



## **PROFESSIONAL OFFICE BUILDING EXECUTIVE OFFICES FOR LEASE**



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**INDIVIDUAL EXECUTIVE OFFICES FOR LEASE**  
**Suite 1 / 1,013 SF Monthly Lease Rate Starting at \$1,500.00 + Electric.**  
**Executive Offices Monthly Lease Rates Ranging From \$425.00 to \$450.00.**

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**Size: 5,040 SF Building.**

**Zoning: CCG – 1.**

**Land Size: .43 Acres.**

**Parking: Free, Non-Reserved.**

**Meetings: Free Conference Room available on a scheduled basis.**

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

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**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.*



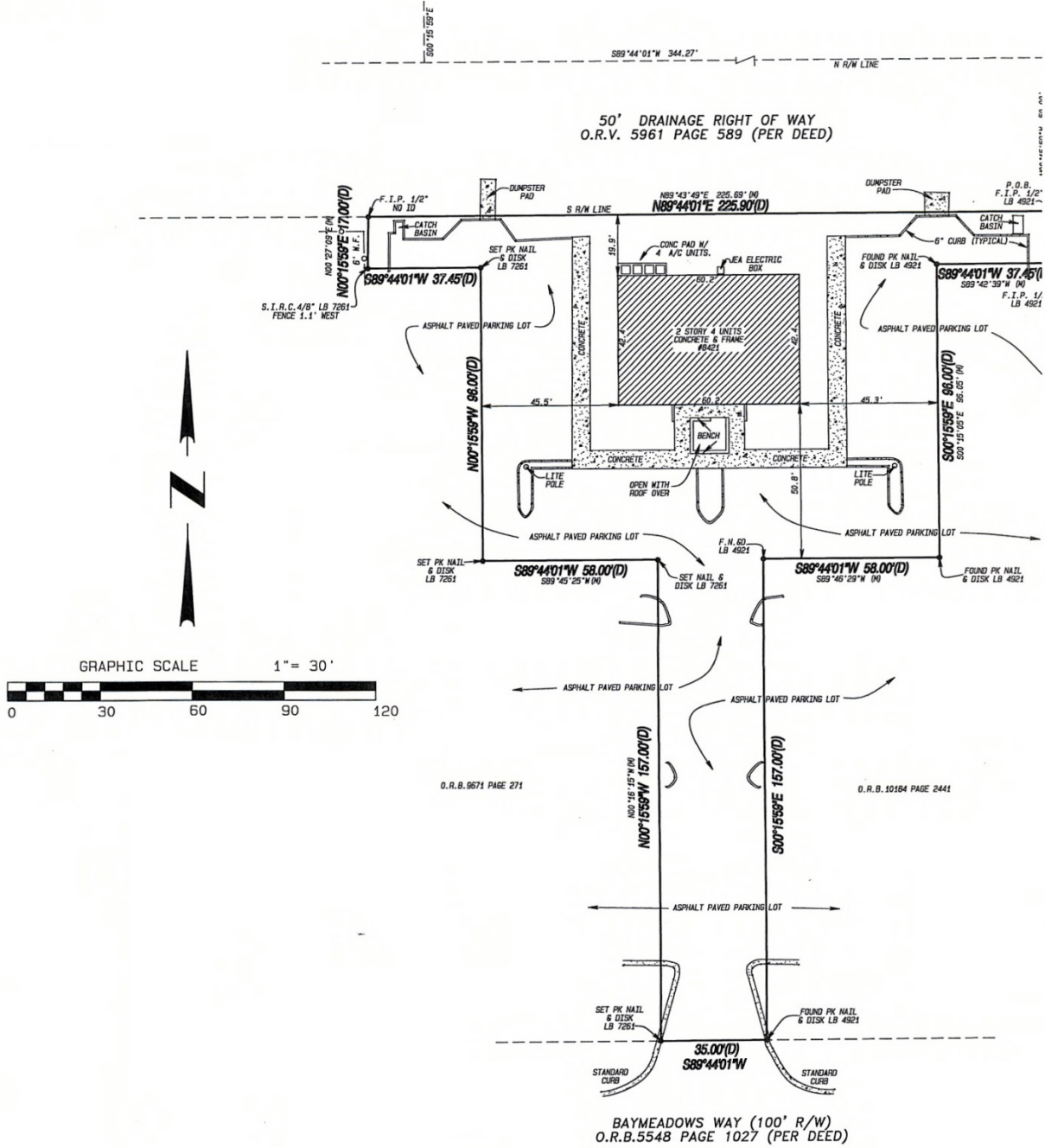
- Building Address:** 8421 Baymeadows Way  
Jacksonville, FL 32256
- Ground Floor Office Available:** Suite 1 – Available (\$1,500.000 per month, Plus Electric)  
**Executive Offices Available:** Suite 4A – Available (\$450.00 per month)  
Suite 4B – Available (\$425.00 per month)  
Suite 4D – Available (\$425.00 per month)  
Suite 3D – Leased  
Suite 3C – Leased  
Suite 3B – Leased  
Suite 3A – Available (\$450.00 per month)
- \*Plus State and Local Sale Tax, currently at 7% and subject to change by these government authorities.**
- Lease Term:** Short Term Flexible.
- Conference Room:** Large Conference Room available for Tenant use, Free of Charge, but on a Scheduled Basis. No One Tenant is allowed to dominate the use of this Conference Room.
- Break Room:** Second Floor has a dedicated Break Room for Tenant use.
- Parking:** Ample Free, First Come, First Serve parking available adjacent to the Building.
- Access:** 24 / 7 access.
- Owner Managed:** Through on-site office.
- Location:** Property is located in the Butler Baymeadows Office Submarket that is a long-established profession office location.
- Access:** Baymeadows Way provides easy access to Interstate 95 Via Phillips Highway (U.S. Hwy. 1) or Baymeadows Road.
- Housing:** Both Single Family and Multi-Family Housing in all price levels are available in close proximity to the Building.
- Restaurants:** Baymeadows Road and Phillips Highway provide access to a Wide Variety of Restaurants that are in close proximity to the Property.

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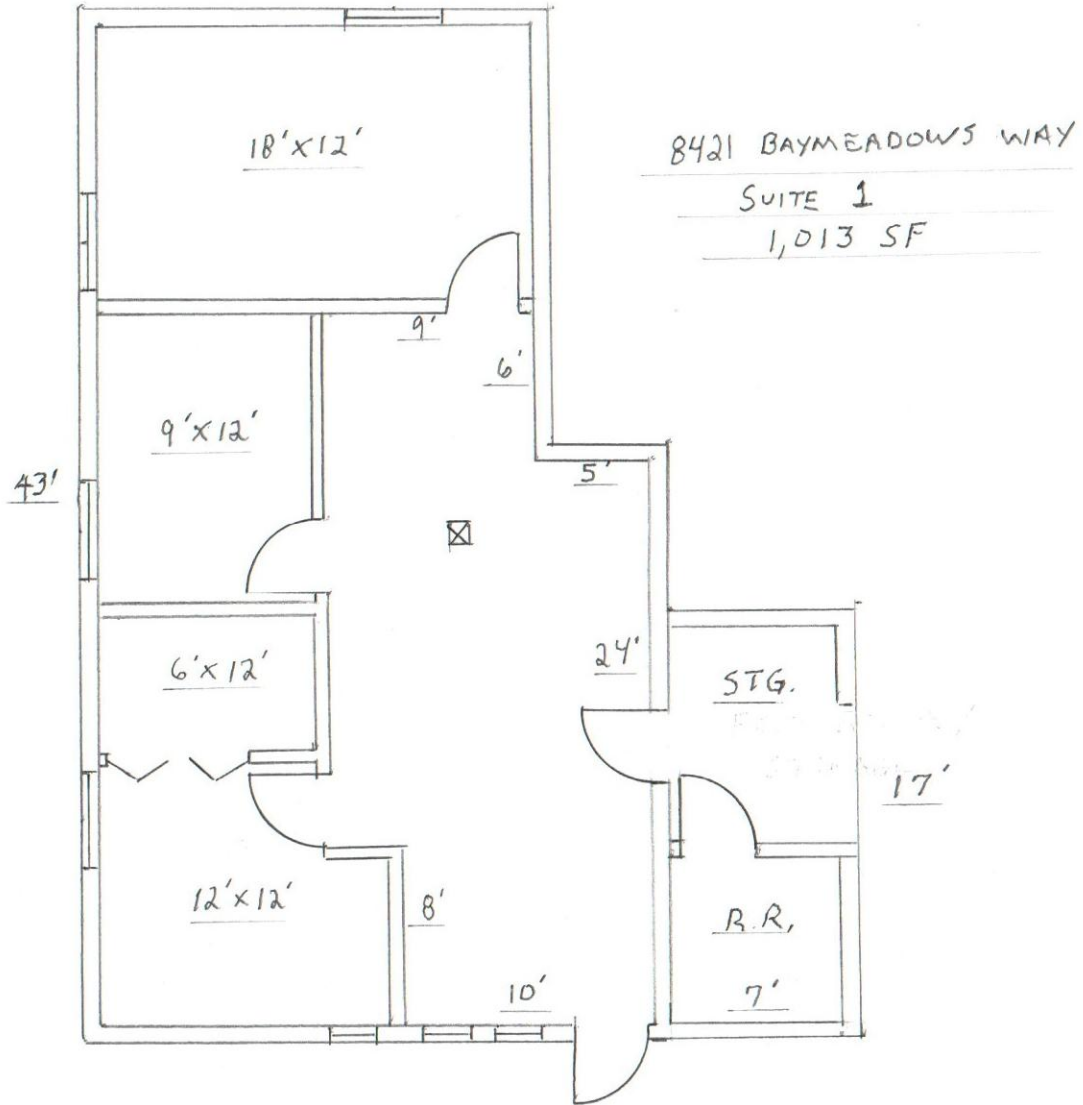
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**SITE PLAN**



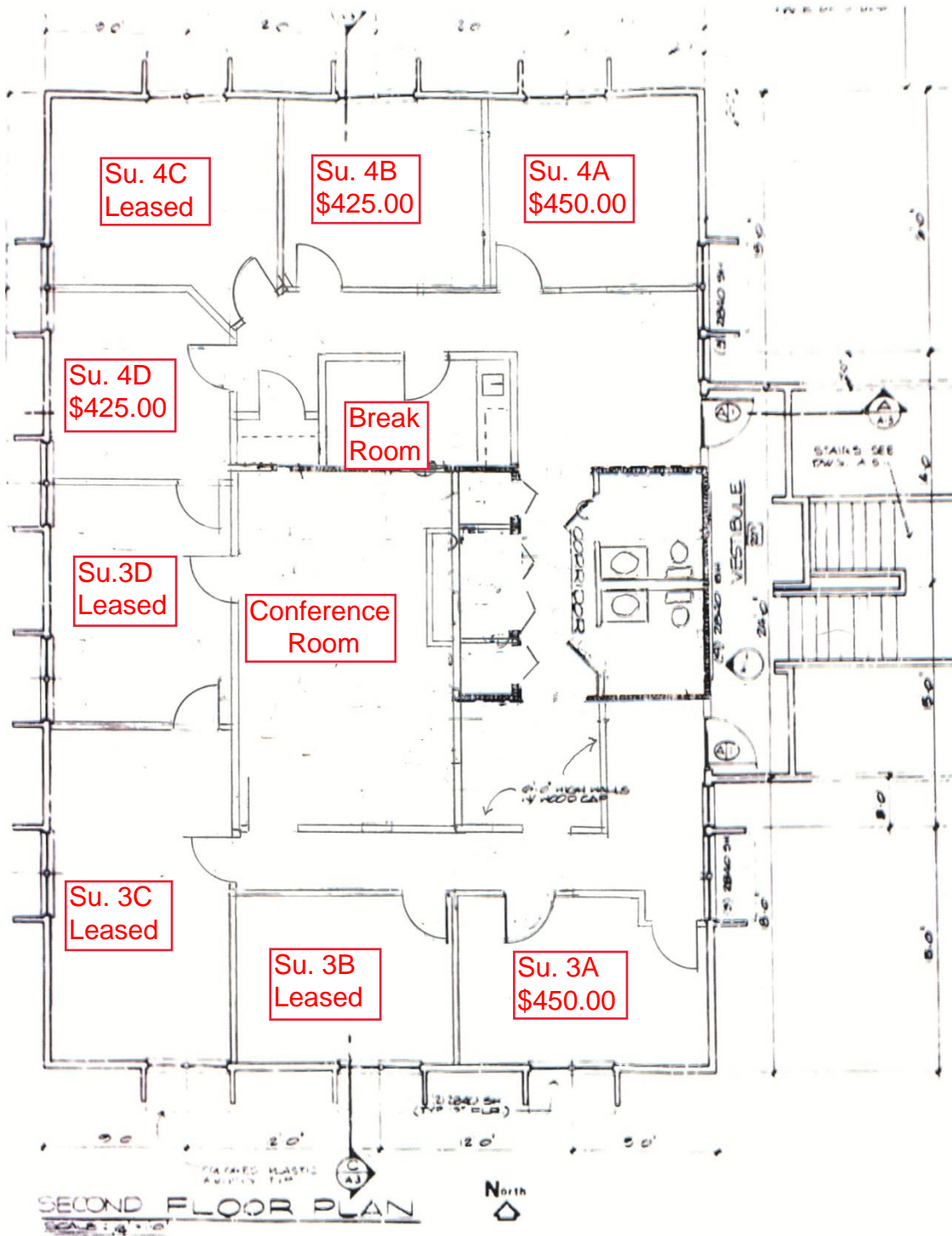


**SUITE 1 PLAN**



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**SECOND FLOOR PLAN**



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