



**THE OAKS at SOUTHPPOINT**  
**6621 Southpoint Drive North**  
**OFFICE SPACE FOR LEASE**



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**LOCATED IN A CAMPUS STYLE SUBURBAN OFFICE PARK**

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**Location:** Within the Highly Desirable Southpoint Business Park. Easy Access to I-95 & Butler Blvd.

**Amenities:** In close proximity to Retail & Restaurants. Surrounded by multi-family and single-family housing.

**Space Sizes:** 4,249 SF, 3,030 SF, 2,787 SF, 2,492 SF, 2,143 SF & 2,106 SF.

**Rental Rate:** **\$18.00 psf Full Service.**

**Lease Term:** 3, 5 & Longer Year Leases Available.

**Service:** Professional Management & Maintenance Staff.

**Tenant Improvements:** T.I. Allowance Negotiable.

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**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.*



**THE OAKS at SOUTPOINT**  
**6621 Southpoint Drive North, Jacksonville, FL 32216**

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<b>Building Size:</b>	39,400 SF gross / 33,252 SF leasable
<b>Space Availability:</b>	Suite 140: 2,787 SF Suite 150: 3,030 SF Suite 300-315: 2,492 SF Suite 320-325: 4,249 SF   Subdivide: Suite 320: 2,143 SF Suite 325: 2,106 SF
<b>Base Rental:</b>	\$18.00 psf, (Full Service)
<b>Operating Expense/R.E. Tax Stop:</b>	\$8.75 psf (2025 estimate, included in base rental.)
<b>Lease Term:</b>	Three (3), Five (5) Year & Longer Lease Terms available.
<b>Tenant Improvements:</b>	Landlord Funded Tenant Improvement Allowances available.
<b>Building Information:</b>	<ul style="list-style-type: none"><li>• Square Footage: 39,400 SF gross, 33,252 leasable.</li><li>• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday 8:00 a.m. to 1:00 p.m. Saturday.</li><li>• Building Management: Professional and Attentive Management and Maintenance staff.</li><li>• HVAC overtime usage: \$35.00 per hour.</li><li>• Building Access: 24-hours.</li></ul>
<b>Building Amenities:</b>	<ul style="list-style-type: none"><li>• Great Location within the Prominent Southpoint Business Park.</li><li>• Excellent Access to Butler Blvd. and I-95.</li><li>• Well-lighted Parking adjacent to the Building.</li><li>• In close proximity to major retail projects and a wide variety of restaurants.</li><li>• Minutes from Arlington, Southside, Mandarin, Beaches and Downtown.</li><li>• In close proximity to St. Vincent's Medical Center Southside.</li><li>• Surrounded by a wide variety of multi-family and single-family housing.</li></ul>
<b>Parking:</b>	116 On-Site Parking Spaces / 3.5 per 1,000 SF Ratio.

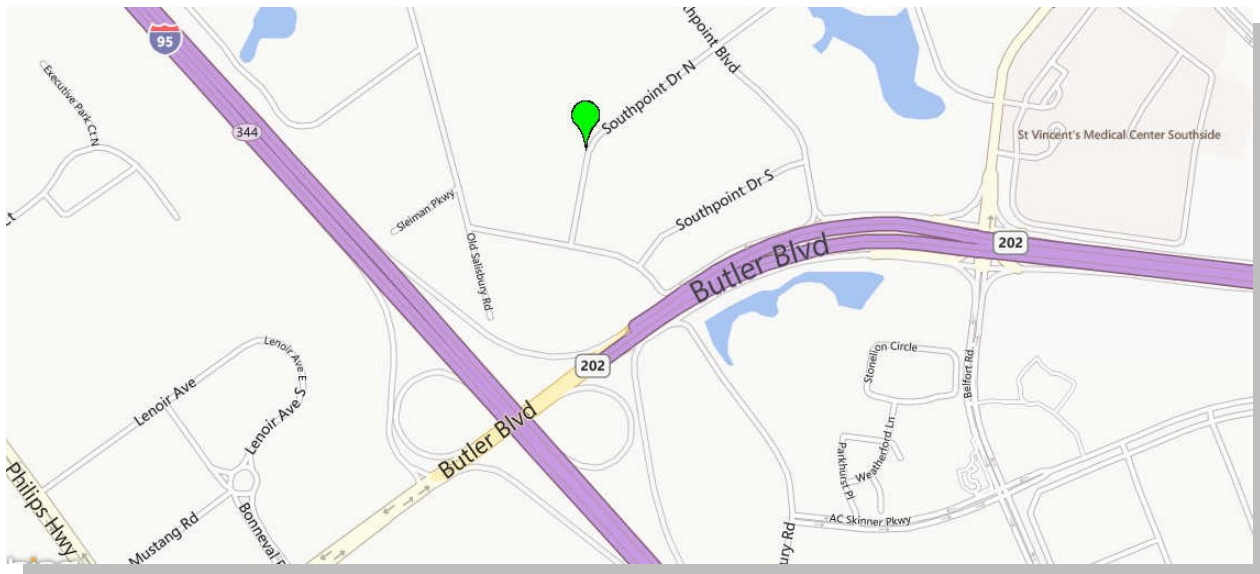
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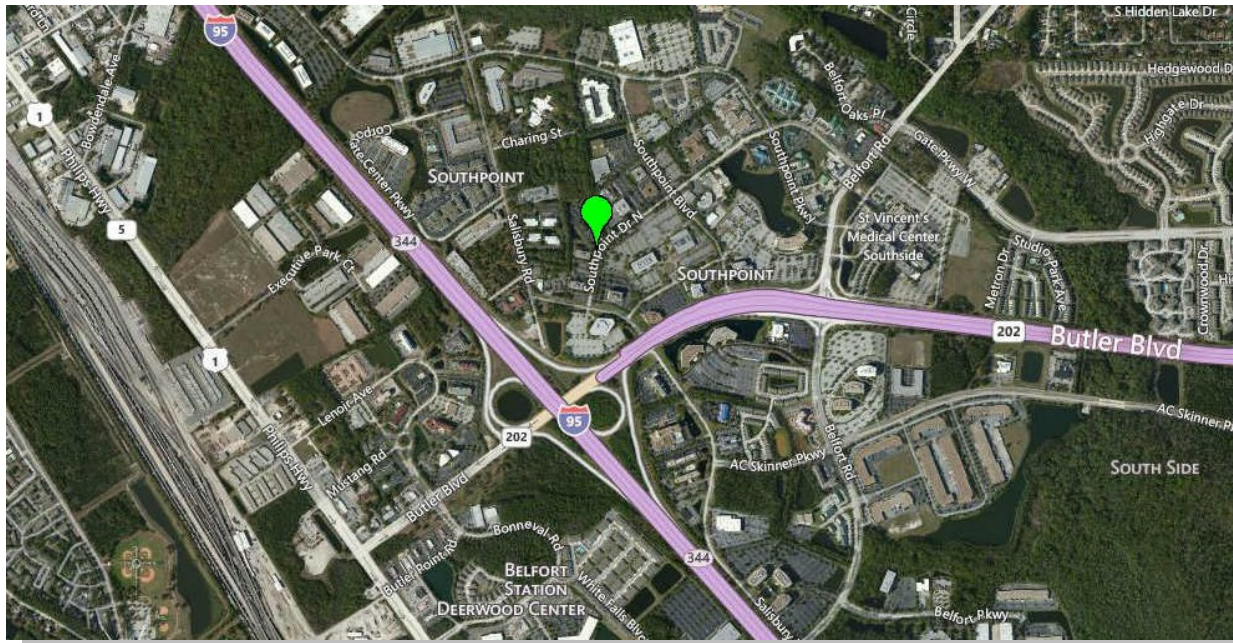
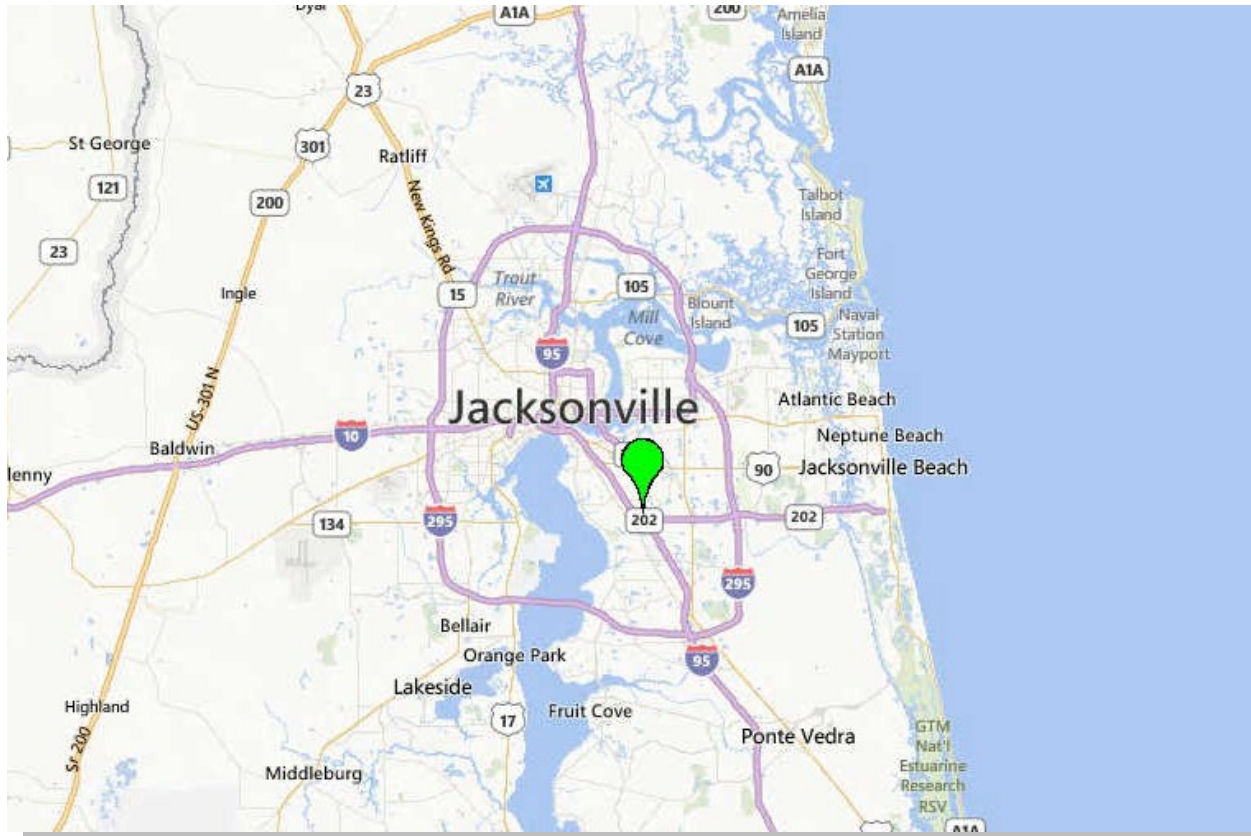


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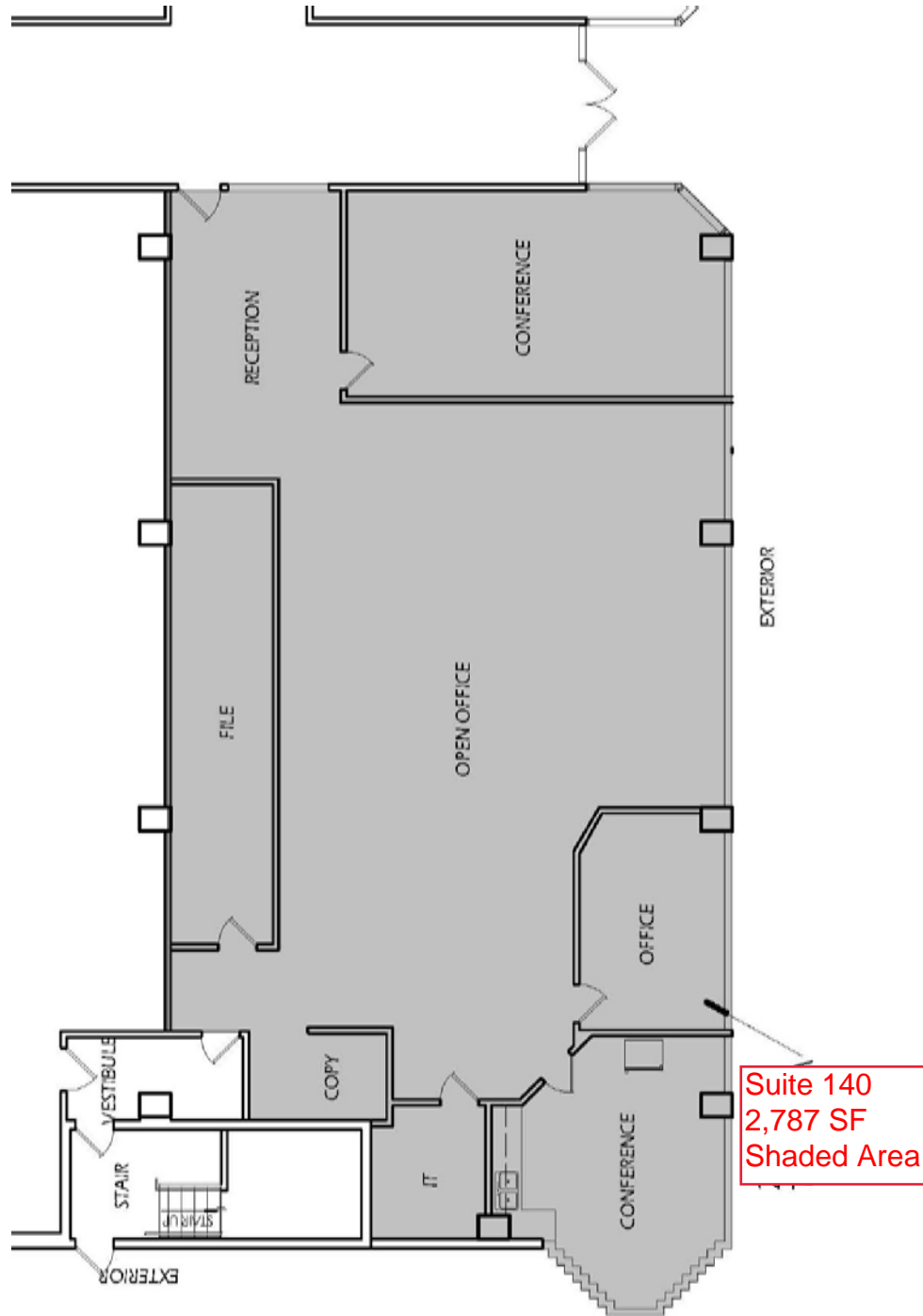
  
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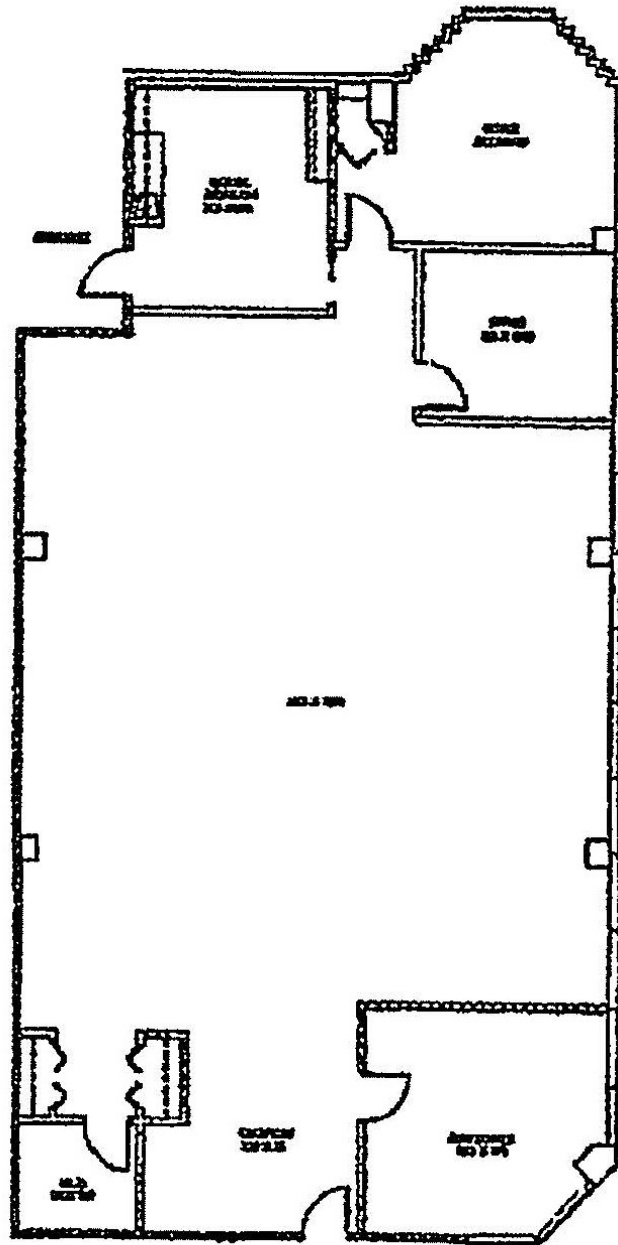
**Suite 140 – 2,787 SF**





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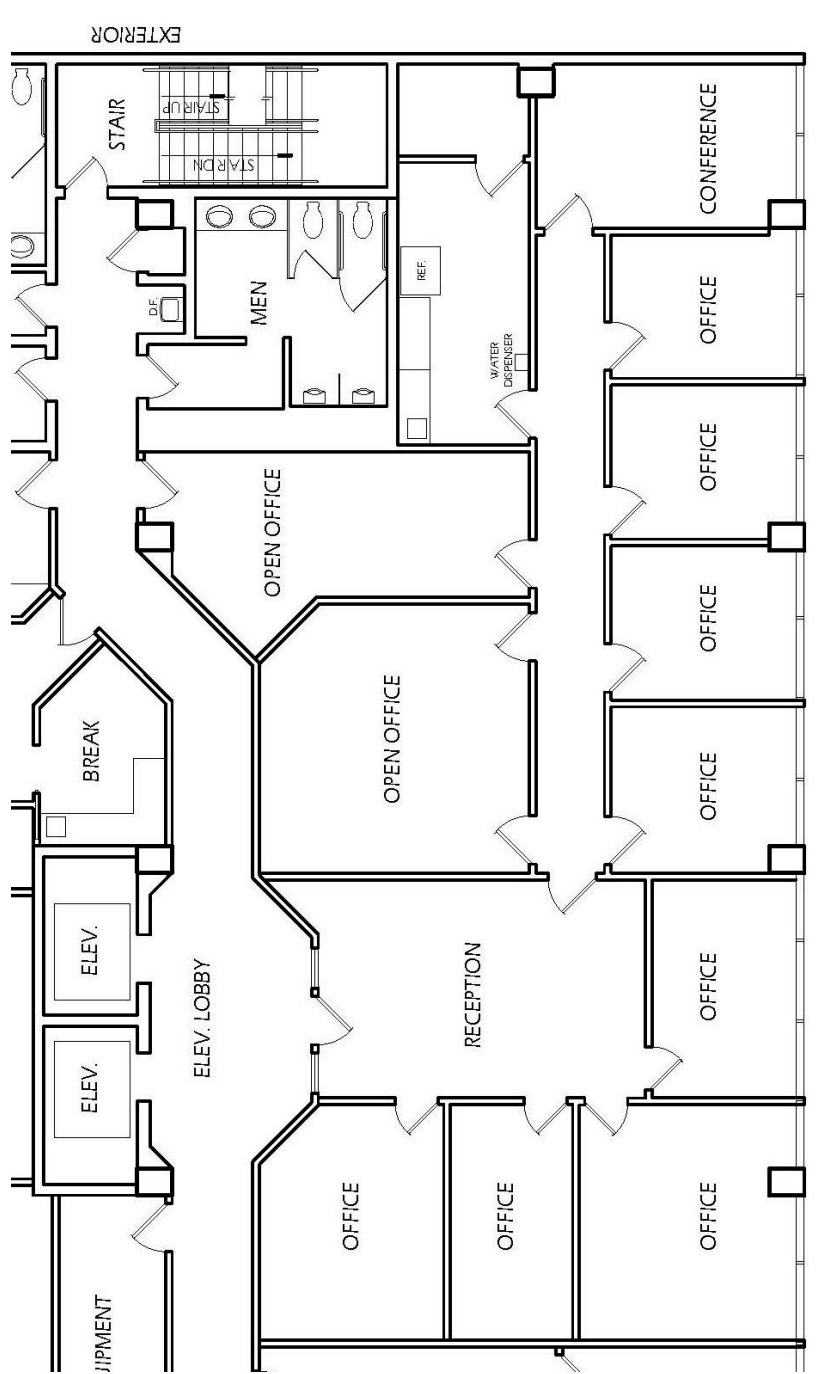
**SUITE 150 – 3,030 SF**



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**SUITE 300-315 – 2,492 SF**



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**SUITE 320-325 – 4,249 SF**

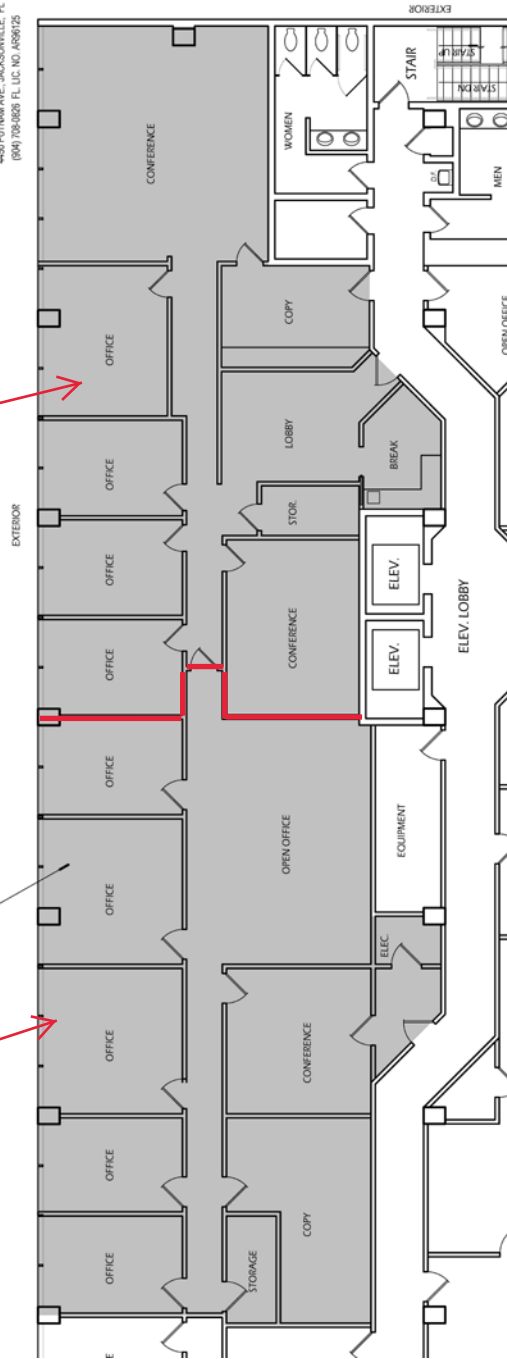
Conceptual Planning  
for the:  
**Oaks Building**  
6621 Southpoint Drive N  
Jacksonville, FL 32216  
**MICHAEL BLAKE  
ARCHITECTS, LLC**  
4450 PUTNAM AVE., JACKSONVILLE, FL  
(904) 798-8628 FL LIC. NO. AR88125

Suite 325 / 2,106 SF

Suites 320 & 325  
4,249 SF Total  
Subdividable

4,249 RSF  
THIS AREA

Suite 320 / 2,143 SF



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