

# For Lease – Office Space

**Deerwood Village Executive Center  
9770 Baymeadows Road Suite 131  
Jacksonville, Florida 32256**

## **Great location:**

Mix of professional office space. Located in the Southside/Baymeadows area, just minutes from I-95, U.S. 1 (Phillips Hwy), 9A and J. Turner Butler Boulevard, this office complex is centrally located to residential communities, as well as commercial development, including restaurants, major shopping centers and hospitals. Easy access from Baymeadows Road and Old Baymeadows Road, between Winn-Dixie and Wells Fargo close to FSCJ on Baymeadows Road.

## **Features:**

- 1000 square feet of office space with new carpet and paint w/ colors of tenants choice.
- 12' x 10' reception area, 19' x 13' open bull pen style work area, 3 offices, storage closet, restroom and kitchenette.
- Central heating and air conditioning
- Zoned CN
- Lighted marquee sign and plenty of parking in a unique setting.

## **Price/Terms:**

- Lease rate of \$13.00 per square foot plus CAM of \$2.60 per square foot plus sales tax, net of utilities. Lease and CAM total \$1,300.00 per month plus State of Florida sales tax.
- Three (3) year lease required

CAM includes real estate taxes, exterior lighting, dumpster & lawn maintenance.  
Tenant responsible for electric and janitorial.

**Contact: Steve Peretzman/Broker**

Metro Capital Properties, LLC

Licensed Real Estate Broker

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Deerwood Village Executive Center

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