



Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
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904-855-8800  
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Florida Licensed Real Estate Broker



GARNETT  
COMMERCIAL  
REAL ESTATE, INC.

**OFFICE SPACE**

**FOR LEASE**

**4348 Southpoint Blvd.  
Evergreen Building**



**4348 Southpoint Blvd.  
Jacksonville, Florida 32216**

**Building Type:** Four Story Suburban Office Building, with Beautifully Landscaped Multi-Story Atrium Lobby.

**Location:** Located within the Highly Desirable Southpoint Business Park.

**Building Size:** 46,470 SF

**Vacancies:**

Suite 315:	2,116 SF
Suite 330:	2,036 SF
Suite 400:	11,666 SF

**Rental Rate/Lease Type:** \$19.00 PSF / Full Service

**Operating Expense/R.E. Tax Stop:** \$8.49 PSF (2024 estimate, included in base rent).

**Parking:** Reserved – 12 Parking Spaces. Non-Reserved – Free First Come, First serve at a Ratio of 3.79 Spaces per 1,000 SF.

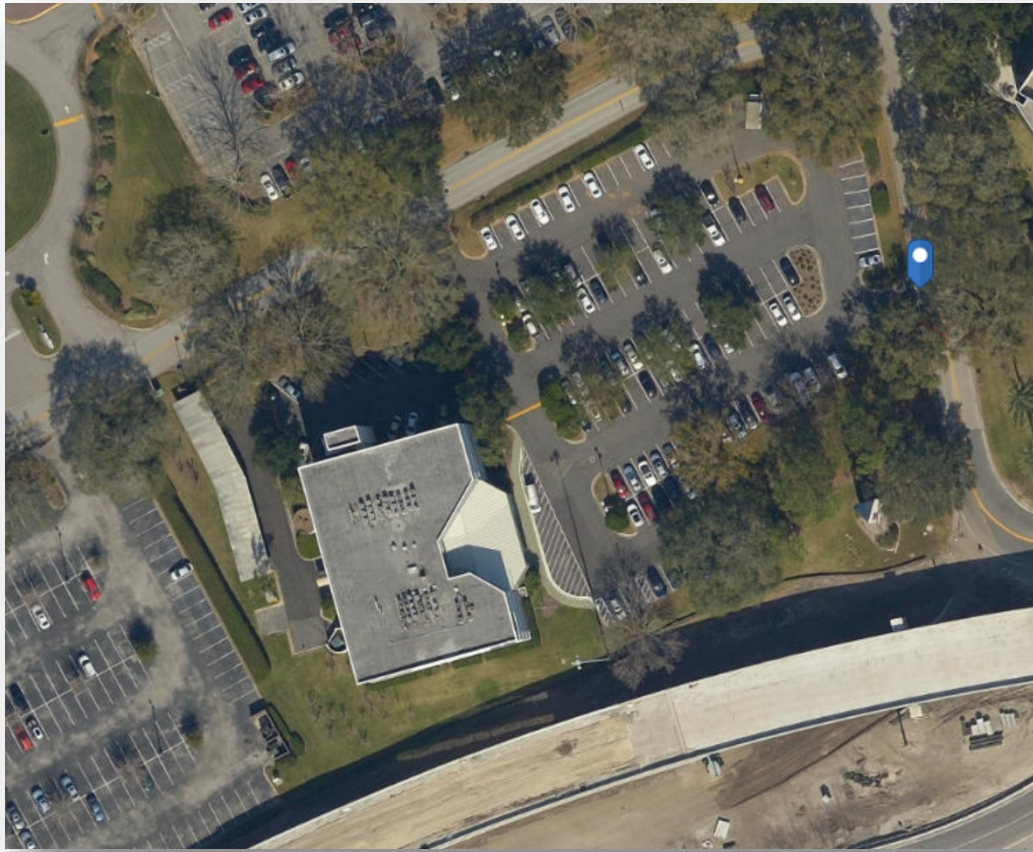
**Visibility:** The Building is Highly Visible from J. Turner Butler Blvd.

**Access:** Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.

**Proximity:** In close proximity to St. Vincent’s Hospital South, Tinsletown Retail Area, St. Johns Town Center Retail Area, University of North Florida, Restaurants and Multi-Family & Single Family Housing in all price ranges.

**Management:** Property Management and Maintenance provided by the strong local industry leader, Weaver Realty Group, LLC.

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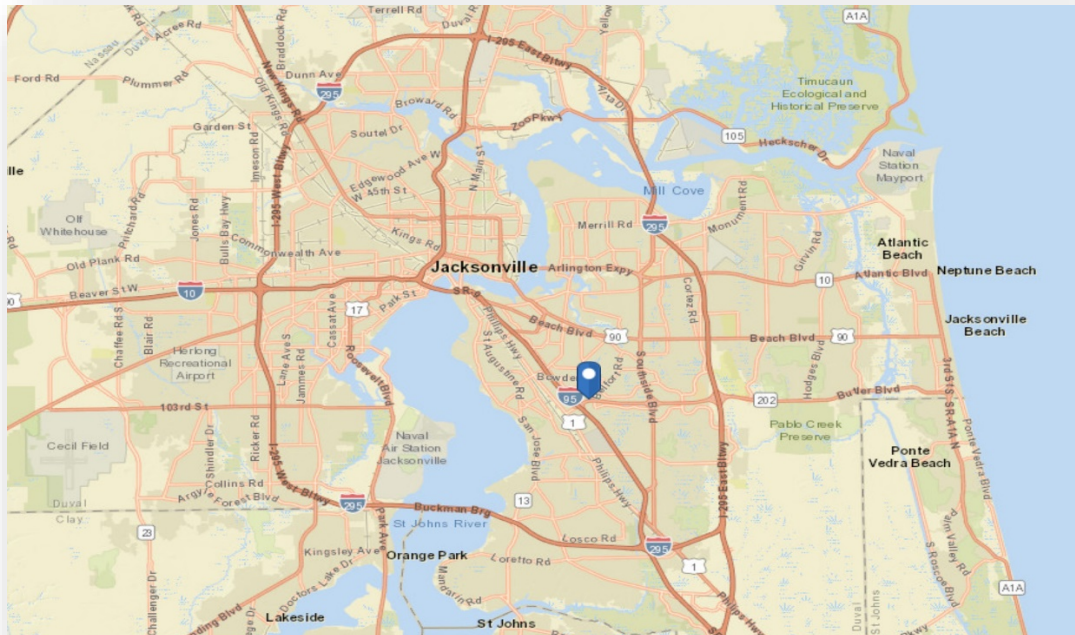
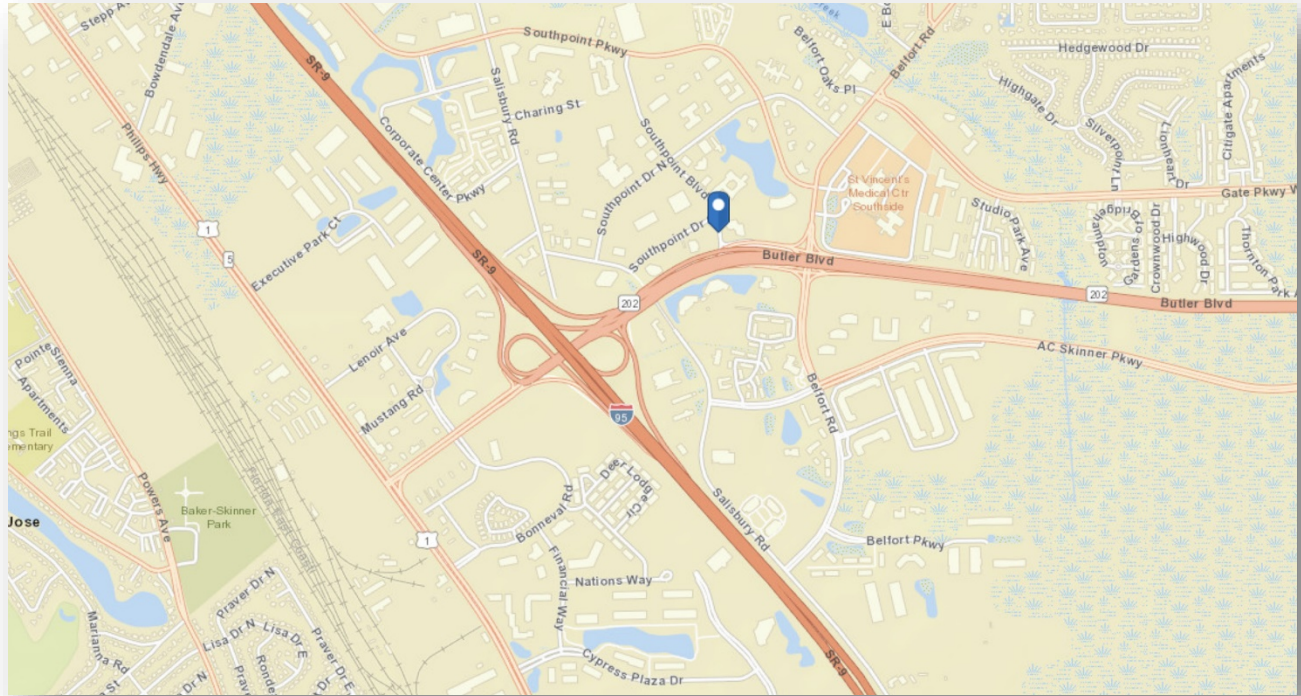


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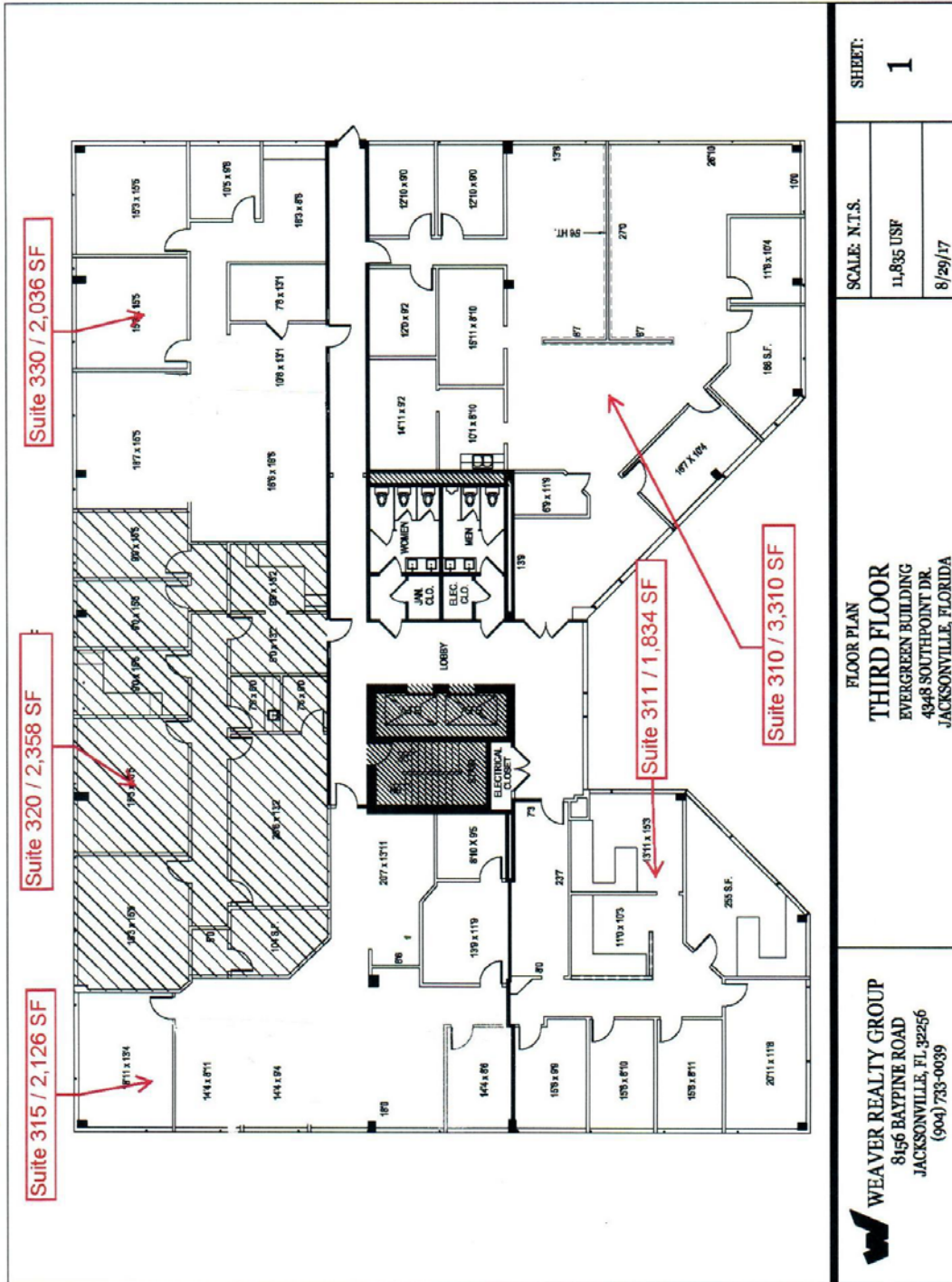


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SUITE 310 – 3,310 SF / SUITE 315 – 2,116 SF / SUITE 330 – 2,036 SF



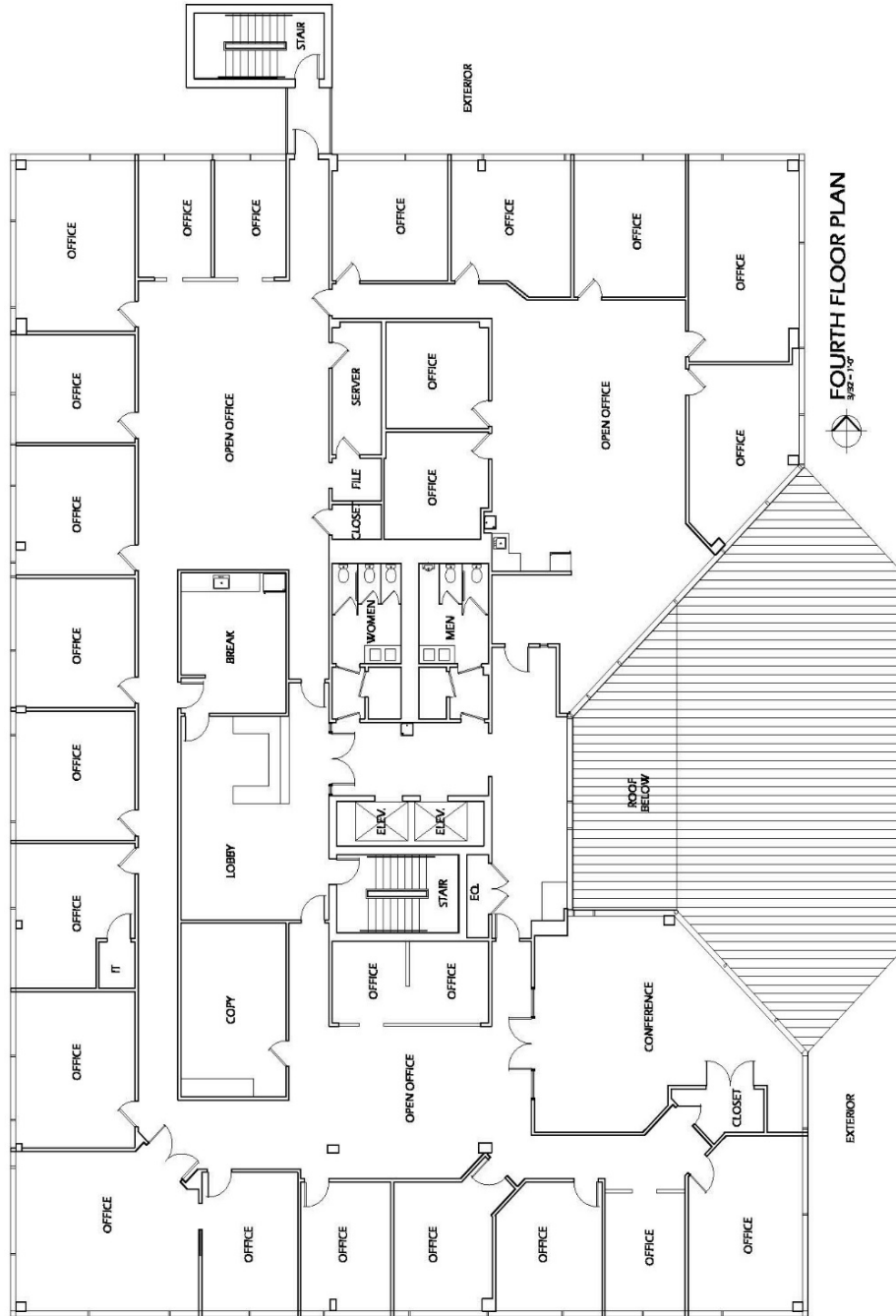
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**SUITE 400 – 11,666 SF**



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