



## Cypress Business Center

8301 Cypress Plaza Drive  
Jacksonville, Florida 32256

### Property Highlights

- One and two-story office & flex spaces with adaptable floor plans
- Philips Hwy frontage provides strong visibility with monument and directional signage at the main entrance
- Generous parking ratio of 5.5 spaces per 1,000 SF with multiple points of ingress and egress for convenient access
- Clear heights ranging from 16 to 18 feet and grade-level overhead doors available for select units
- Separately metered electric, eliminating after-hours HVAC charges

### Property Overview

Cypress Business Center sits in central Jacksonville's desirable Butler/Baymeadows submarket with direct access to US 1 and close proximity to I 95, JTB, and I 295. It is just half a mile from Butler Point's 16 dining options and 2.5 miles from the Philips Hwy/Baymeadows Rd intersection with abundant amenities. The center is also a quick 10 minute drive to St Johns Town Center.

### Offering Summary

Lease Rate:	\$14 - 14.50 SF/yr (NNN)
Building Size:	120,682 SF
Available SF:	1,716 - 42,708 SF
Lot Size:	14.67 Acres
Zoning:	PUD
Parking:	5.5 Space per 1,000 SF

### For More Information



#### Patrick Carney

Vice President, Office Specialist  
O: 904 404 4456 | C: 904 588 2508  
pc@naihallmark.com



#### Sydney Miles

Associate  
O: 904 404 5566 | C: 502 939 2900  
sm@naihallmark.com

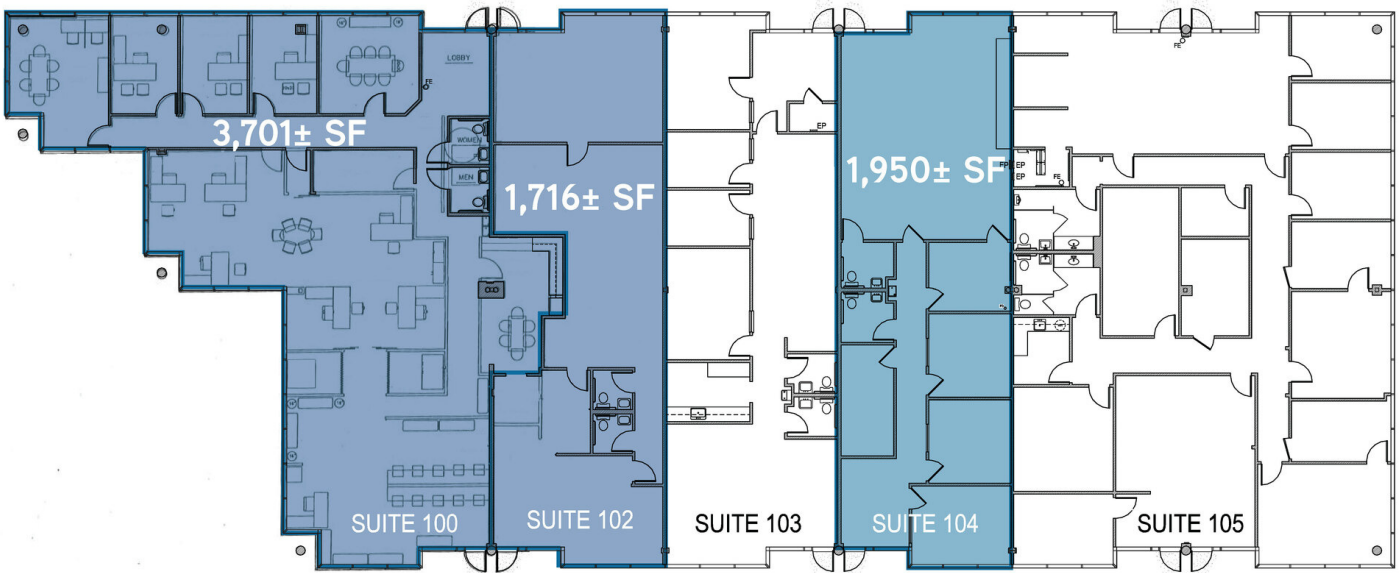


Available Spaces

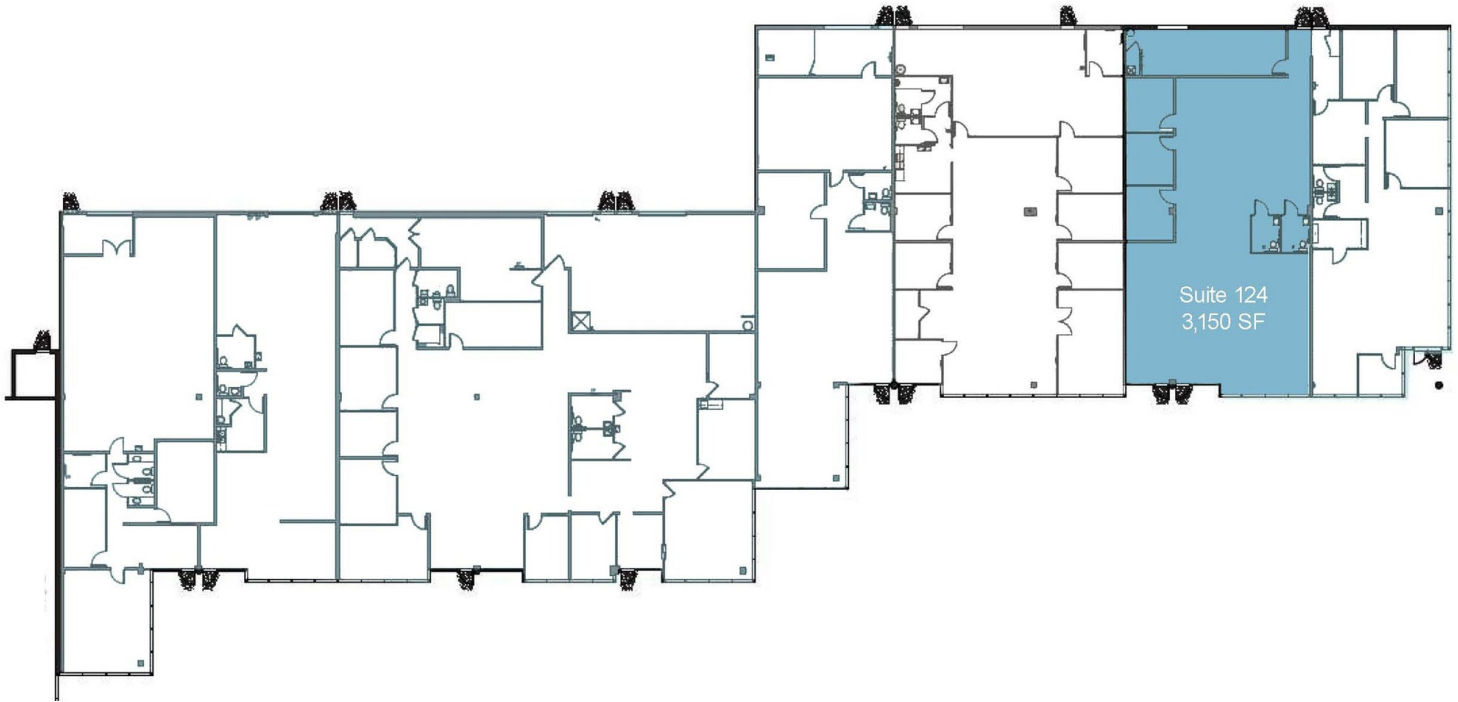
Suite	Tenant	Size	Type	Rate
■ Bldg 1 - 100	Available	3,701 SF	NNN	\$14.00 SF/yr
■ Bldg 1 - 102	Available	1,716 SF	NNN	\$14.00 SF/yr
■ Bldg 1 - 104	Available	1,950 SF	NNN	\$14.00 SF/yr
■ Bldg 3 - 124	Available	3,150 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 200-300	Available	5,051 - 7,623 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 400	Available	2,572 - 7,623 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 210	Available	2,645 - 6,630 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 220	Available	3,985 - 6,630 SF	NNN	\$14.00 SF/yr
■ Bldg 5	Available	42,708 SF	NNN	\$14.50 SF/yr

For Lease

Bldg 1 - Suites 100 & 102  
3,701 & 1,716 Square Feet

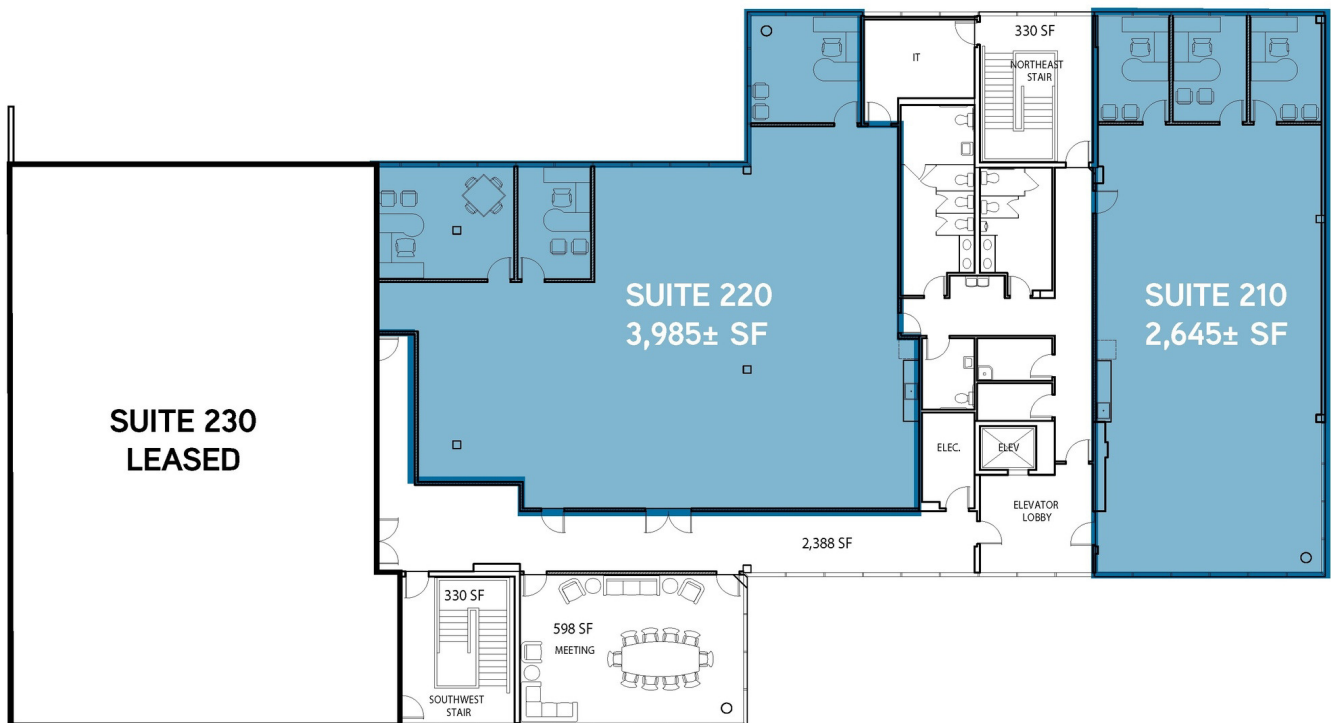
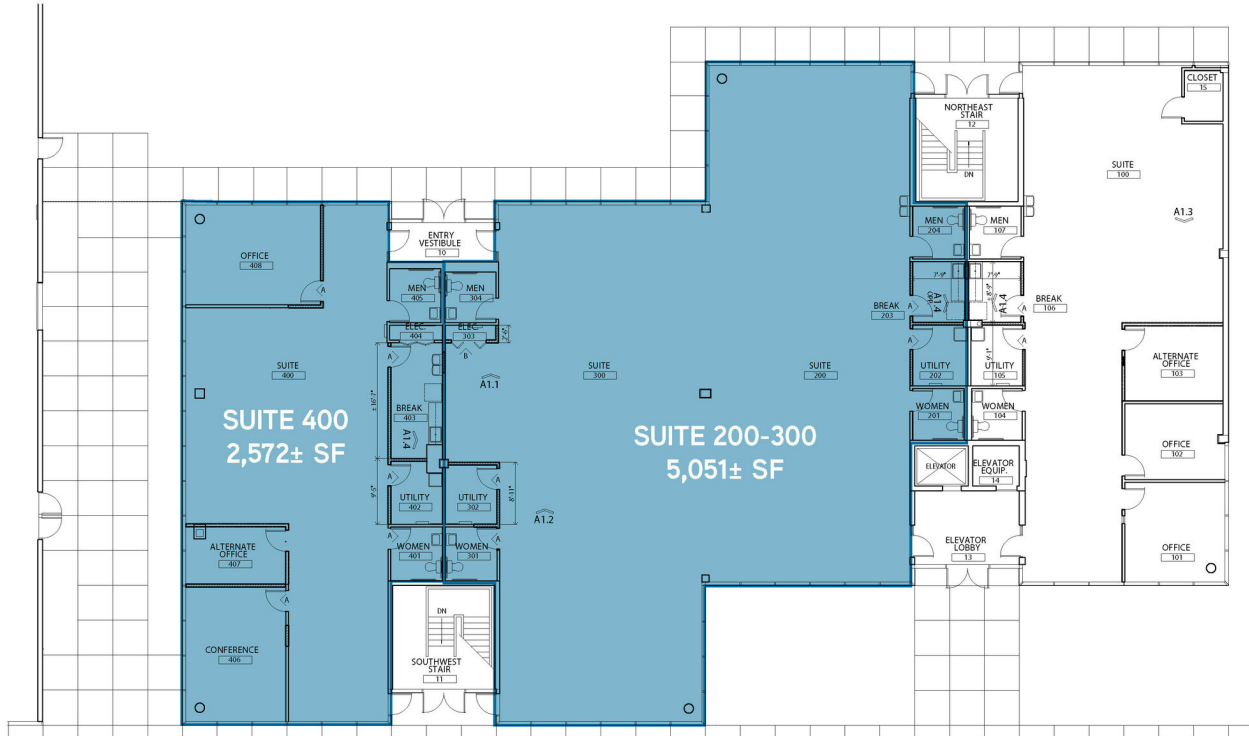


For Lease  
Bldg 3 - Suite 124  
3,150 Square Feet



For Lease

Bldg 4 - Suites 200-400  
2,572 - 5,051 Sq Ft



For Lease

Bldg 4 - Suites 200-400

2,572 - 5,051 Sq Ft



For Lease or Sale

Bldg 5 - 42,708 SF

Office / Flex Space

