

PHILLIPS HWY COMMERCE PARK

Information Sheet



SUITE 50

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

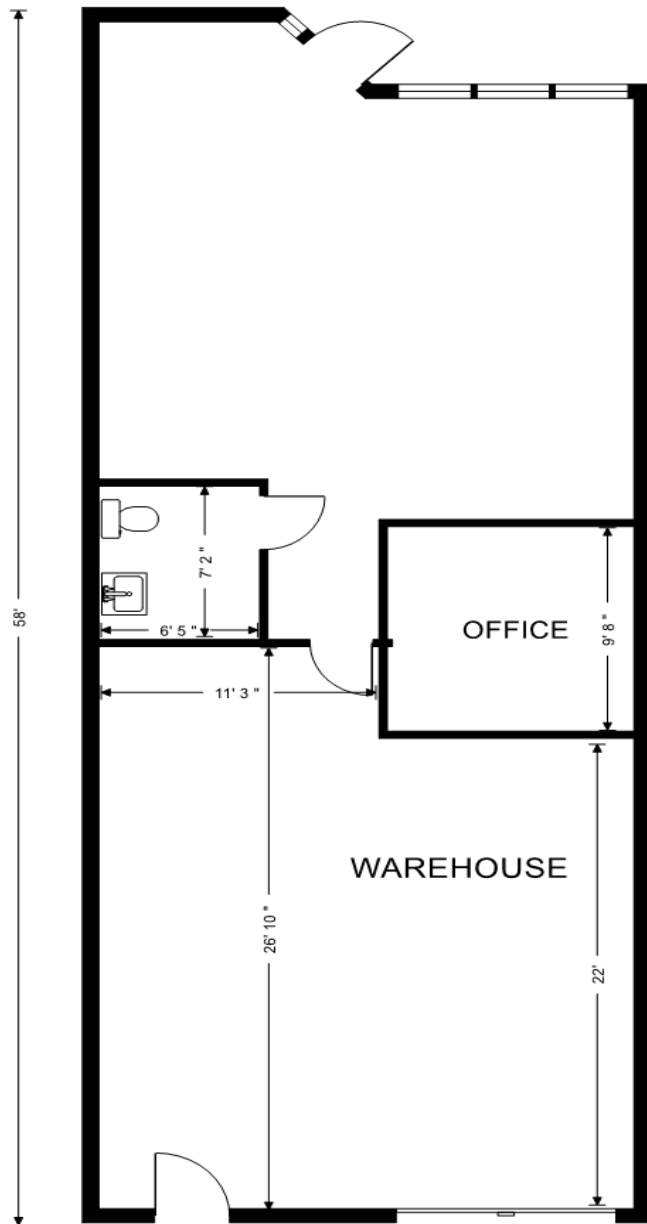
For additional information
contact:

T. Fitch King III

Morgar Realty Inc.

Licensed Real Estate Broker

(904) 296-3232



Not To Scale

1,200 sq. ft. Total Suite Area
700 sq. ft. Finished Office Space
500 sq. ft. Warehouse Space

Base Rent **\$12.33** per sq. ft. per year
CAM **\$4.05** per sq. ft. per year
First Month's Total Rent **\$1,638.33**



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.