

# PHILLIPS HWY COMMERCE PARK

## Information Sheet



### SUITE 27

6950 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

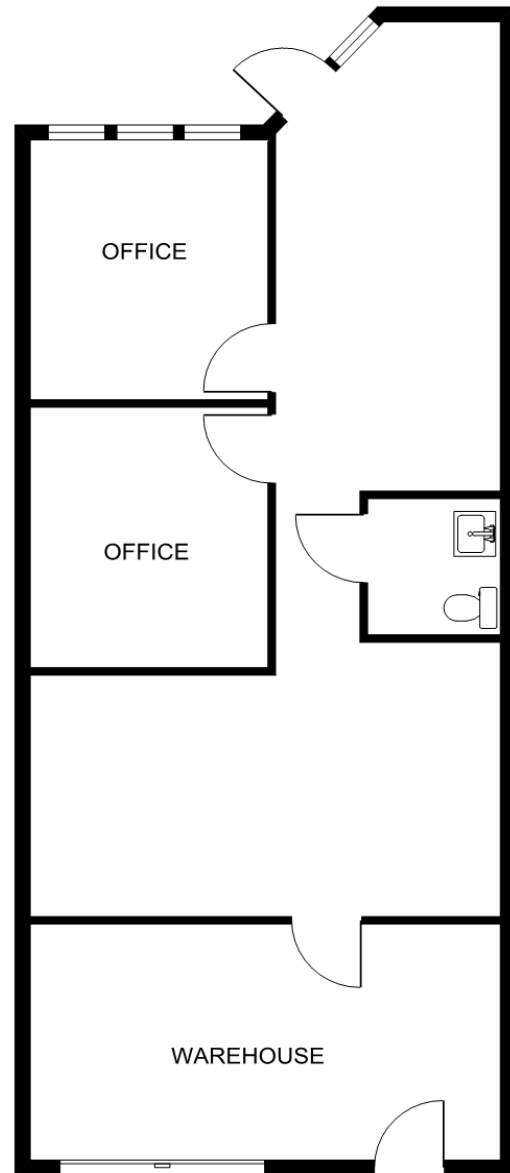
For additional information  
contact:

T. Fitch King III

Morgar Realty Inc.

Licensed Real Estate Broker

(904) 296-3232



Not To Scale

1,050 sq. ft. Total Suite Area

830 sq. ft. Finished Office Space

220 sq. ft. Warehouse Space

Base Rent **\$13.58** per sq. ft. per year

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

First Month's Total Rent **\$1,542.71**



Lease rates are based on a three year lease with 3% 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.