



9000 CYPRESS GREEN DRIVE - ±1,774 - 5,573 SF FOR LEASE

- ◆ ±1,774 SF First Floor Office Suite for Lease
- ◆ ±5,573 SF Second Floor Office Space for Lease.
- ◆ Conveniently located in the heart of the Baymeadows Business District near retail, restaurants and banking
- ◆ Quick access to I-95, Southside Blvd. and I-295 and only minutes from Downtown Jacksonville.
- ◆ Abundant Surface Parking



For further information, please contact our exclusive agent:

Jeff Frandsen - Sr. Vice President
jfrandsen@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256
www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

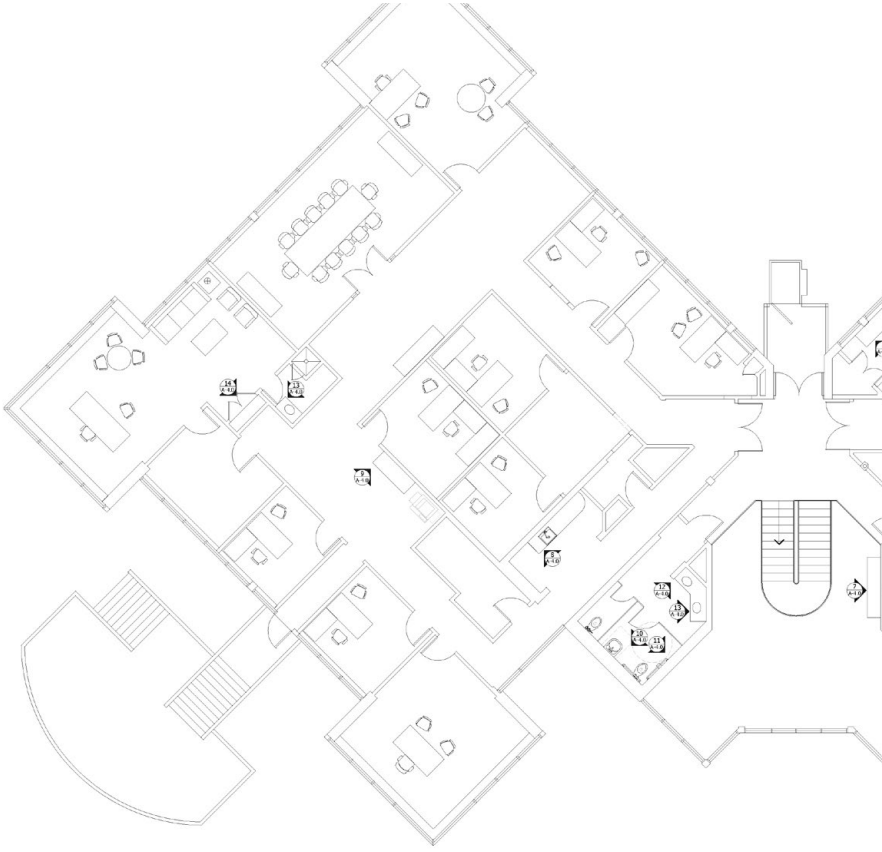
Lease Rate: \$15.50/SF NNN
CAMs: \$4/SF

CAMs are inclusive of janitorial, utilities, property taxes, insurance, landscaping and building security

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SECOND FLOOR SUITE - 5,573 SF

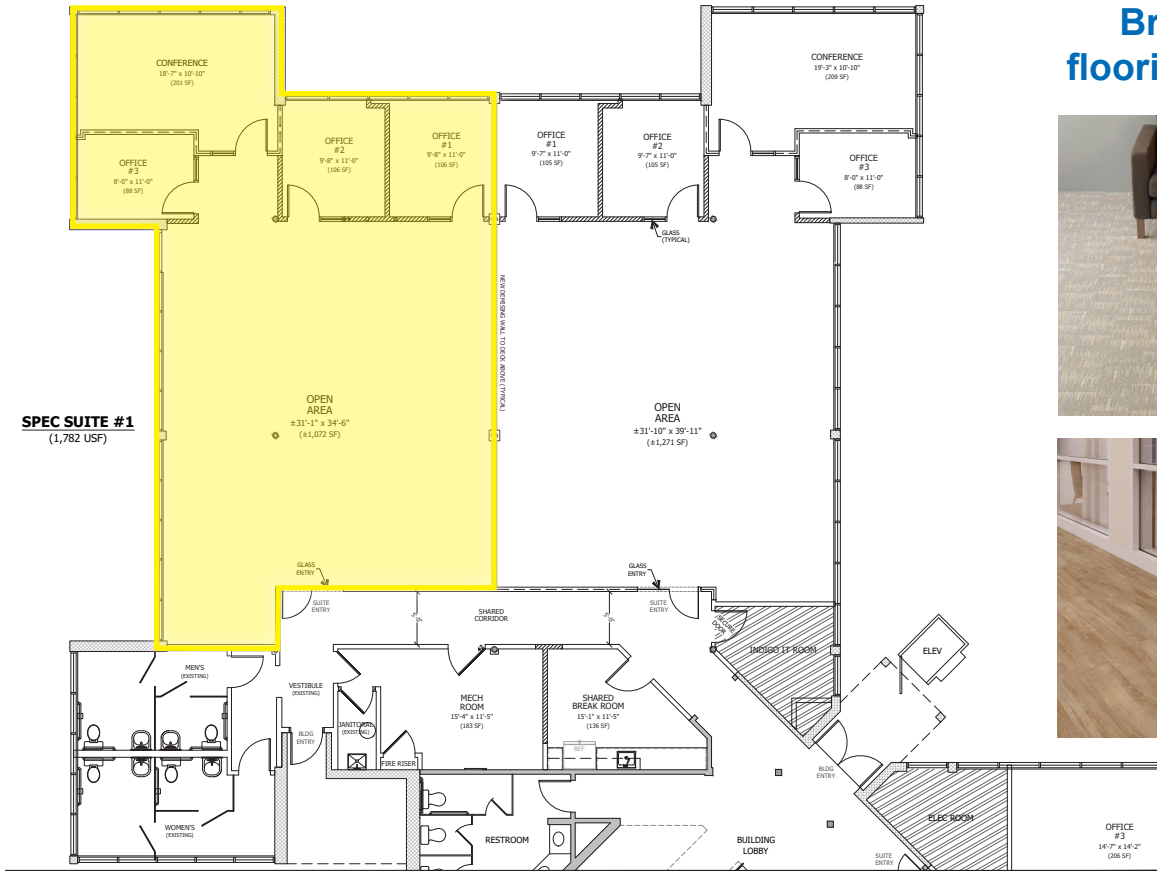
Brand new suite
flooring installed 2025



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FIRST FLOOR SUITE - 1,774 SF



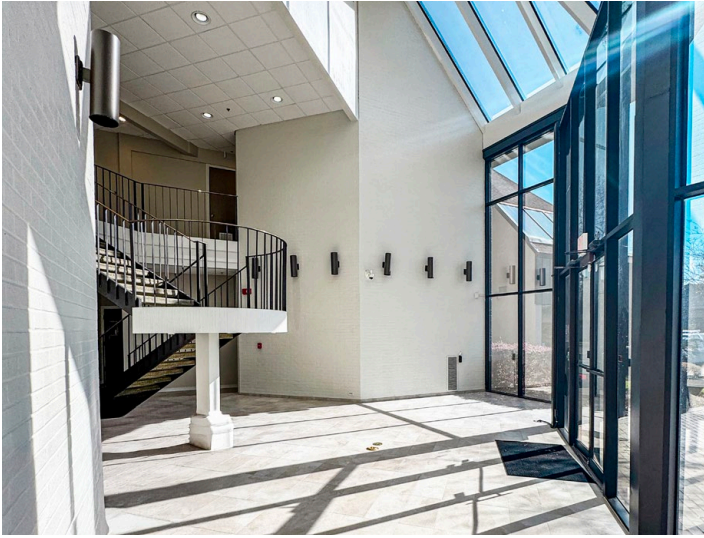
Brand new suite flooring installed 2025



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ADDITIONAL PHOTOS



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LOCAL AREA



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