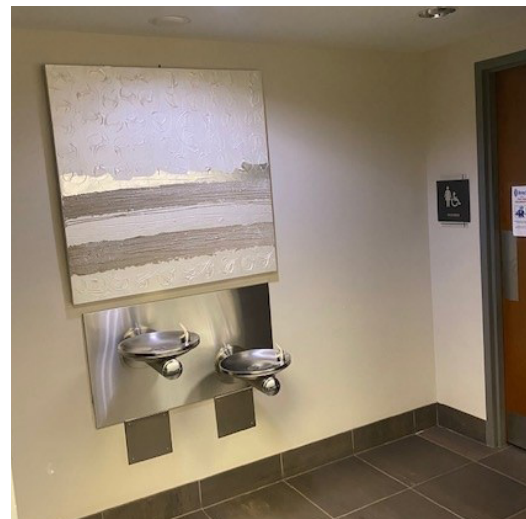
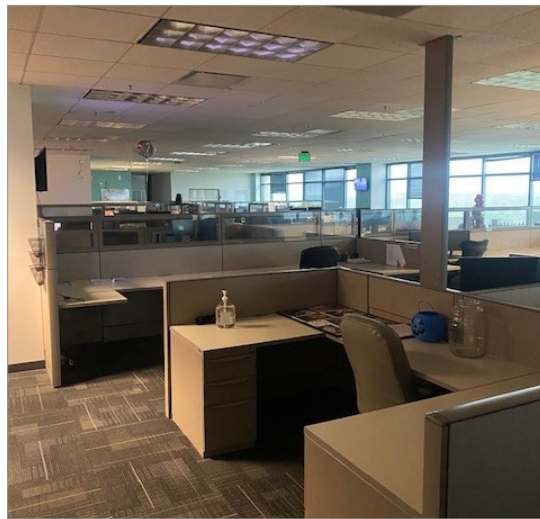
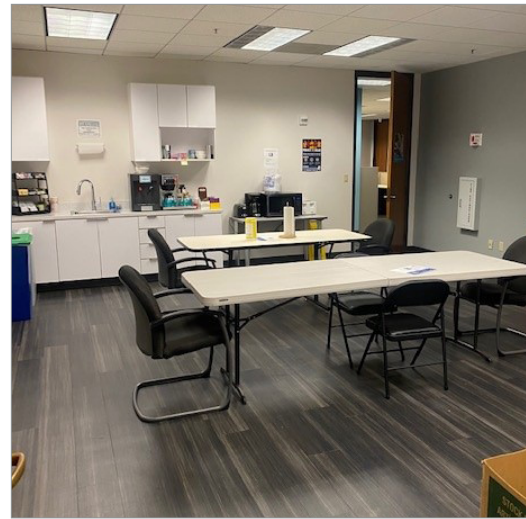
Grammercy Woods, Bldg. 100 | 9th Floor

# Property Photos



Grammercy Woods, Bldg. 100 | 10th Floor

# Property Photos

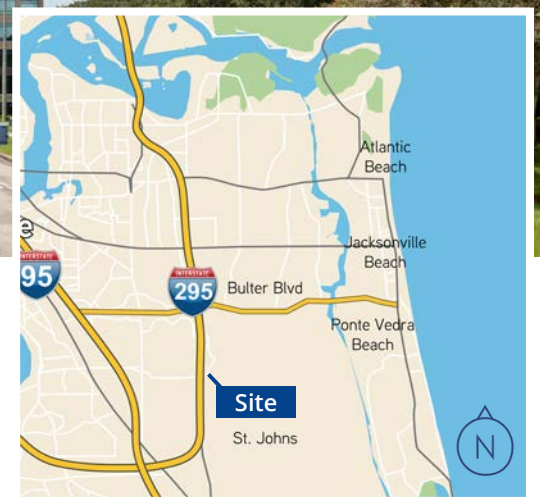


# Amenity Photos





Bldg 100



## Area Demographics

Source: ESRI Business Analyst



Population  
(2020)



Population  
Projection (2025)



Average Household  
Income (2020)



Daytime Population  
(2020)

1 Mile	6,319	6,638	\$98,334	10,100
3 Mile	153,283	55,090	\$92,057	63,842
5 Mile	153,283	164,226	\$90,208	184,595

Contact us:



Accelerating success.

**Chuck Diebel**

Executive Director  
+1 904 861 1112  
chuck.diebel@colliers.com

**W. Wade Powers**

Senior Director  
+1 904 861 1155  
wade.powers@colliers.com

**Colliers**

76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
colliers.com/jacksonville