



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



OFFICE SPACE FOR LEASE

**7899 Baymeadows Way
Jacksonville, FL 32256
LAKEVIEWS
EASY ACCESS TO
I-95, U.S. HWY. 1 AND I-295**



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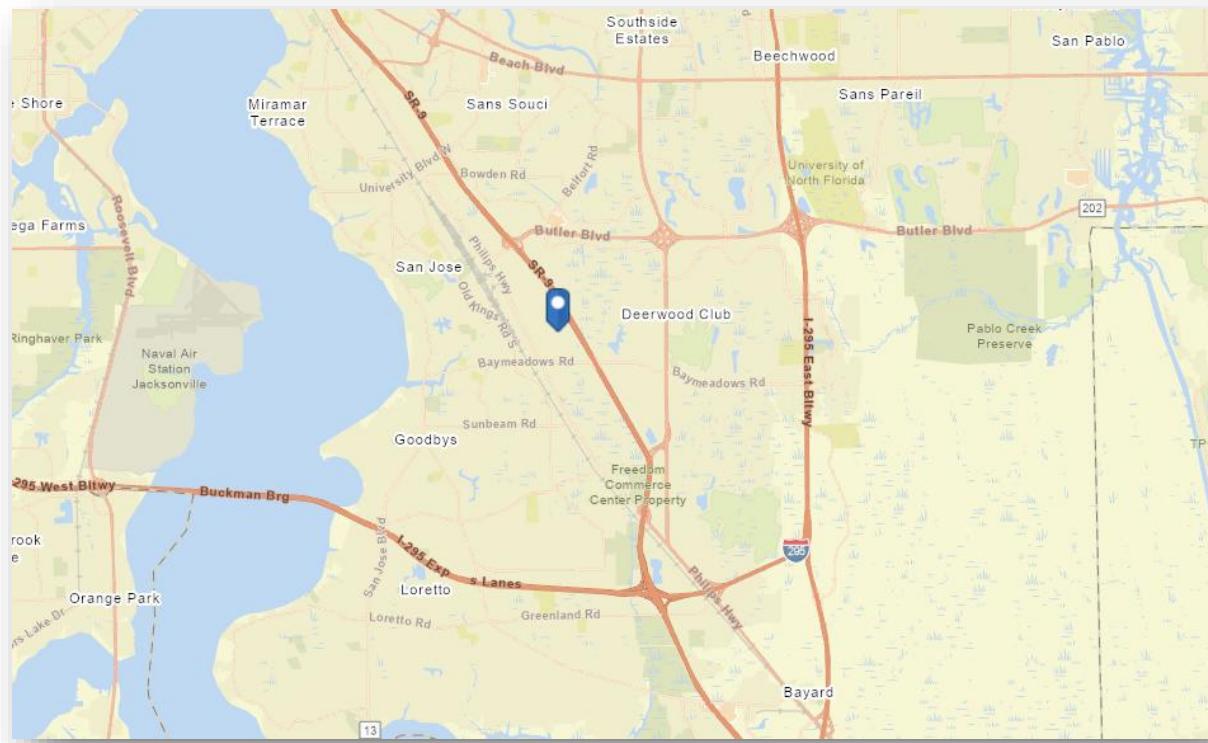
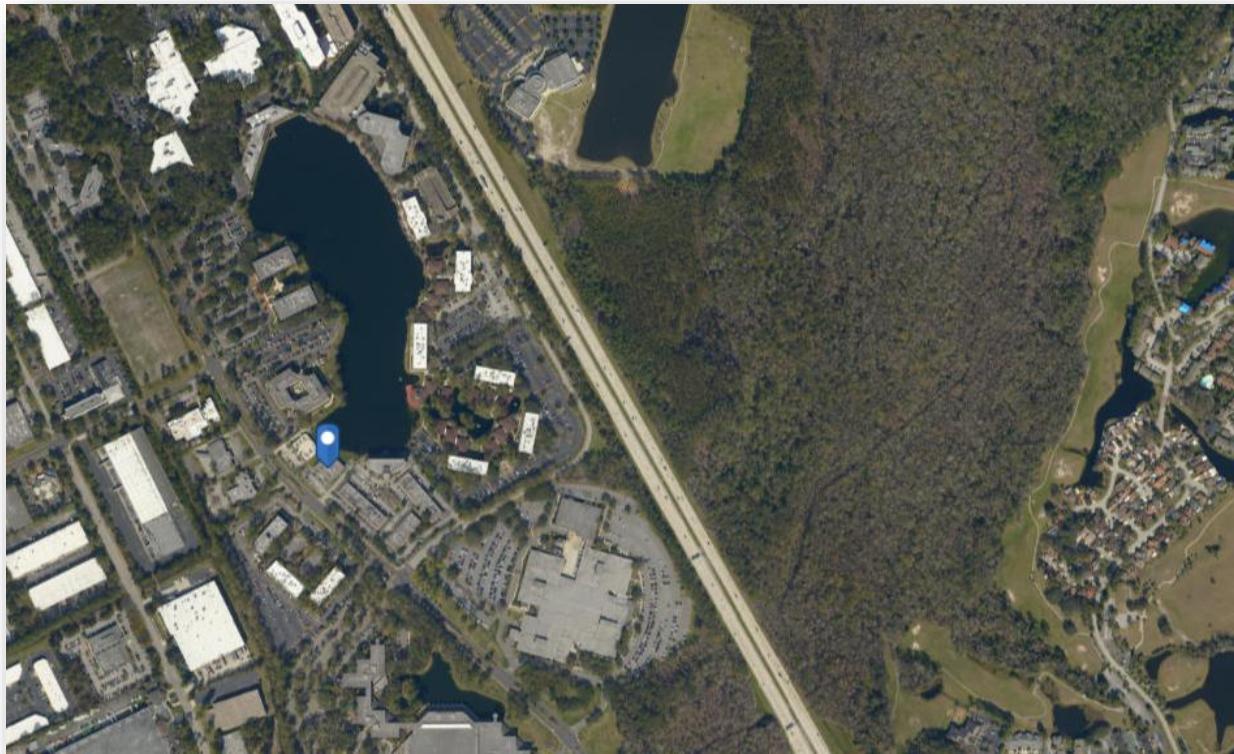
Building Size:	12,495 SF
Available Suites:	Suite 400 / 772 SF (Available 7-1-26) Suite 500 / 1,035 SF
Lease Type / Term:	Full Service / 5 Year Lease Term
Base Rental Rates:	\$22.00 PSF
Operating Expense/R.E. Tax Stop:	Base Year to be established by the actual operating expenses and real estate taxes 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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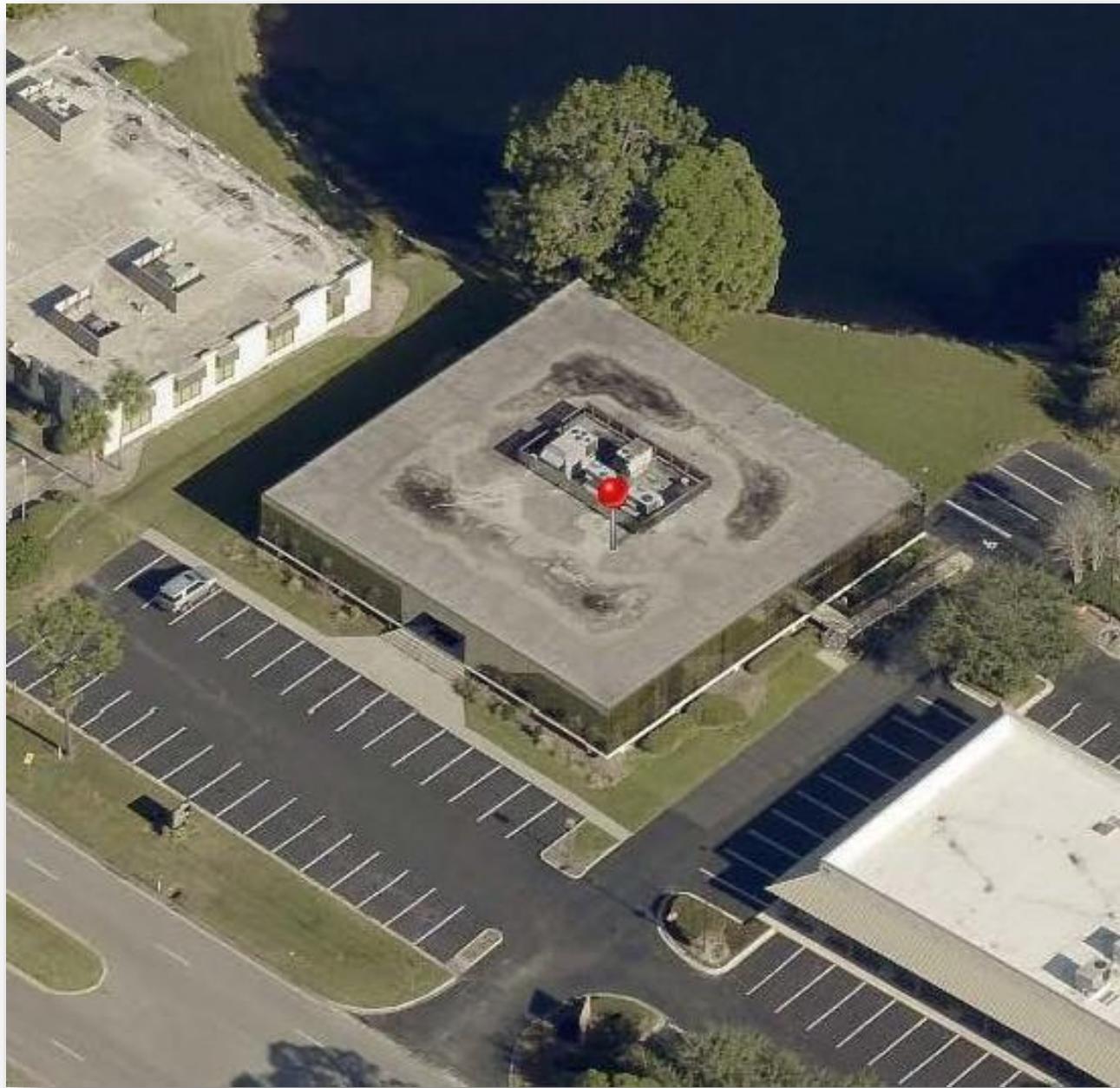
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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.





7899 BAYMEADOWS WAY



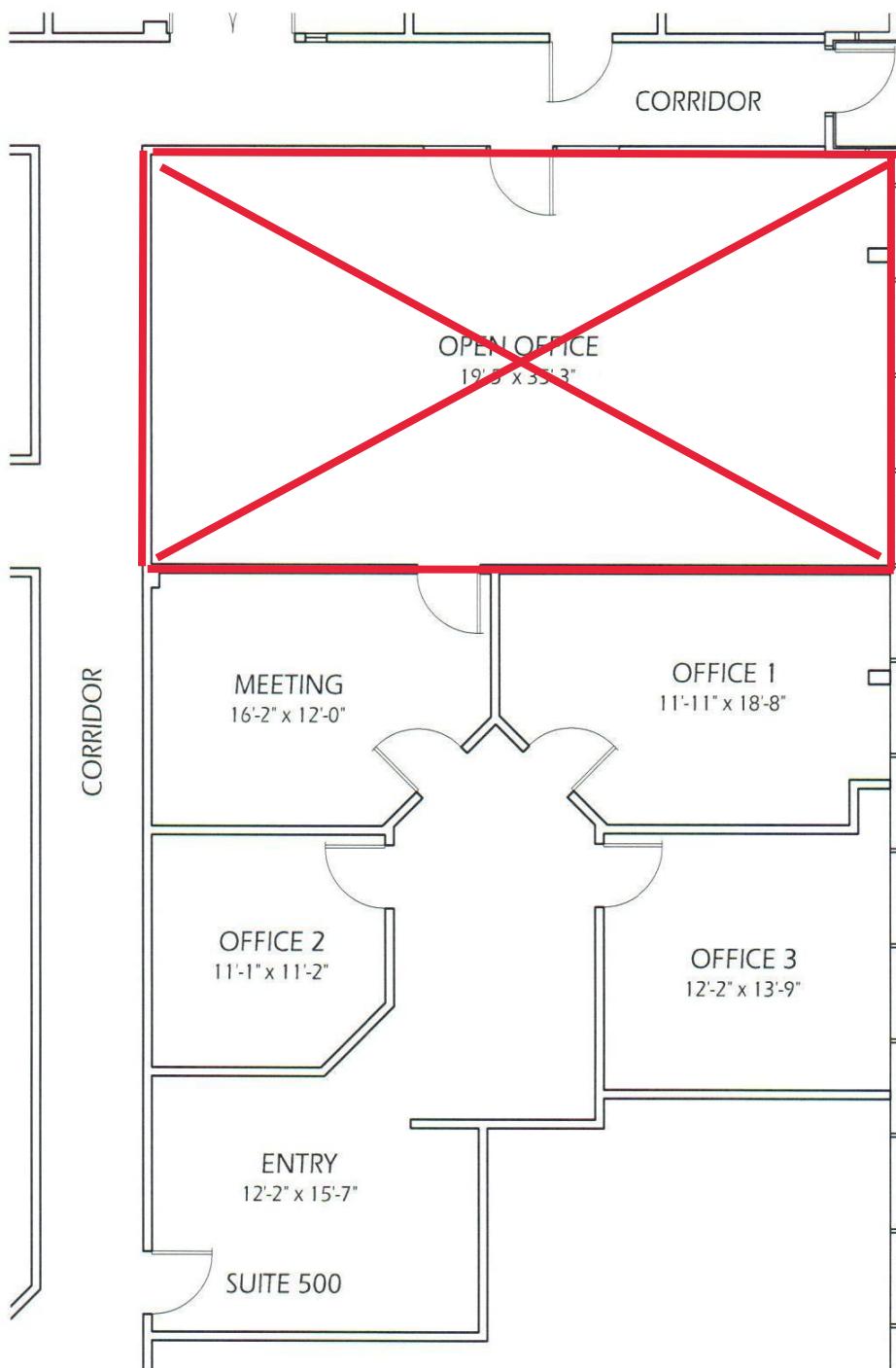
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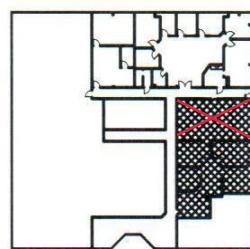
SUITE 500

Floor Plan

1,722 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"

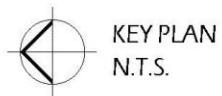
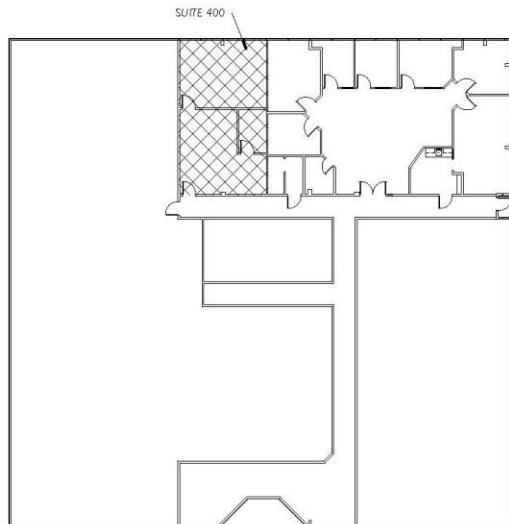
0 2' 5' 10'



SUITE 400

Floor Plan

772 SF



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'