



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
Suite 405, Jacksonville, FL 32256
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE

FOR LEASE

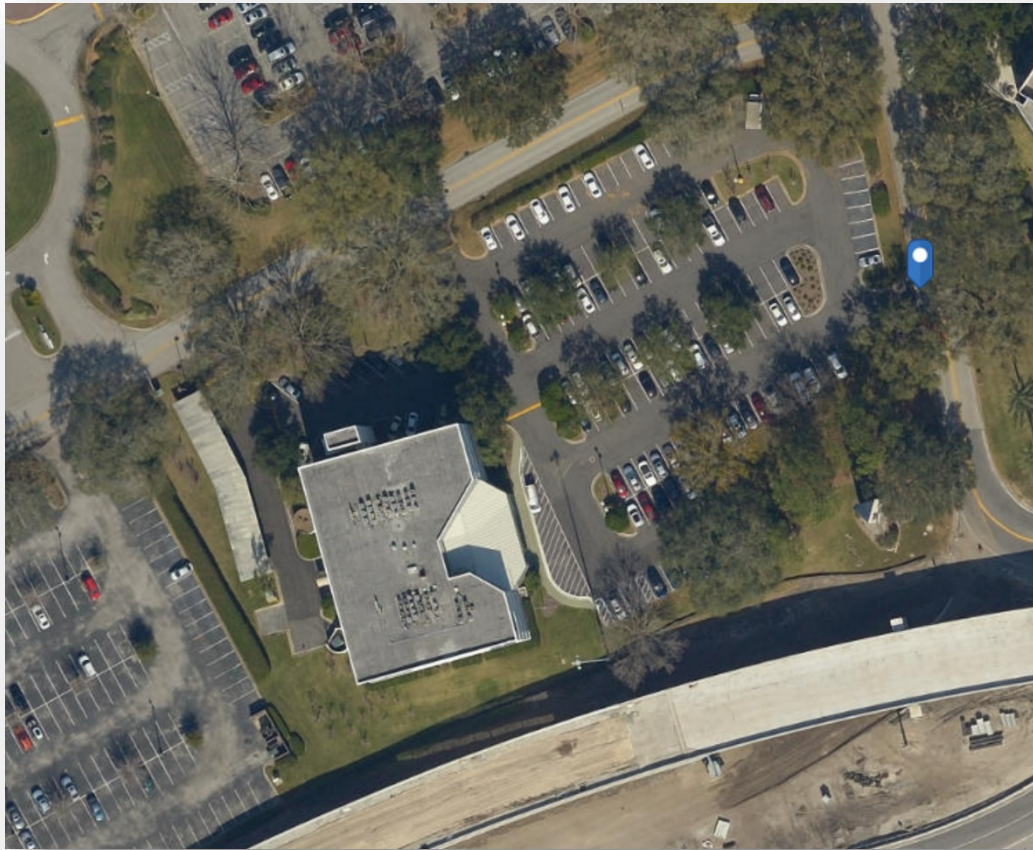
**4348 Southpoint Blvd.
Evergreen Building**



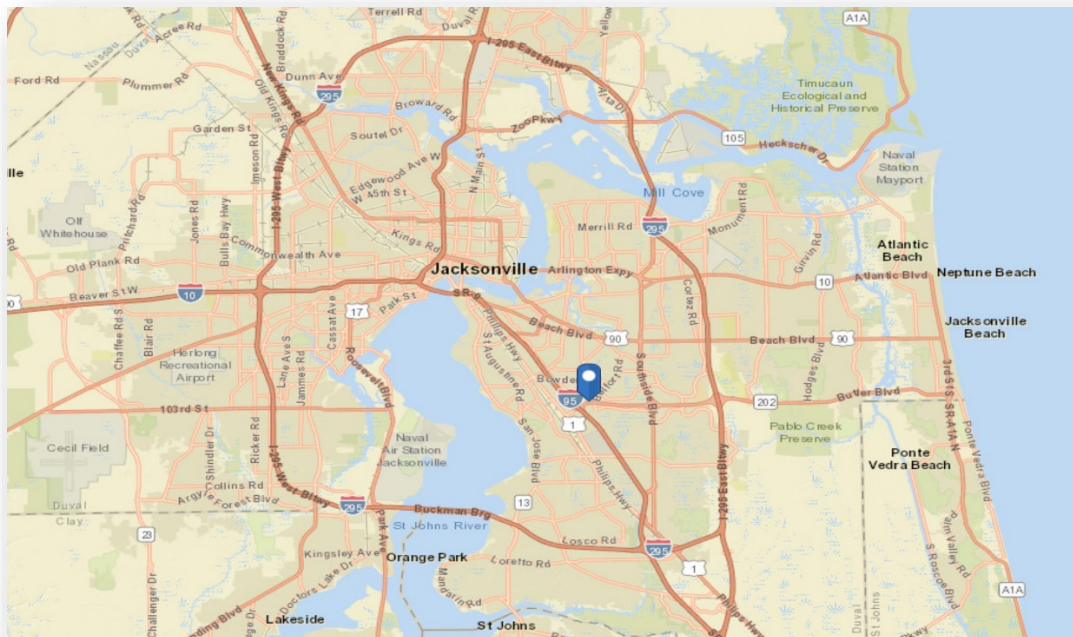
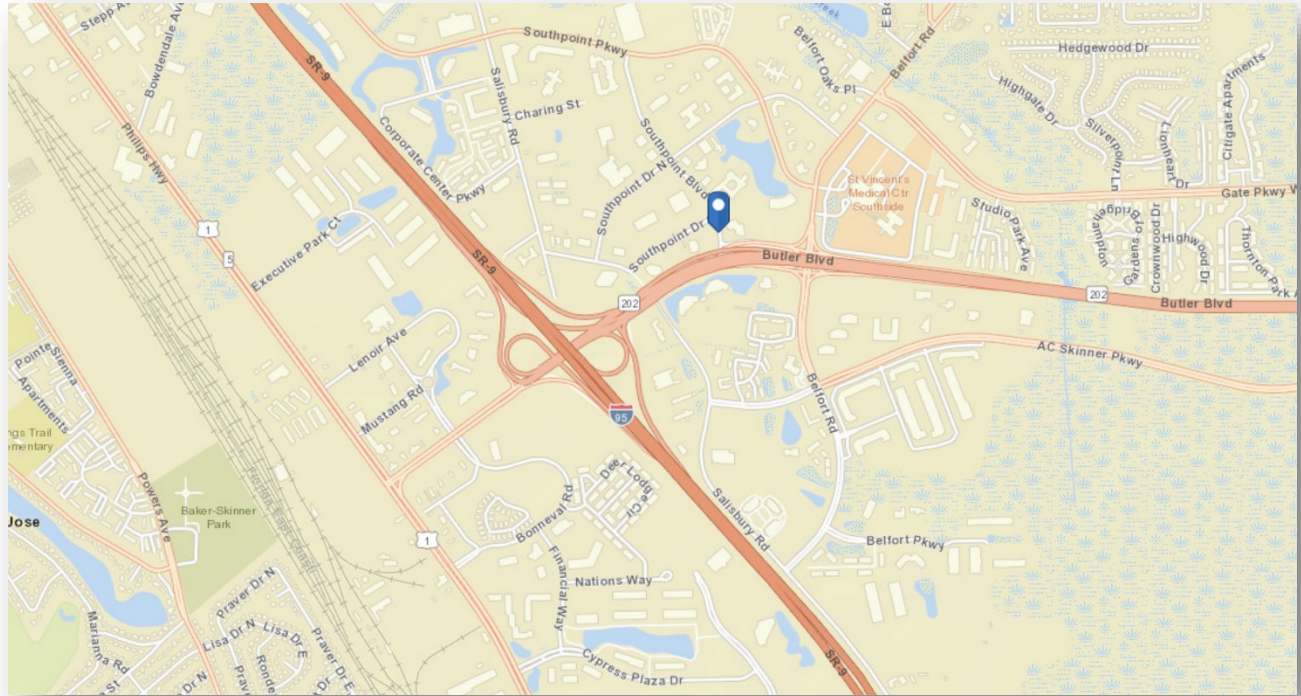
4348 Southpoint Blvd.

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 100: 5,800 SF Suite 204: 1,460 SF Suite 315: 2,126 SF Lease out for signature. Suite 400: 11,666 SF
Rental Rate/Lease Type:	\$19.00 PSF / Full Service
Operating Expense/R.E. Tax Stop:	\$8.72 PSF (2025 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.

Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com



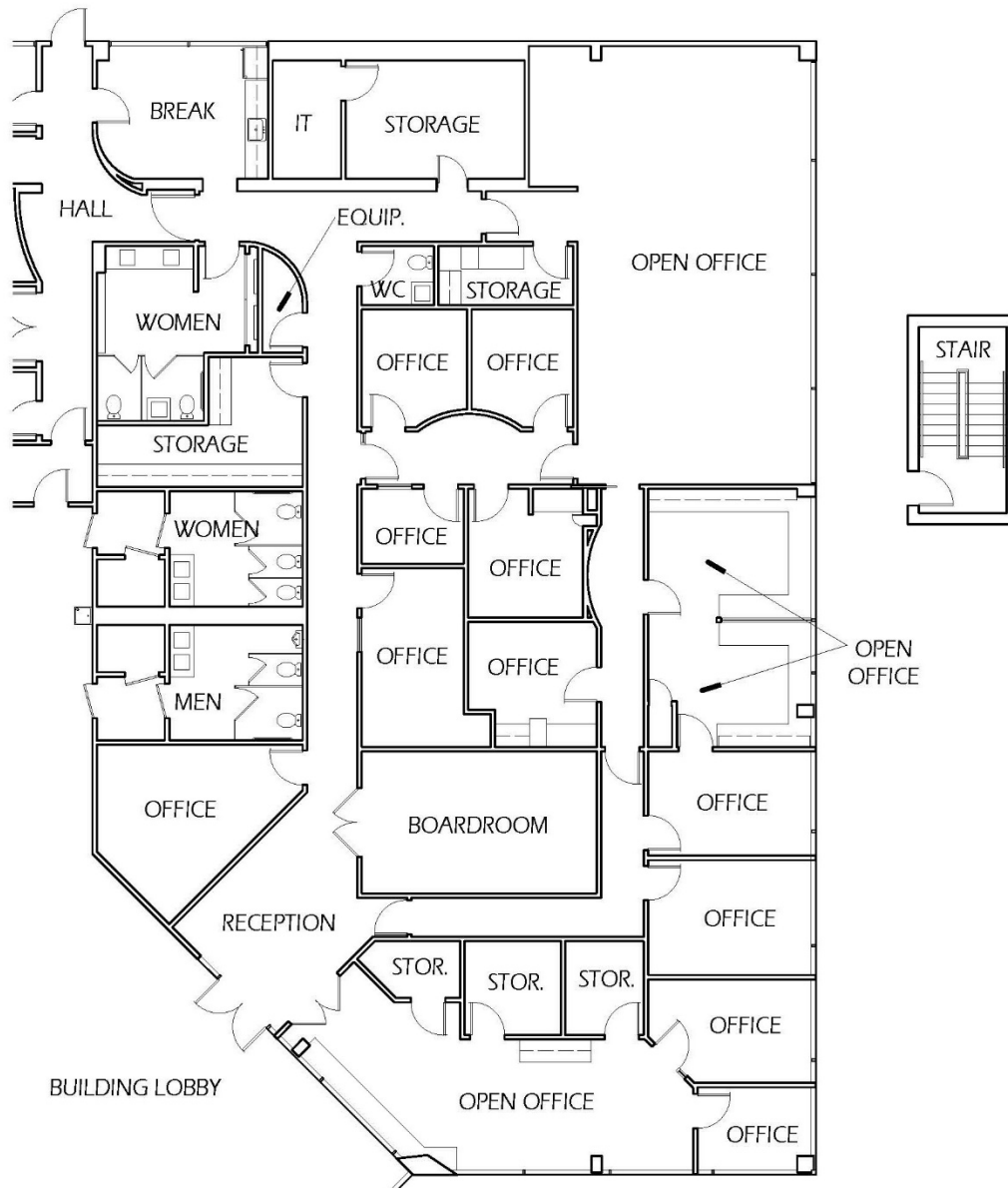
Garnett Commercial Real Estate, Inc.

7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256

904-855-8800 / lgarnett@ccim.net / www.jackgarnett.com



SUITE 100 - 5,800 SF

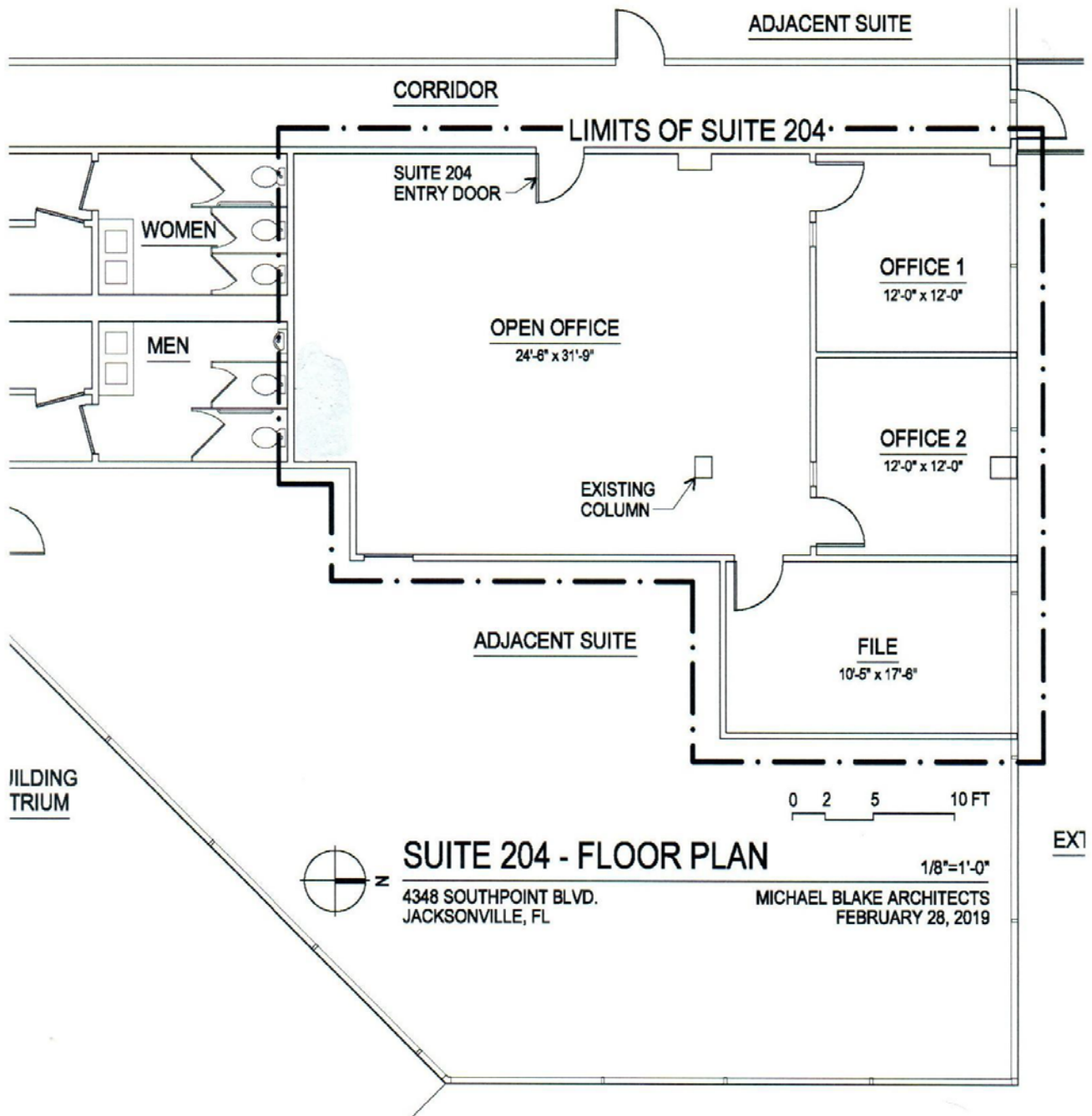


Garnett Commercial Real Estate, Inc.

7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256

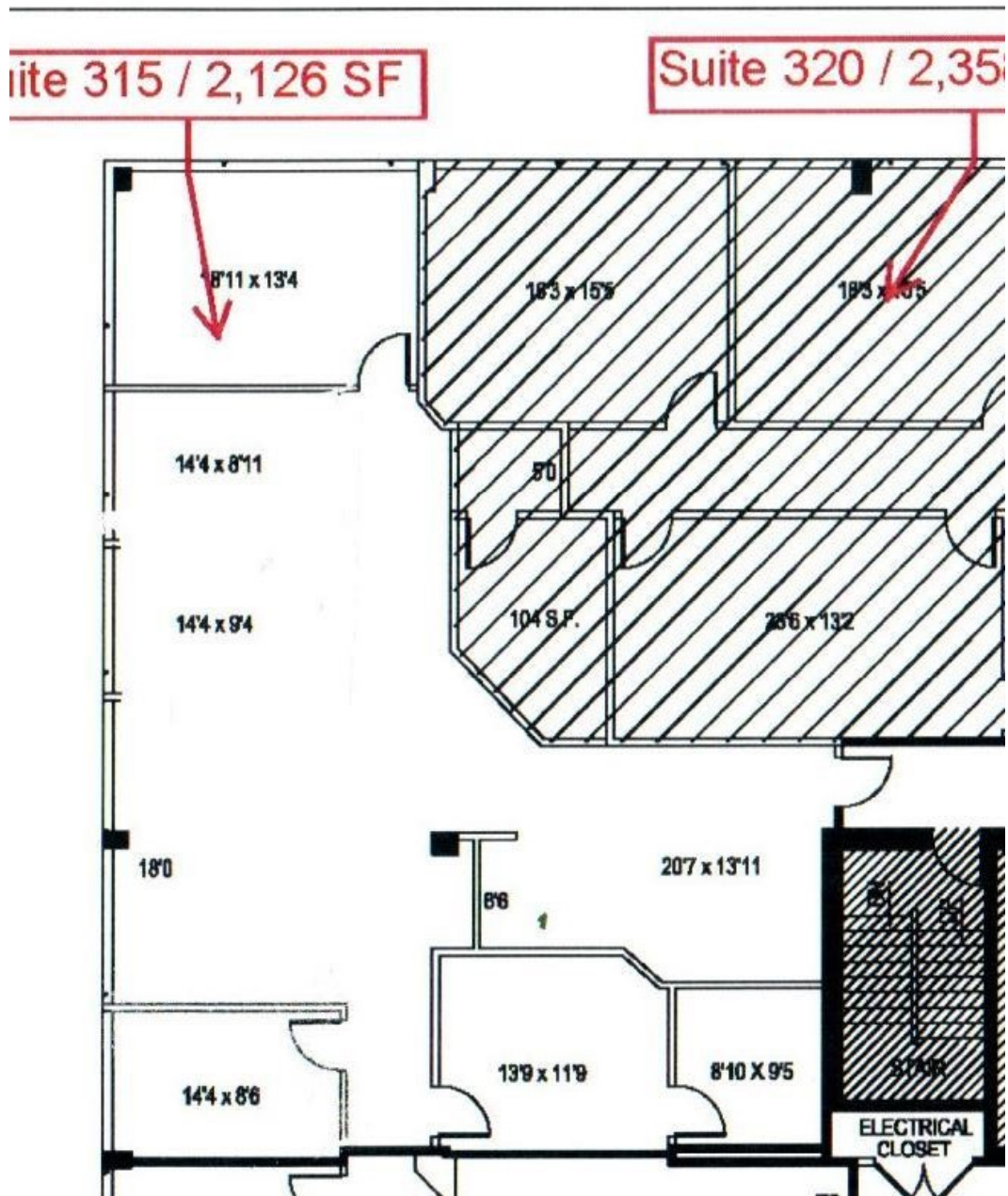
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com

SUITE 204 – 1,640 SF





SUITE 315 – 2,126 SF



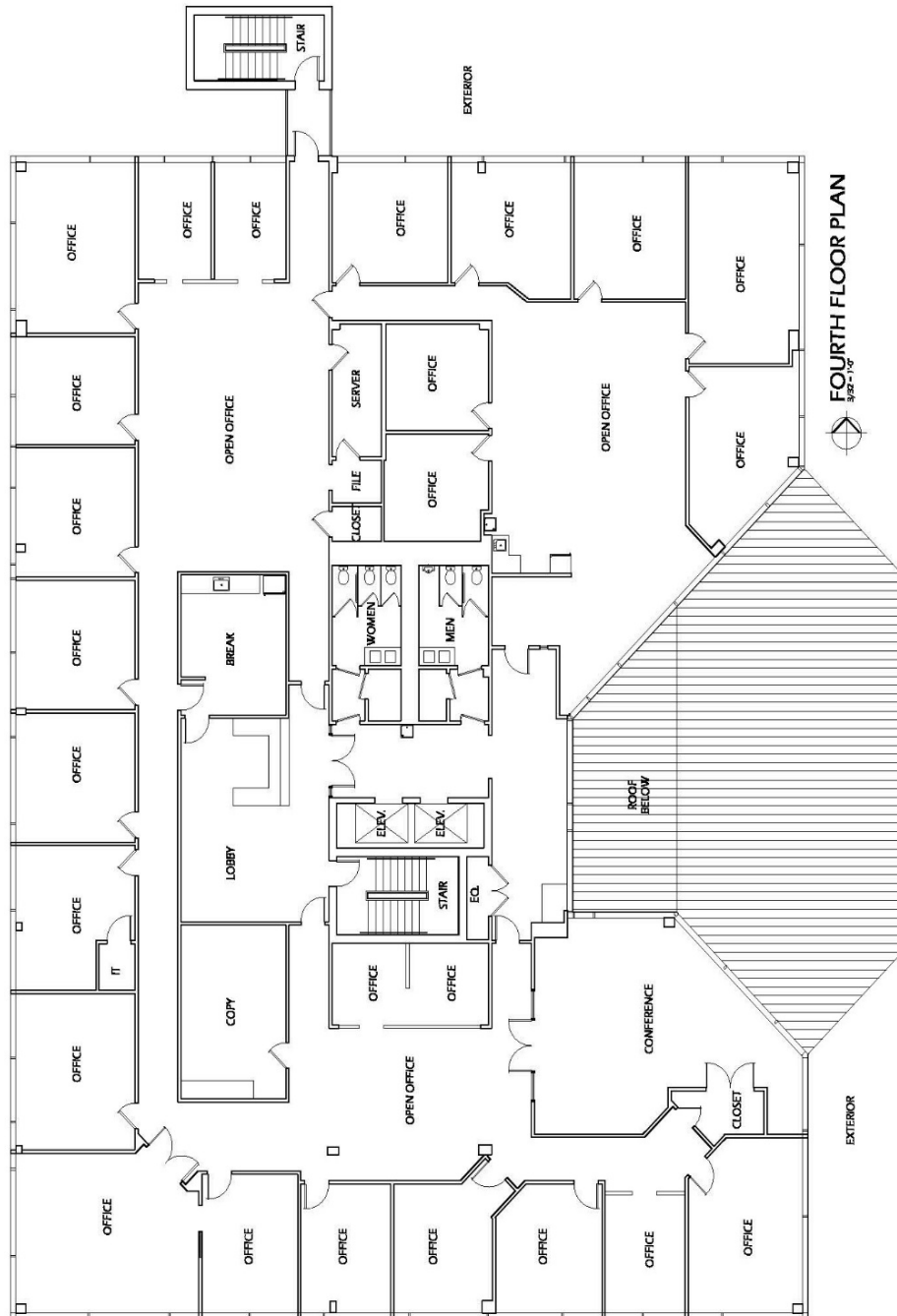
Garnett Commercial Real Estate, Inc.

7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256

904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com



SUITE 400 – 11,666 SF



Garnett Commercial Real Estate, Inc.

7807 Baymeadows Road East, Suite 405, Jacksonville, FL 32256

904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com