



FOUNDRY
COMMERCIAL

CYPRESS POINT BUSINESS PARK

JACKSONVILLE, FL



±9,208 – 15,200 SF AVAILABLE FOR LEASE



DESCRIPTION

Cypress Point Business Park is a 40 acre business park located near I-95 and J. Turner Butler Blvd offering office space in a master planned, well landscaped park surrounding 5 and 10 acre lakes that include lake front pavilions and a walking/ jogging trail.

PROPERTY FEATURES

- Variety of space available
 - Call center and data center space
 - HQ/Regional HQ
- Convenient access to I-95 & JTB
- JTA Bus service to the Park
- On site property management
- Attractive tenant improvement allowances
- Redundant Fiber Loop
- Space planning services included



FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING FEATURES

	1	2
ADDRESS	8120 Nations Way, Bldg 200	8211 Cypress Plaza Drive
BUILDING SIZE	40,000 SF	32,300 SF
AVAILABLE	9,208 SF	15,200 SF
LEASE RATE	\$12.25/NNN	\$12.25/NNN
TIMING	Immediately	Immediately
PARKING	6.5/1,000	7.18/1,000 SF
YEAR BUILT	1999	2000

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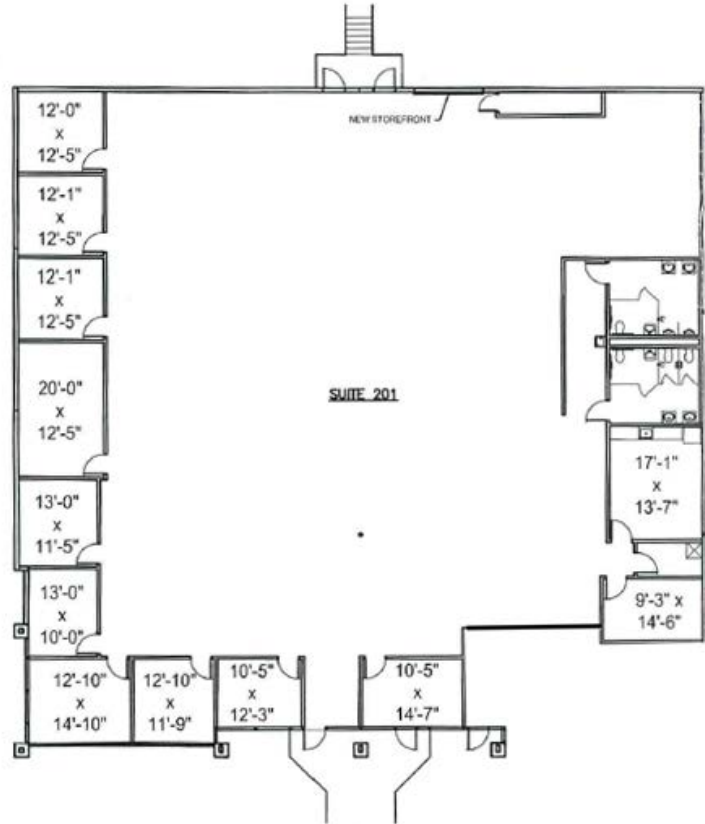


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FLOOR PLANS

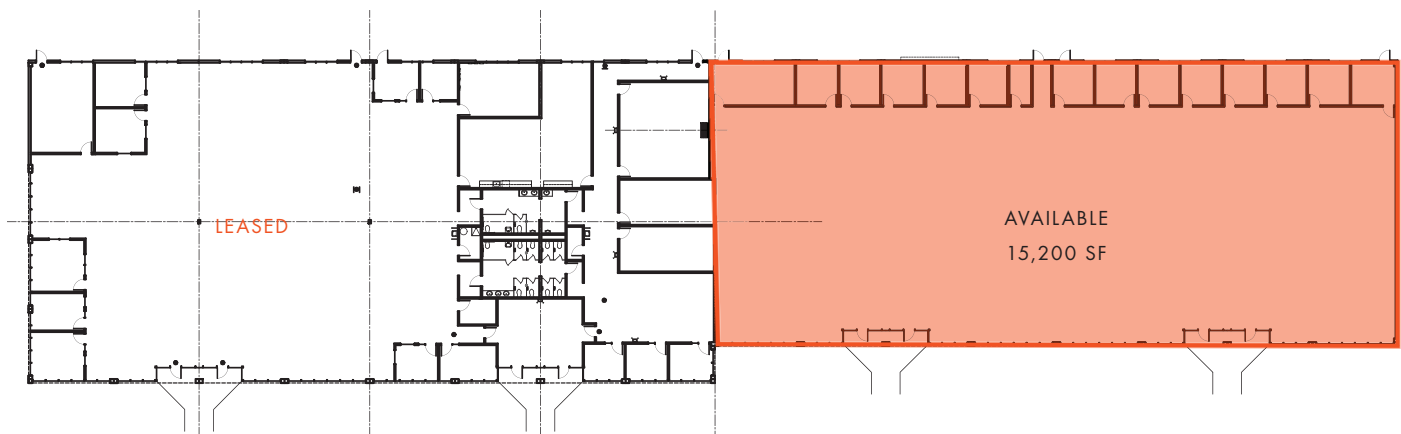
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8211 CYPRESS PLAZA DRIVE

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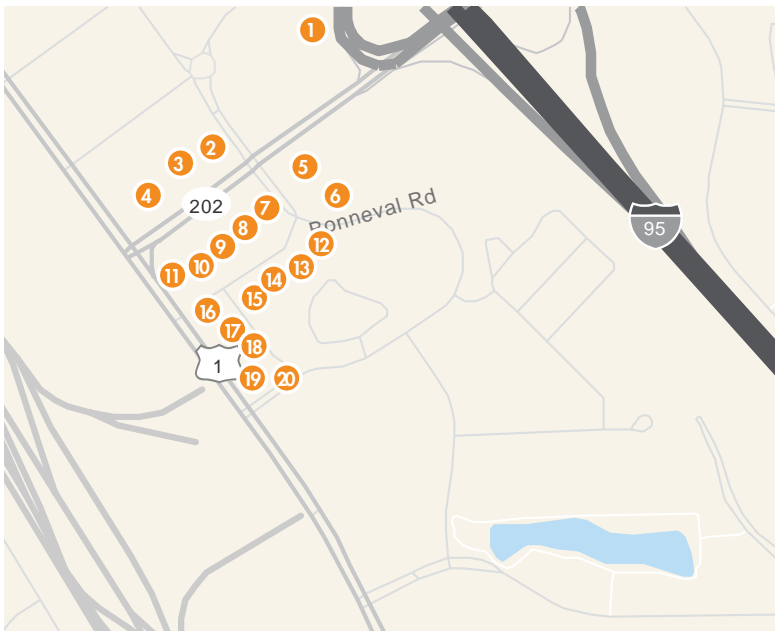
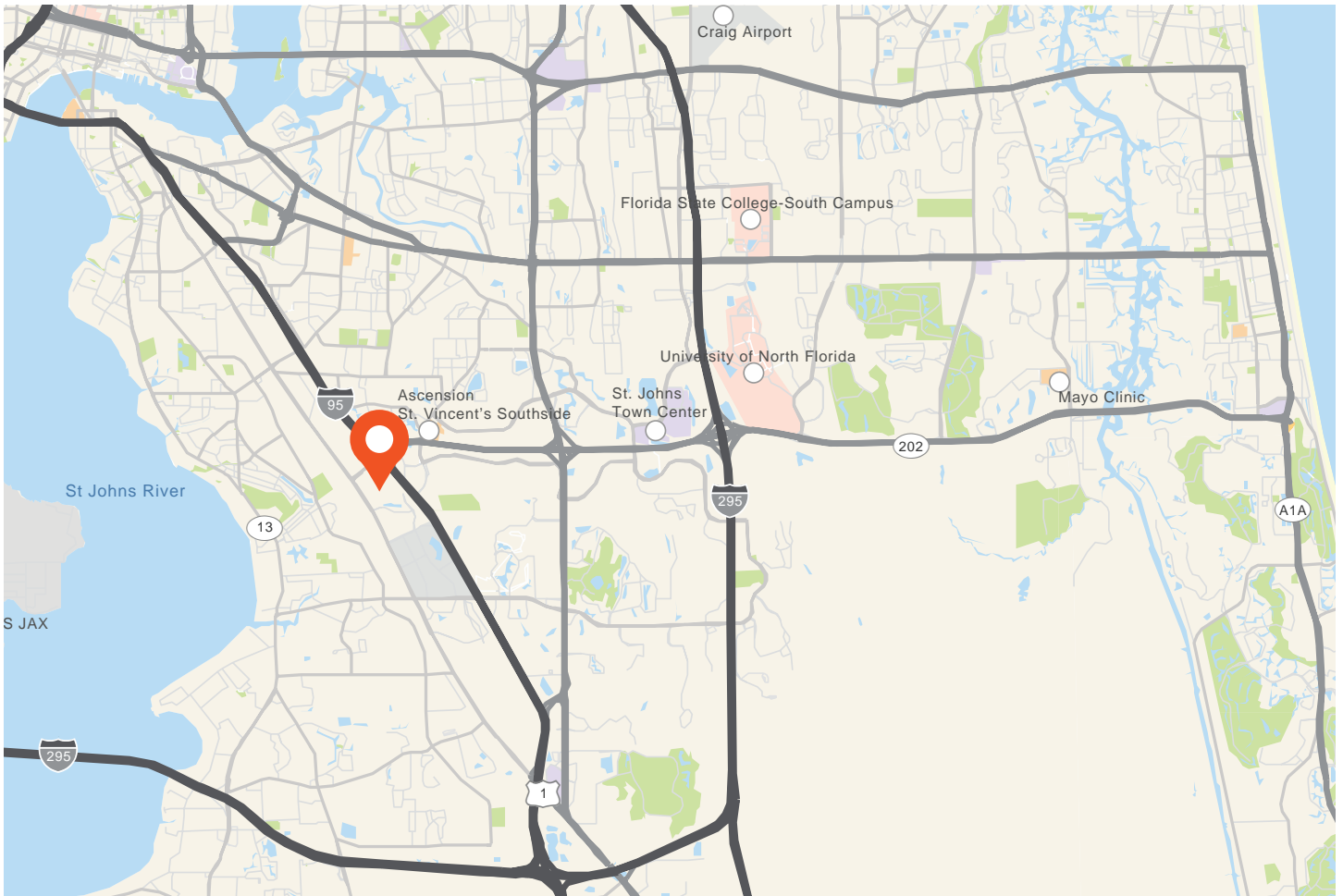
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DINING

- | | |
|--------------------|----------------------------|
| 1. Cracker Barrel | 11. Chick-fil-A |
| 2. Applebee's | 12. Chicken Salad Chick |
| 3. Waffle House | 13. Newk's Eatery |
| 4. Arby's | 14. Kazu Sushi Burrito |
| 5. Fresh-Mex & Co. | 15. Smoothie King |
| 6. SMKN Q | 16. Starbucks |
| 7. McDonald's | 17. Jimmy John's |
| 8. Wendy's | 18. Tropical Smoothie Cafe |
| 9. Zaxby's | 19. Whataburger |
| 10. Sonic Drive-In | 20. Dunkin |

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