

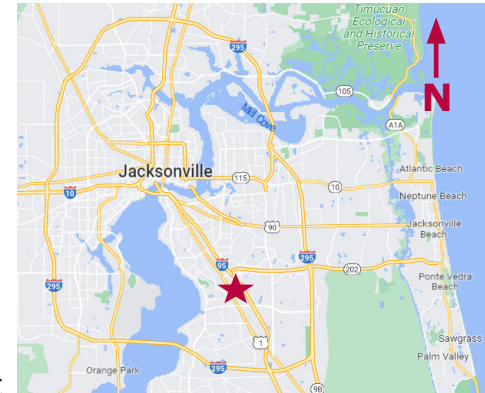
**OFFICES
FOR LEASE**

The Park at Deerwood

8130 Baymeadows Way West, Jacksonville, FL 32256



- **1st Floor: \$21.00/RSF Full-Service**
 - Suite #106: +/-2,485 RSF
- **2nd & 3rd Floor: \$20.00/RSF Full-Service**
 - Suite #200: +/-1,760 RSF
 - Suite #203: +/-1,570 RSF
 - Suite #304: +/-1,450 RSF
- Parking: +/-4.4/1,000 RSF
- Zoning: IBP-2
- Distinctive, modern three-story office building with beautiful waterfront and fountain views
- Professional atmosphere, updated common areas with upscale finishes
- Philips Highway visibility with easy access from all areas of town and all major highways
+/-75,500 AADT on Philips Highway
- Building is reinforced concrete and steel construction, features include two elevators, access system, mail center, vending machines, park-like setting and ample parking
- Located approximately one mile south of JT Butler Blvd. and the intersection with I-95



For Additional
Information Contact:

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OR

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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan First Floor



Suite #106
+/-2,485 RSF

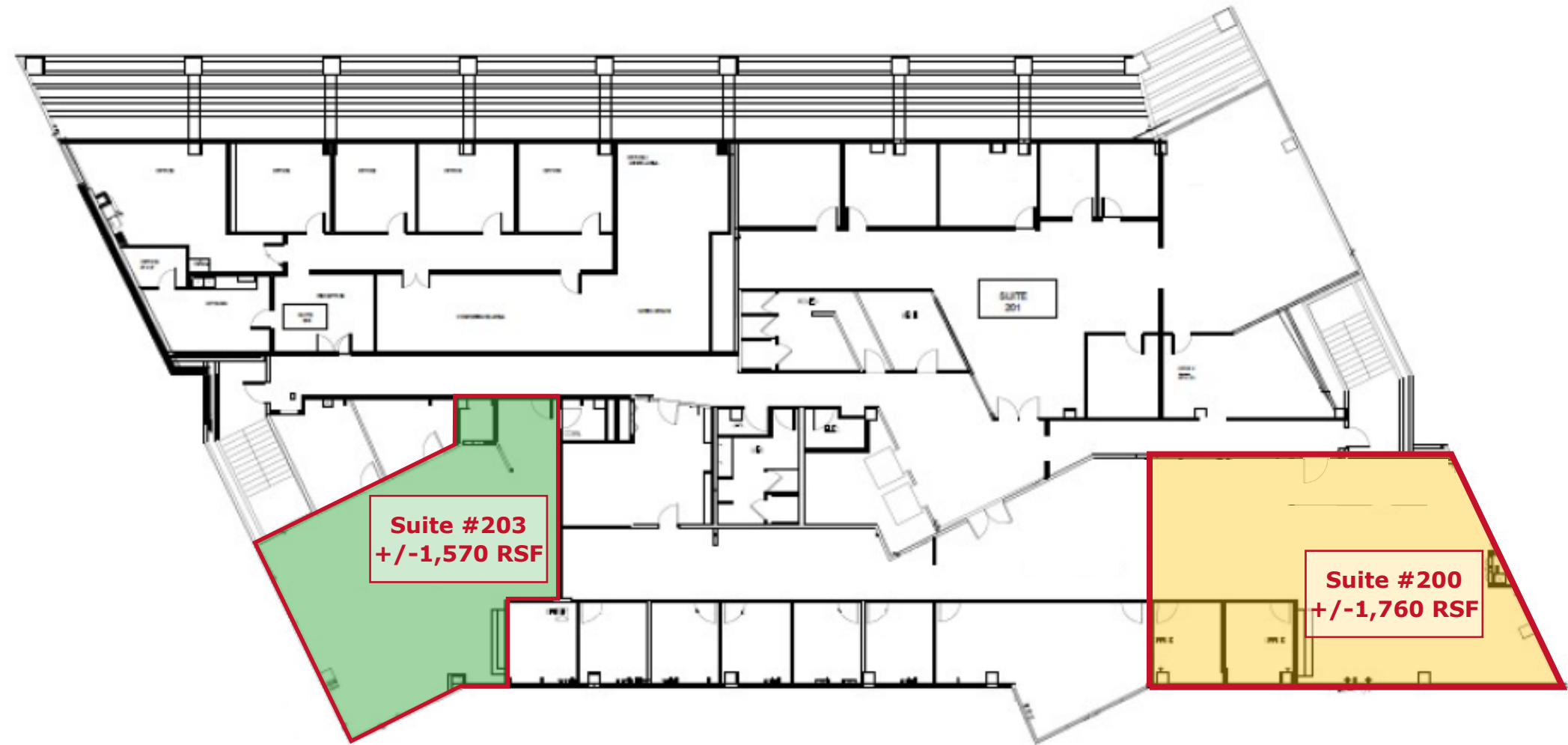
FIRST FLOOR
NOT TO SCALE : PAPER SIZE - 11x17

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Floor Plan Second Floor



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Floor Plan Third Floor



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