

THE OAKS at SOUTHPOINT 6621 Southpoint Drive North OFFICE SPACE FOR LEASE



LOCATED IN A CAMPUS STYLE SUBURBAN OFFICE PARK

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: 3,594 SF, 3,030 SF, 2,787 SF,

2,106 SF & 1,488 SF.

Rental Rate: \$19.00 psf Full Service.

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

Service: Professional Management & Maintenance Staff.

Tenant Improvements: T.I. Allowance Negotiable.

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

Building Size: 39,400 SF gross / 33,252 SF leasable

Space Availability: Suite 140: 2,787 SF

Suite 150: 3,030 SF Suite 300-315: 2,492 SF

Suite 320-325: 3,594 SF Subdivide: Suite 320: 1,488SF

Suite 325: 2,106 SF

Base Rental: \$19.00 psf, (Full Service)

Operating Expense/R.E. Tax Stop: \$8.75 psf (2025 estimate, included in base rental.)

Lease Term: Three (3) and Five (5) Year Lease Terms available

Tenant Improvements: Landlord Funded Tenant Improvement Allowances available.

Building Information: • Square Footage: 39,400 SF gross, 33,252 leasable.

• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday 8:00 a.m. to 1:00 p.m. Saturday.

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 Building Management: Professional and Attentive Management and Maintenance staff.

and Maintenance stair.

• HVAC overtime usage: \$25.00 per hour.

Building Access: 24-hours.

Building Amenities:

• Great Location within the Prominent Southpoint Business Park.

• Excellent Access to Butler Blvd. and I-95.

Well-lighted Parking adjacent to the Building.

• In close proximity to major retail projects and a wide variety of

restaurants.

• Minutes from Arlington, Southside, Mandarin, Beaches and

Downtown.

In close proximity to St. Vincent's Medical Center Southside.

• Surrounded by a wide variety of multi-family and single-family

housing.

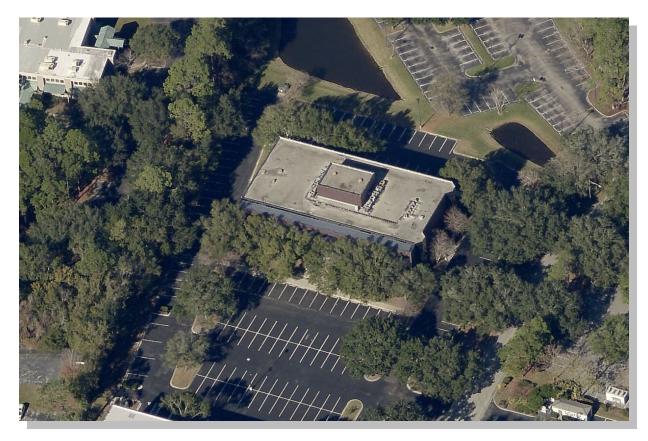
Parking: 116 On-Site Parking Spaces / 3.5 per 1,000 SF Ratio.

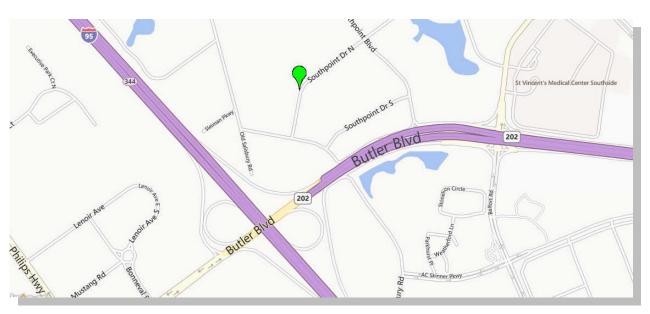
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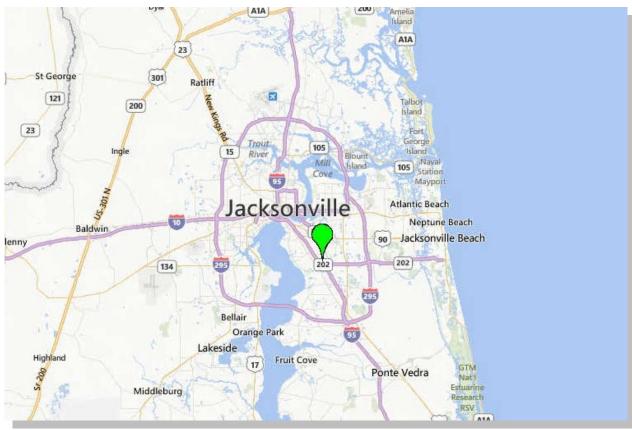






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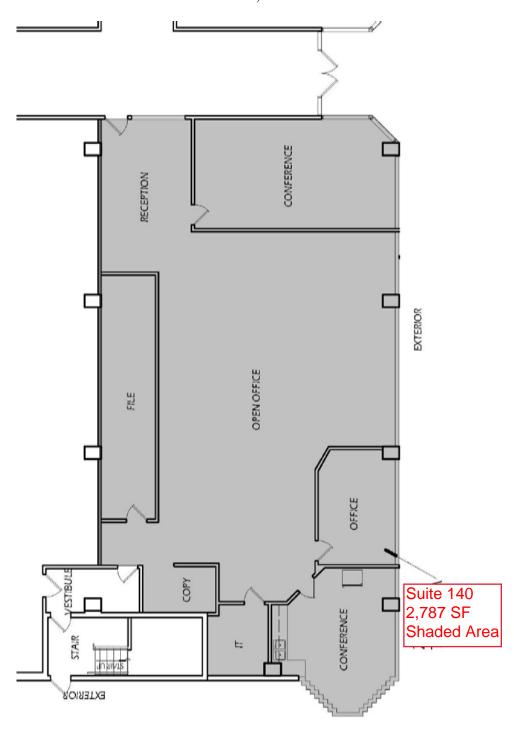


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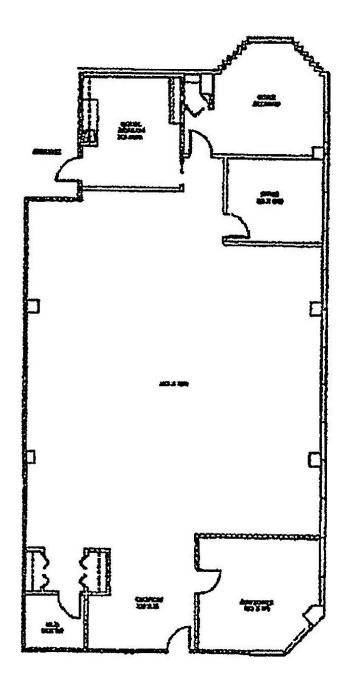
Suite 140 – 2,787 SF



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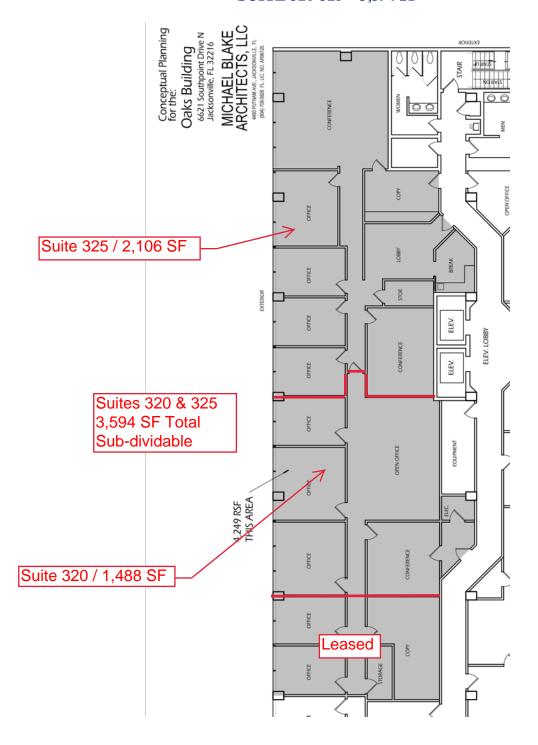
SUITE 150 – 3,030 SF



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SUITE 320-325 – 3,594 SF



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