

MORGAR BUSINESS PARK

Information Sheet



SUITE 18-19

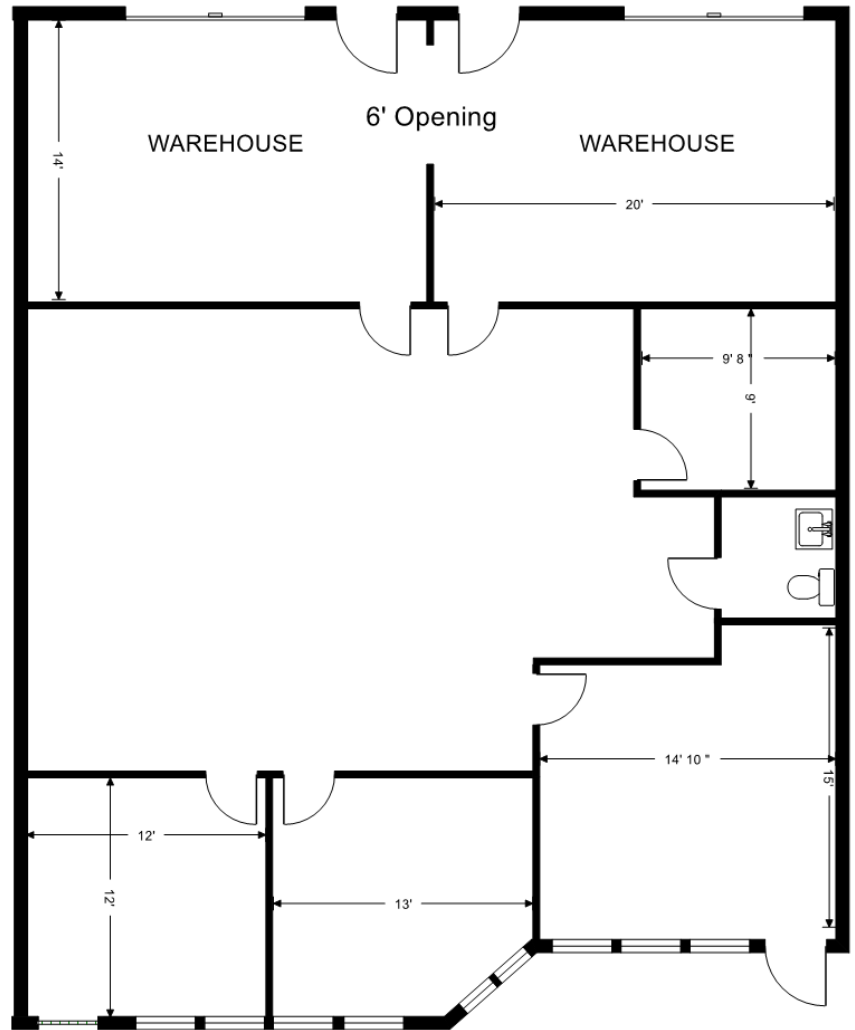
8640 Philips Highway
Jacksonville, FL 32256

Project Description:

45,750 square foot single story
"Flex Space" office/showroom/
warehouse project

Project Address:

8638- 8640 Philips Highway
Jacksonville, FL 32256



Not To Scale

For additional information
contact:

T. Fitch King III

Morgar Realty Inc.

Licensed Real Estate Broker

(904) 296-3232

1,925 sq. ft. Total Suite Area

1,365 sq. ft. Finished Office Space

560 sq. ft. Warehouse Space

Base Rent **\$12.84** per sq. ft. per year

CAM **\$4.50** per sq. ft. per year

First Month's Total Rent **\$2,781.04**



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.