



## **NORTH REGENCY EXECUTIVE PARK**



### **CAMPUS STYLE SUBURBAN OFFICE PARK**

***Two Five Story 100,000 + Square Foot Buildings***

***9485 Regency Square Blvd., Jacksonville, FL 32225***

**Location:** Walking distance to Retail Shops and Restaurants. Easy access to Loop Interstate 295, Southside Connector and Arlington Expressway. Only 10 minutes from All 3 JAXPORT facilities.

**Amenities:** In close proximity to Regency Square Mall, other retail, banking and food service operations. Surrounded by multi-family and single-family housing in all price ranges.

**Corporate Address:** 23,000 SF floor plates provide a quality address chosen by Crowley Maritime, Maersk, Covent Bridge USA, Circle K Corporation and Norton Lilly International.

**Service:** Professional local management and on-site maintenance staff. Computerized energy management system, 24-hour access and excellent parking.

**Contact: Jack L. Garnett, CCIM**  
**Garnett Commercial Real Estate, Inc.**  
**904-855-8800**  
**A Licensed Real Estate Broker**

*Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.*



**NORTH REGENCY ONE BUILDING**  
**9485 Regency Square Blvd. Jacksonville, FL 32225**

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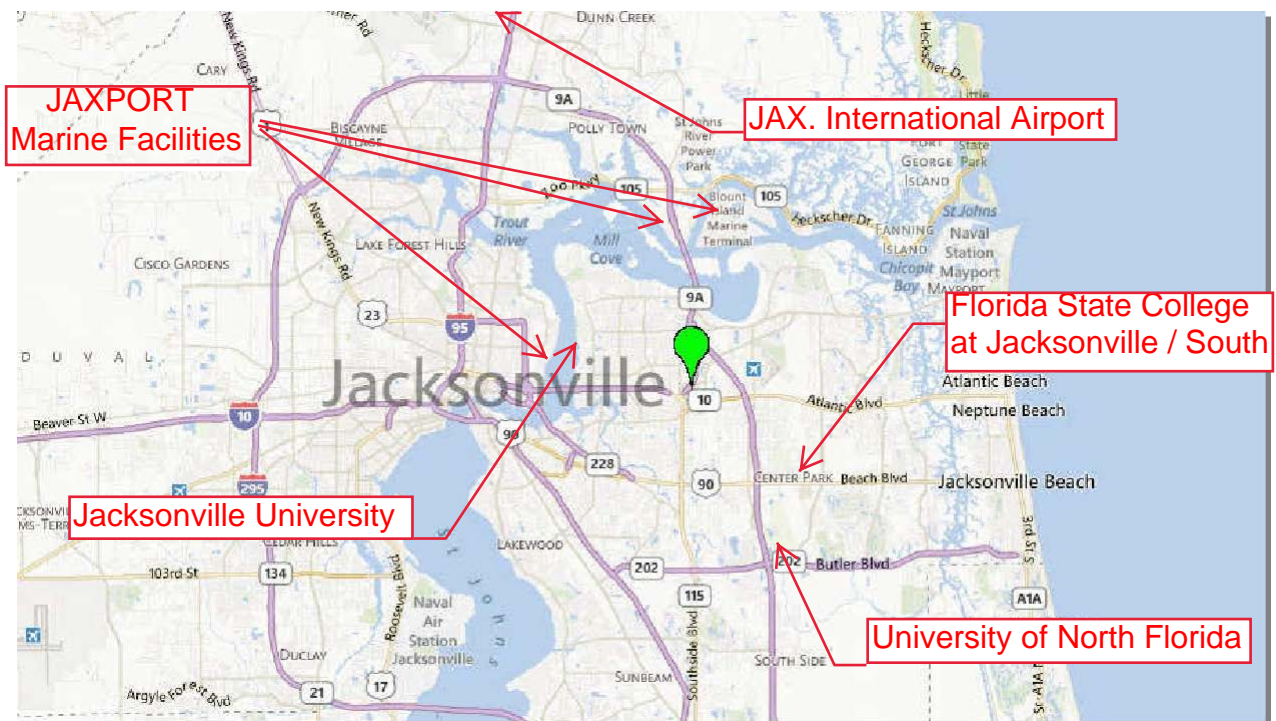
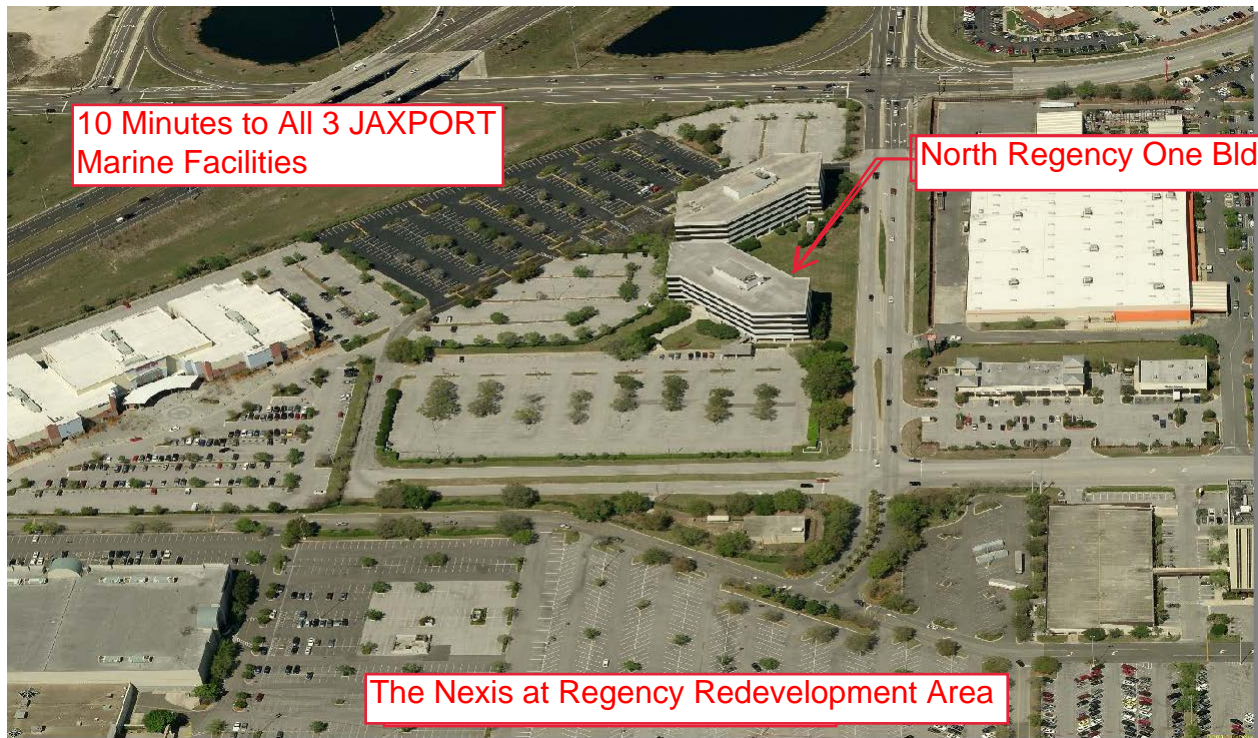
<b>Size:</b>	106,424 total square feet
<b>Space Availability:</b>	9,047 rsf – Suite 210 7,190 rsf – Suite 300 2,778 rsf – Suite 305 8,807 rsf – Suite 310 4,170 rsf – Suite 330 (Full 3 <sup>rd</sup> Floor/22,945 rsf) 5,900 rsf – Suite 425 23,082 rsf – Suite 500 (Full Floor)
<b>Base Rental:</b>	\$18.50 psf, plus 3% annual increases (rentable) (full service)
<b>Operating Expense/R.E. Tax Stop:</b>	
<b>Tenant Improvements:</b>	\$8.20psf (2025 estimate, included in base rental.) Negotiable
<b>Building Information:</b>	<ul style="list-style-type: none"><li>• Total usable square footage: NRO = 106,424 rentable square feet.</li><li>• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday.</li><li>• Building Management: Weaver Realty Group, Inc. provides local based property management with an on-site maintenance staff.</li><li>• HVAC overtime usage: \$45.00 per hour.</li><li>• Building access: 24-hour via card/key system.</li></ul>
<b>Building Amenities:</b>	<ul style="list-style-type: none"><li>• Several regional banking operations in very close proximity.</li><li>• A covered smoking area is provided on the ground level located at the edge of the parking lot immediately adjacent to the Building.</li><li>• Excellent level of well-lighted parking adjacent to the Building.</li><li>• In close proximity to Regency Square Mall and a wide variety of restaurants.</li><li>• Ten minutes from downtown.</li><li>• In close proximity to the eastern loop of Interstate-295.</li><li>• Ten minutes for all Three of JAXPORT's Major Marine Port Facilities.</li><li>• Surrounded by a wide variety of multi-family and single-family housing in all price ranges.</li><li>• Twenty minutes to Jacksonville International Airport via Limited Access Highways and Interstates.</li></ul>
<b>Parking:</b>	4.5 spaces per 1,000 square feet and adjacent parking easements.

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