

PHILLIPS HWY COMMERCE PARK

Information Sheet



SUITE 45

6900 Philips Highway
Jacksonville, FL 32216

Project Description:

121,600 square foot single story
"Flex Space" office/showroom/
warehouse project

Project Address:

6900-6950 Philips Highway
Jacksonville, FL 32216

For additional information
contact:

T. Fitch King III

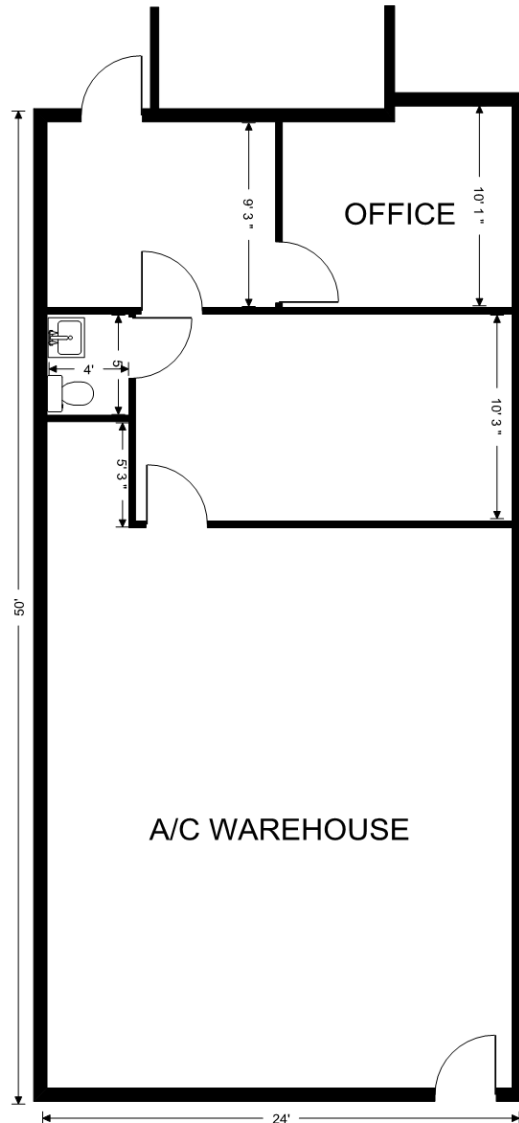
Morgar Realty Inc.

Licensed Real Estate Broker

(904) 296-3232

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Not To Scale

1,200 sq. ft. Total Suite Area
500 sq. ft. Finished Office Space
700 sq. ft. Conditioned Warehouse Space

Base Rent **\$12.83** per sq. ft. per year

CAM **\$4.05** per sq. ft. per year

First Month's Total Rent **\$1,688.33**

Lease rates are based on a three year lease with 4% increases per year, net of janitorial and electric, plus sales tax.

Suites are offered in the existing as-is condition and configuration. Any Tenant improvements are subject to Landlord approval.