

For Lease

# Flex/Office

2,781 SF

**NAI**Hallmark

**EASTGROUP**  
PROPERTIES



## Lakepointe Business Park - 6

8936 Western Way

Jacksonville, Florida 32256

### Property Highlights

- Desirable Southside location with easy access to I-95
- Zoning: IBP
- 2025 CAM estimate: \$3.43/SF NNN
- 2,781 sf total w/981 sf warehouse
- Grade-level

### Property Description

A master-planned, 375,000 SF multi-tenant development located on 38-acres in the prestigious Baymeadows area. This project offers enormous flexibility with ability to accommodate users from 1,100 to 78,000 SF within nine buildings. These flex buildings offer excellent office space with grade-level roll-up doors. Both dock-high and grade-level loading are available to suit specific needs.

#### OFFERING SUMMARY

<b>Available SF</b>	2,781 SF
<b>Lease Rate</b>	Negotiable
<b>Building Size</b>	24,394 SF

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
10	Negotiable	2,781

For more information



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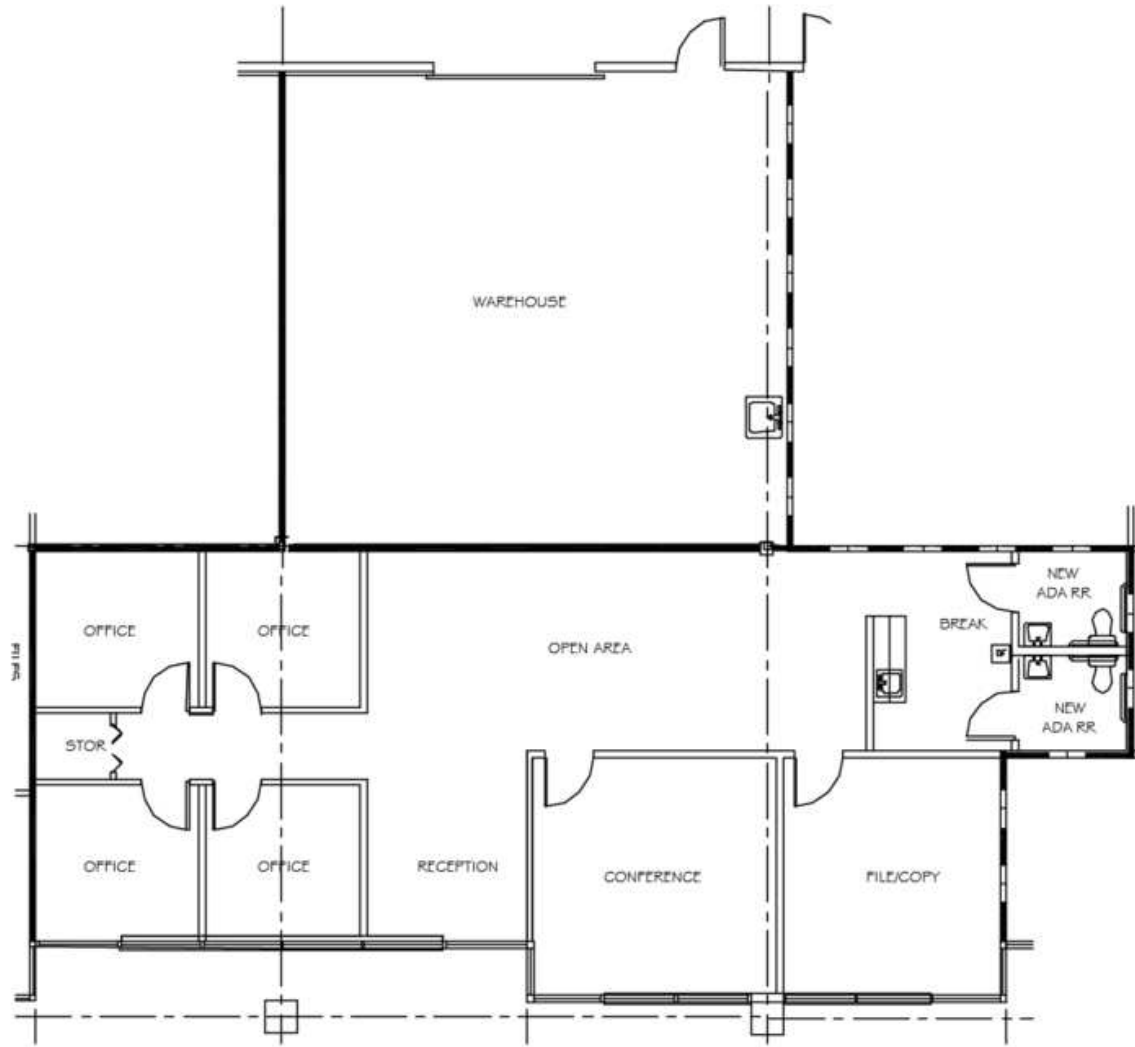
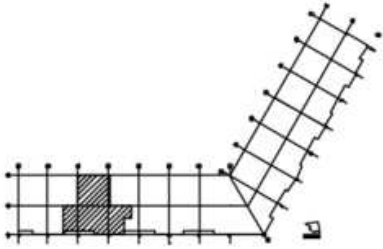


# Siteplan



# Suite 10 - 2,781 SF

KEY PLAN



OFFICE	1,838 SF
WHSE	943 SF
<b>TOTAL</b>	<b>2,781 SF</b>

SUITE 10

# Map & Photos

