



Garnett Commercial Real Estate, Inc.
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com

Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE FOR LEASE

**7899 Baymeadows Way
Jacksonville, FL 32256**

LAKEVIEWS

**EASY ACCESS TO
I-95, U.S. HWY. 1 AND I-295**

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



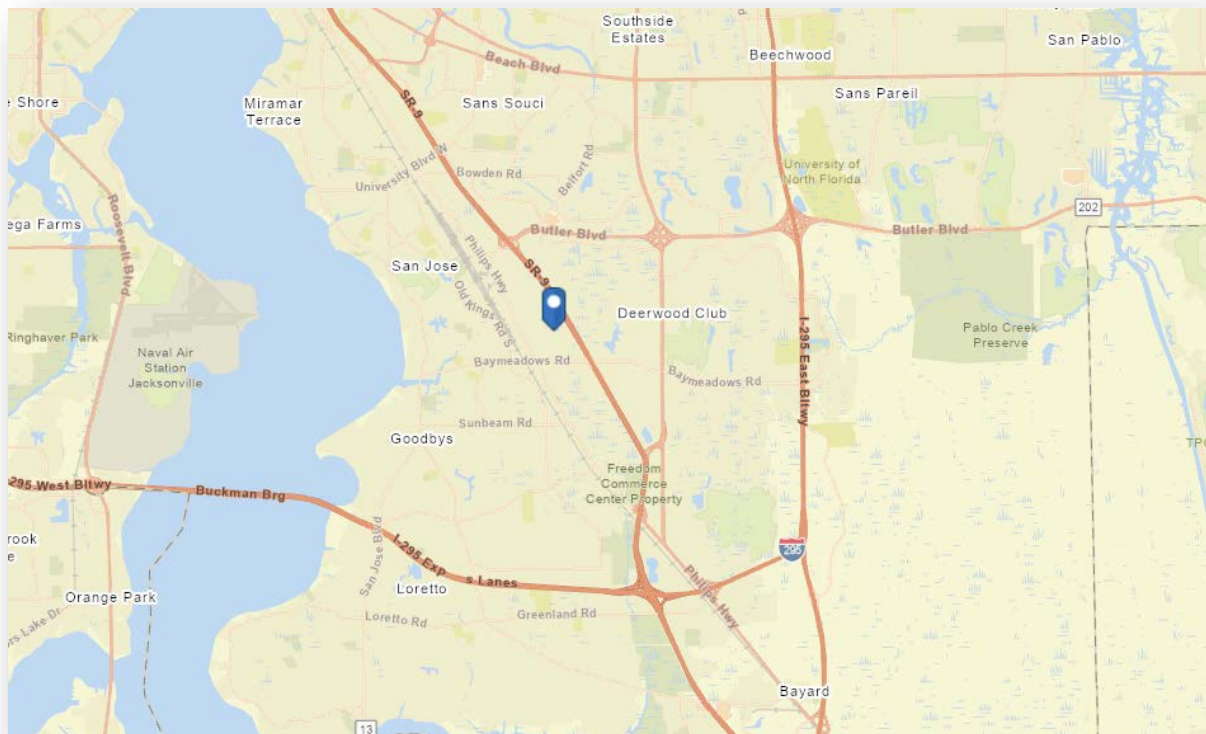
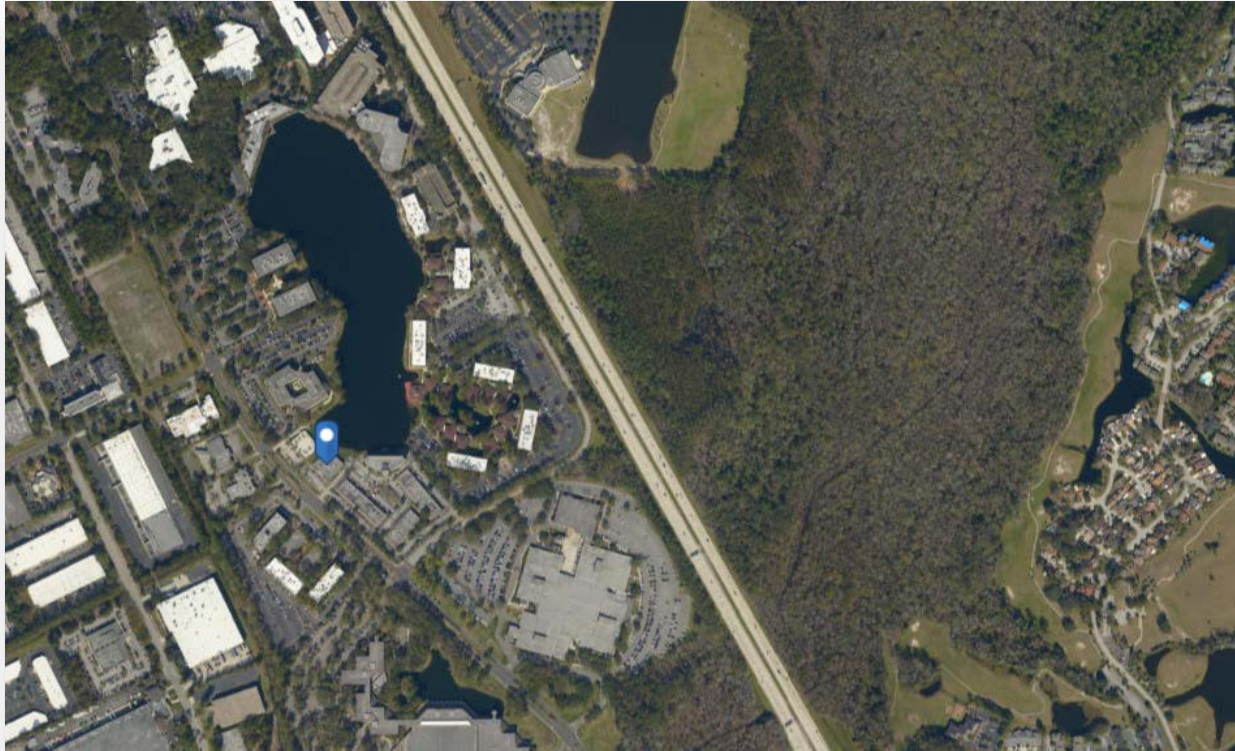
7899 Baymeadows Way, Jacksonville, Florida 32256

Building Size:	12,495 SF
Available Suites:	Suite 400 / 772 SF Suite 500 / 1,035 SF
Lease Type / Term:	Full Service / 5 Year Lease Term
Base Rental Rates:	\$22.00 PSF
Operating Expense/R.E. Tax Stop:	\$9.04 PSF (2026 estimate, included in base rent). Base Year to be established by the actual operating expenses and real estate taxes for the calendar year 2026, with Tenant paying any future increases exceeding the Base Year.
Parking:	Free. First Come, First Serve. 3.5 Spaces per 1,000 SF.
Location:	Located within a Highly Desirable Deerwood Center near the Intersection of Baymeadows Road and I-95. Easy Access to the U.S. Hwy. 1 / Philips Hwy.
Views:	Professional Office Park setting with Lake views.
Amenities:	Location offers easy access to Hotels, Banking, Restaurants and Retail Services.
Proximity:	In close proximity to the Baymeadows, Mandarin and San Marco areas of Jacksonville. Easy commute to the University of North Florida. And short drive times to Multi-Family & Single-Family housing in all price ranges.

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7899 BAYMEADOWS WAY

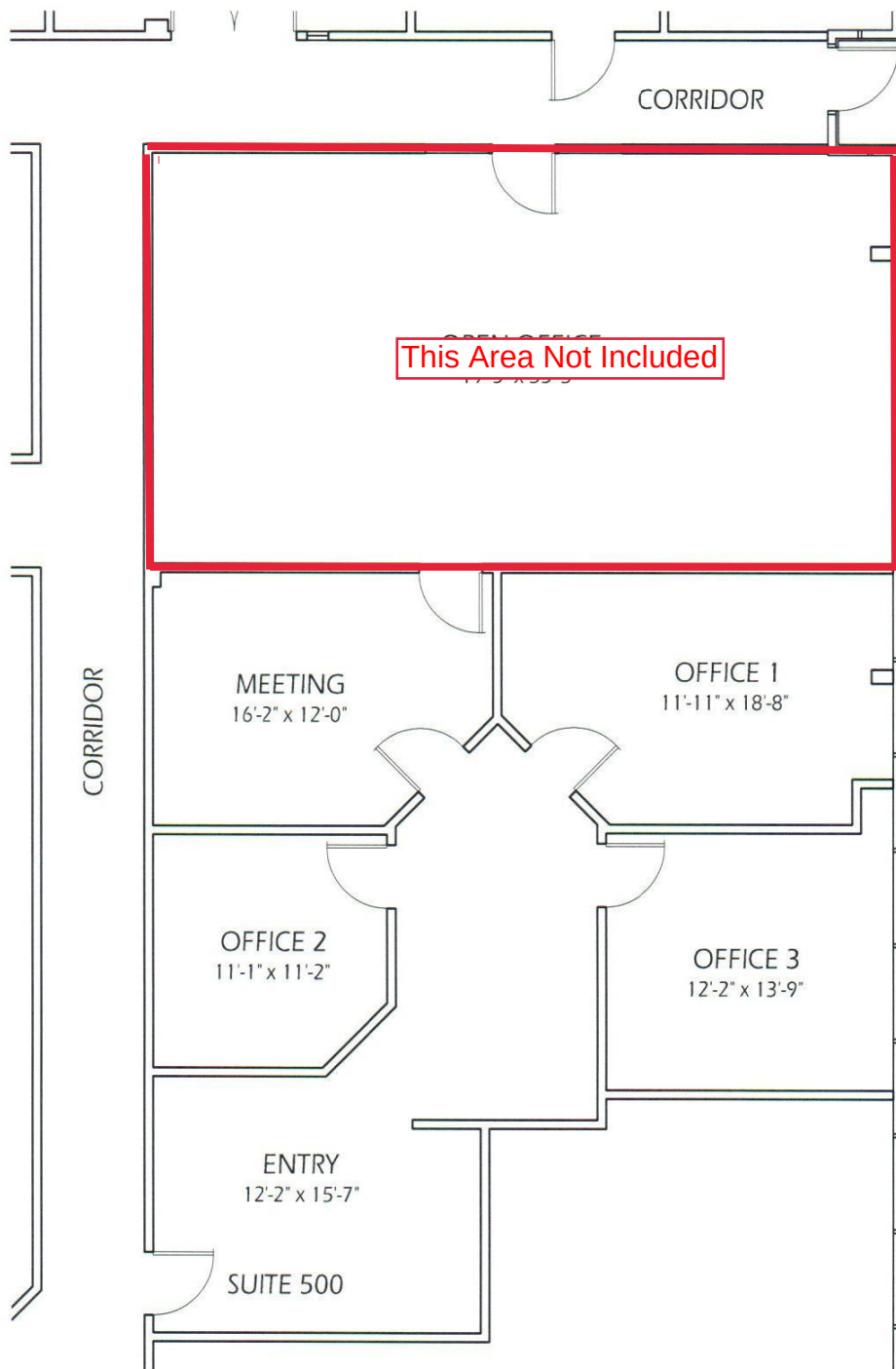


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SUITE 500

Floor Plan

1,035 SF



Michael Blake Architects LLC
904 Margaret Street
Jacksonville, Florida 32204
904.594.4994
AR96125



KEY PLAN
N.T.S.

SUITE 500

FLOOR PLAN

1/8" = 1' - 0"



0 2' 5' 10'

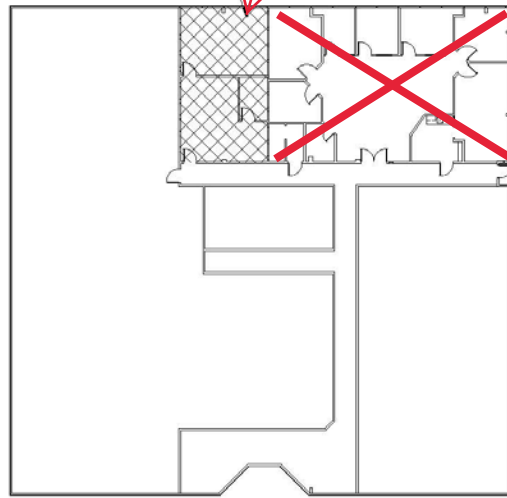


SUITE 400

Floor Plan

772 SF

Suite 400 / 772 SF



KEY PLAN
N.T.S.



Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
AR3518

SUITE 400
FLOOR PLAN
1/8" = 1' - 0"



0 2' 5' 10'