

Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
Suite 405, Jacksonville, FL 32256  
904-855-8800  
[jgarnett@ccim.net](mailto:jgarnett@ccim.net)  
[www.jackgarnett.com](http://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**

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



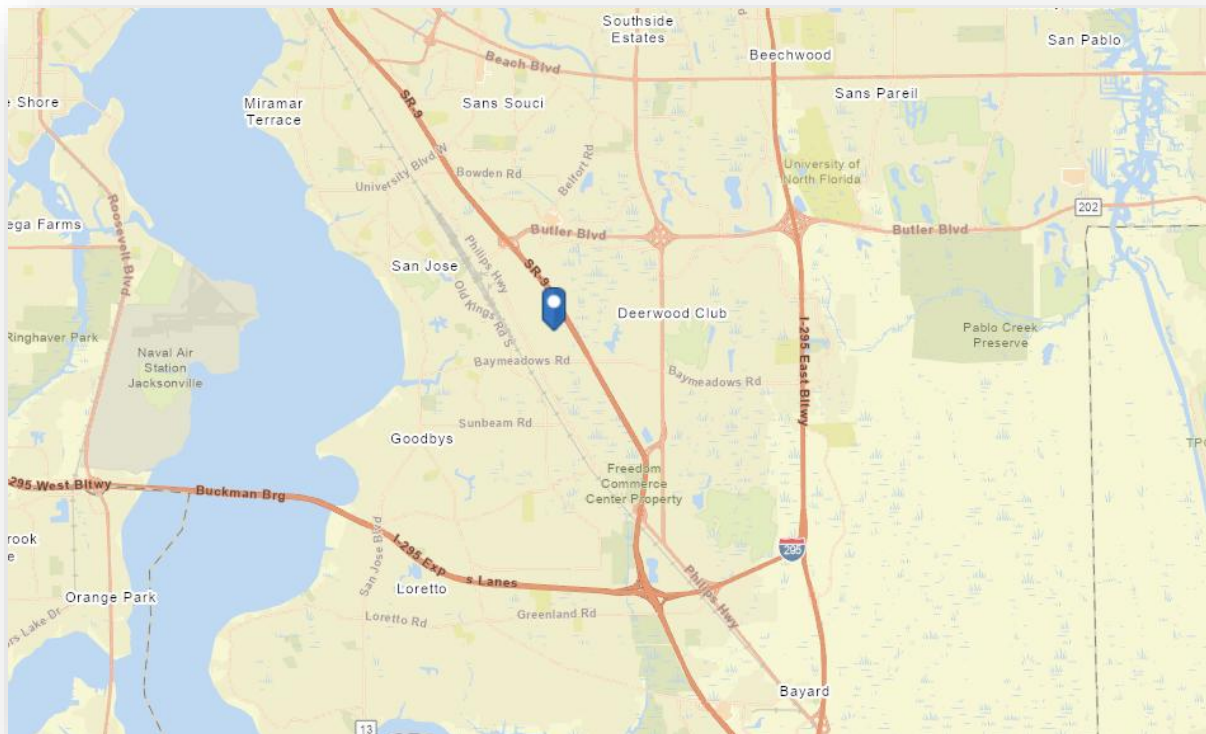
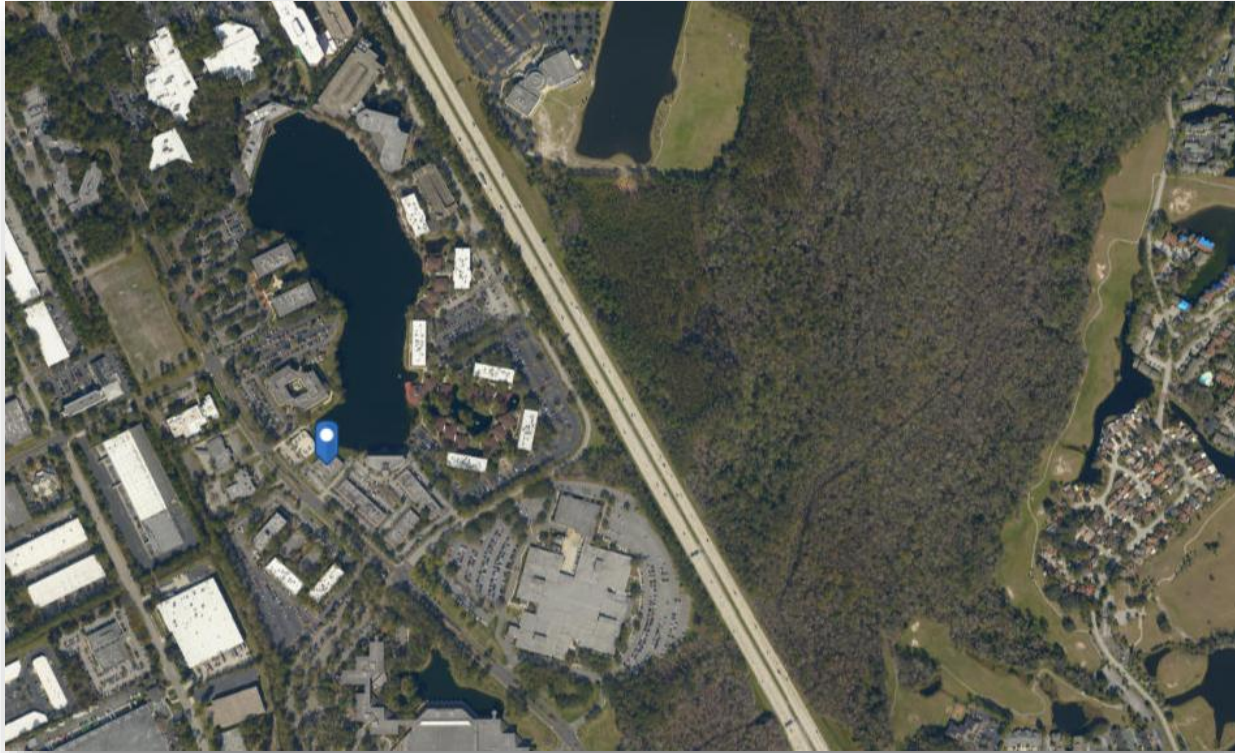
**7899 Baymeadows Way, Jacksonville, Florida 32256**

<b>Building Size:</b>	<b>12,495 SF</b>
<b>Available Suites:</b>	<b>Suite 400 / 772 SF (Available 7-1-26) Suite 500 / 1,035 SF</b>
<b>Lease Type / Term:</b>	<b>Full Service / 5 Year Lease Term</b>
<b>Base Rental Rates:</b>	<b>\$22.00 PSF</b>
<b>Operating Expense/R.E. Tax Stop:</b>	<b>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.</b>
<b>Parking:</b>	<b>Free. First Come, First Serve. 3.5 Spaces per 1,000 SF.</b>
<b>Location:</b>	<b>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.</b>
<b>Views:</b>	<b>Professional Office Park setting with Lake views.</b>
<b>Amenities:</b>	<b>Location offers easy access to Hotels, Banking, Restaurants and Retail Services.</b>
<b>Proximity:</b>	<b>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 &amp; Single-Family housing in all price ranges.</b>

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**7899 BAYMEADOWS WAY**



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**SUITE 500**

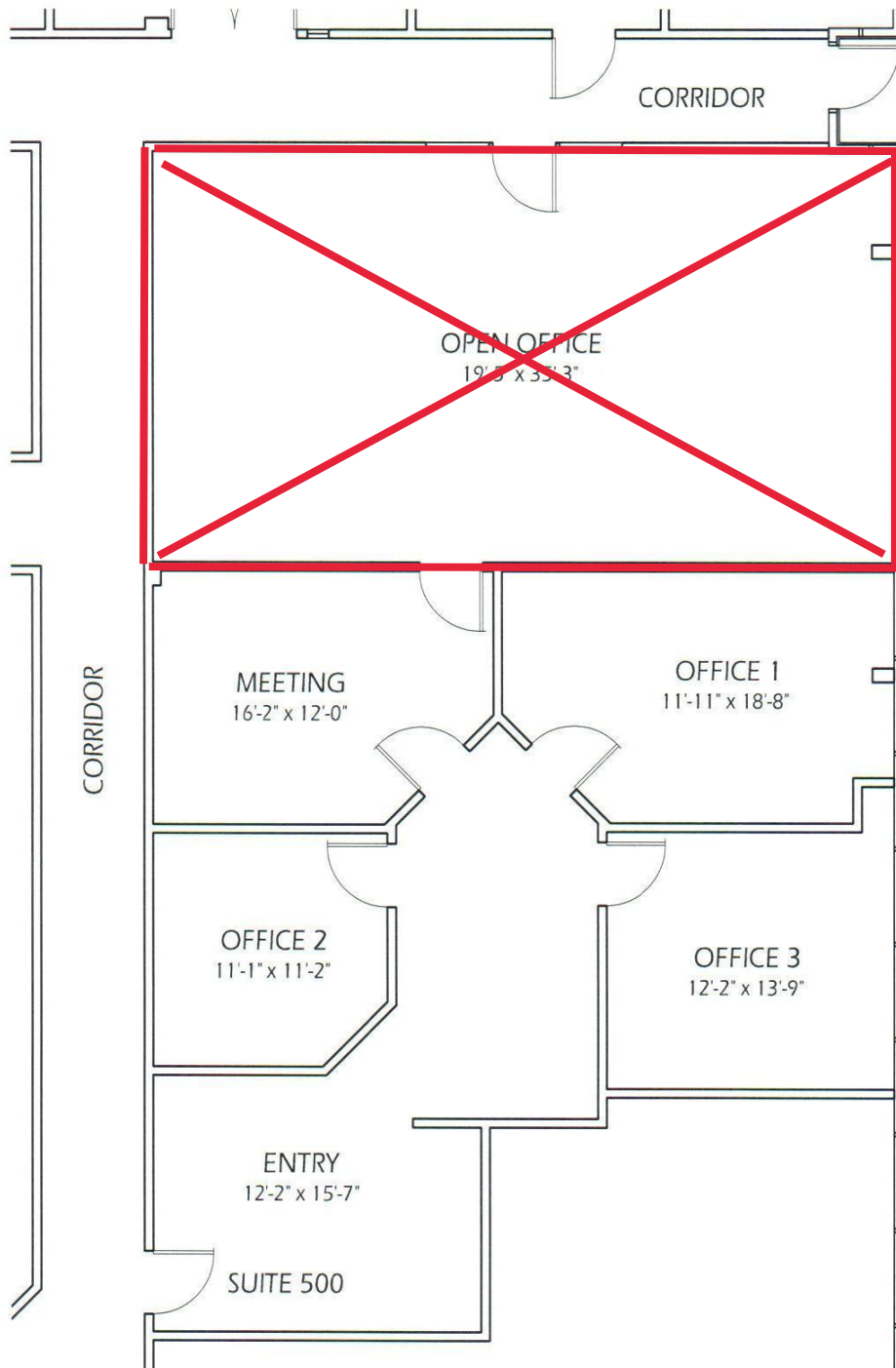
**Floor Plan**

**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"



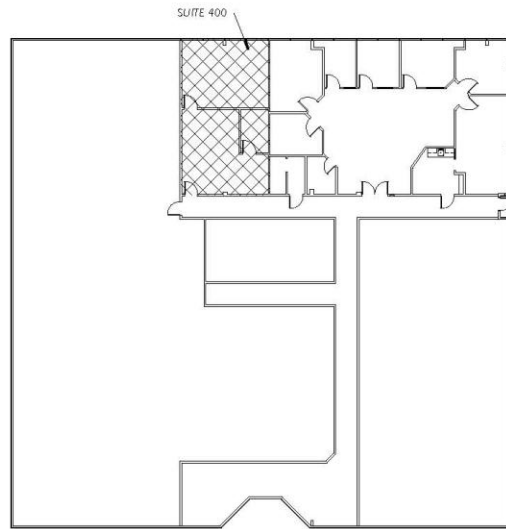
0 2' 5' 10'



## SUITE 400

### Floor Plan

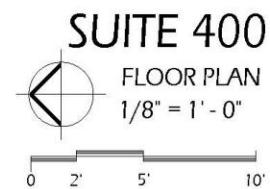
772 SF



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"