

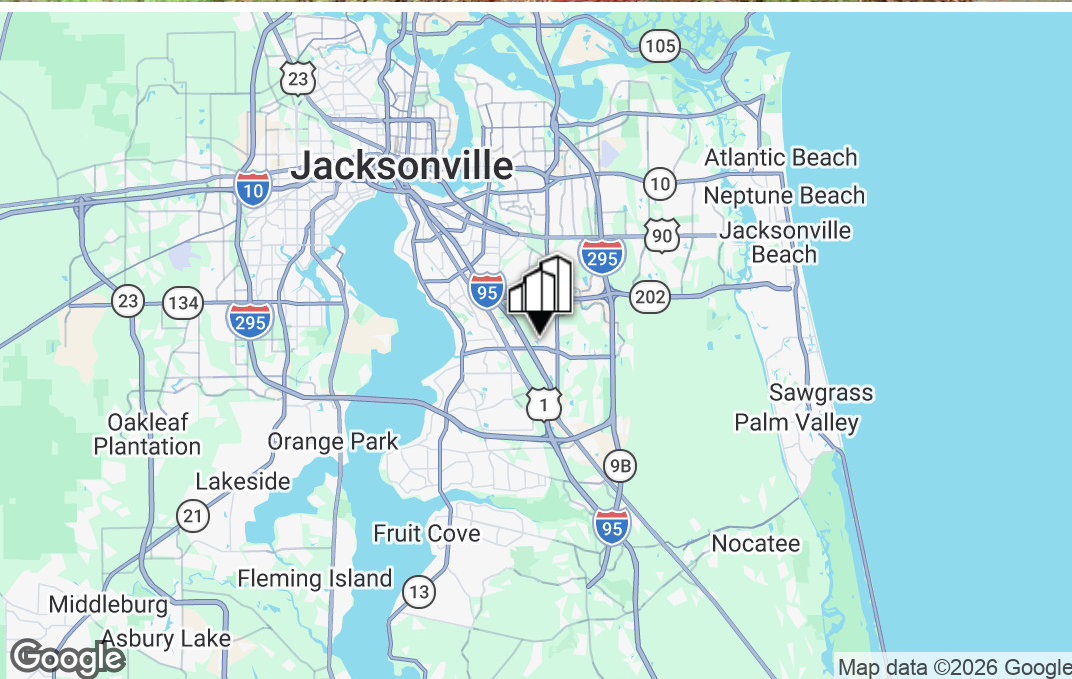
OFFICE BUILDING FOR LEASE

BAYMEADOWS OFFICE PARK

9471 BAYMEADOWS CIRCLE EAST, JACKSONVILLE, FL 32256



PRIMEREALTY



For More Information:

Ron Levin

Director

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rlevin@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

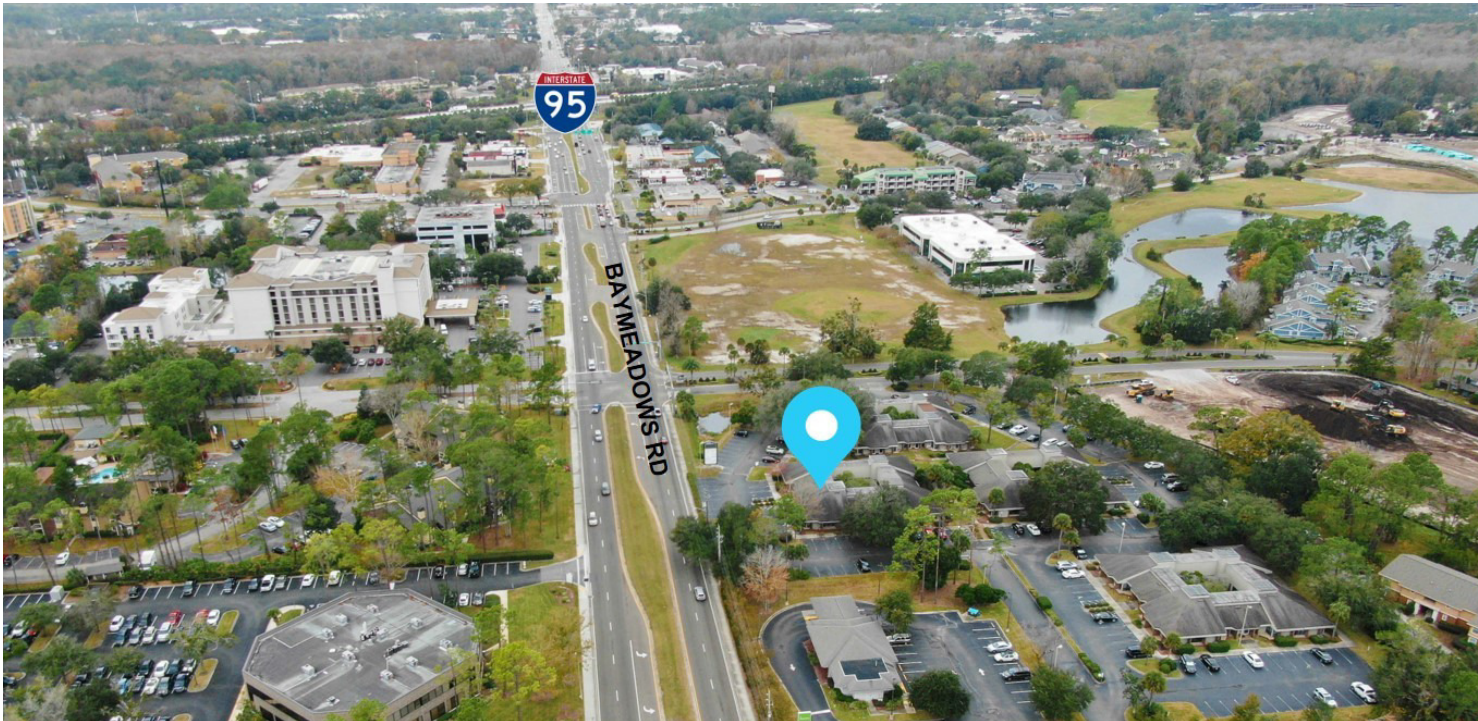
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Modified Gross)
Available SF:	1,000 SF
Year Built:	1984
Building Size:	32,000 SF
Market:	Jacksonville
Submarket:	Baymeadows

PROPERTY OVERVIEW

Prime Realty presents this well maintained and professionally managed office building located in the Southside/Baymeadows sub-market of Jacksonville. Positioned very close to I-95, U.S 1 (Philips Hwy), I-295 beltway, Southside Blvd and J.Turner Butler Blvd. This office condo complex is in close proximity to residential communities as well as commercial development including; hotels, restaurants, major shopping centers and hospitals. Easy interstate access to Downtown Jacksonville or heading south to St. Augustine. With nighttime security, a private courtyard and ample parking, you don't want to miss the opportunity to lease this space.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 107	\$15.00 SF/yr	1,000 SF

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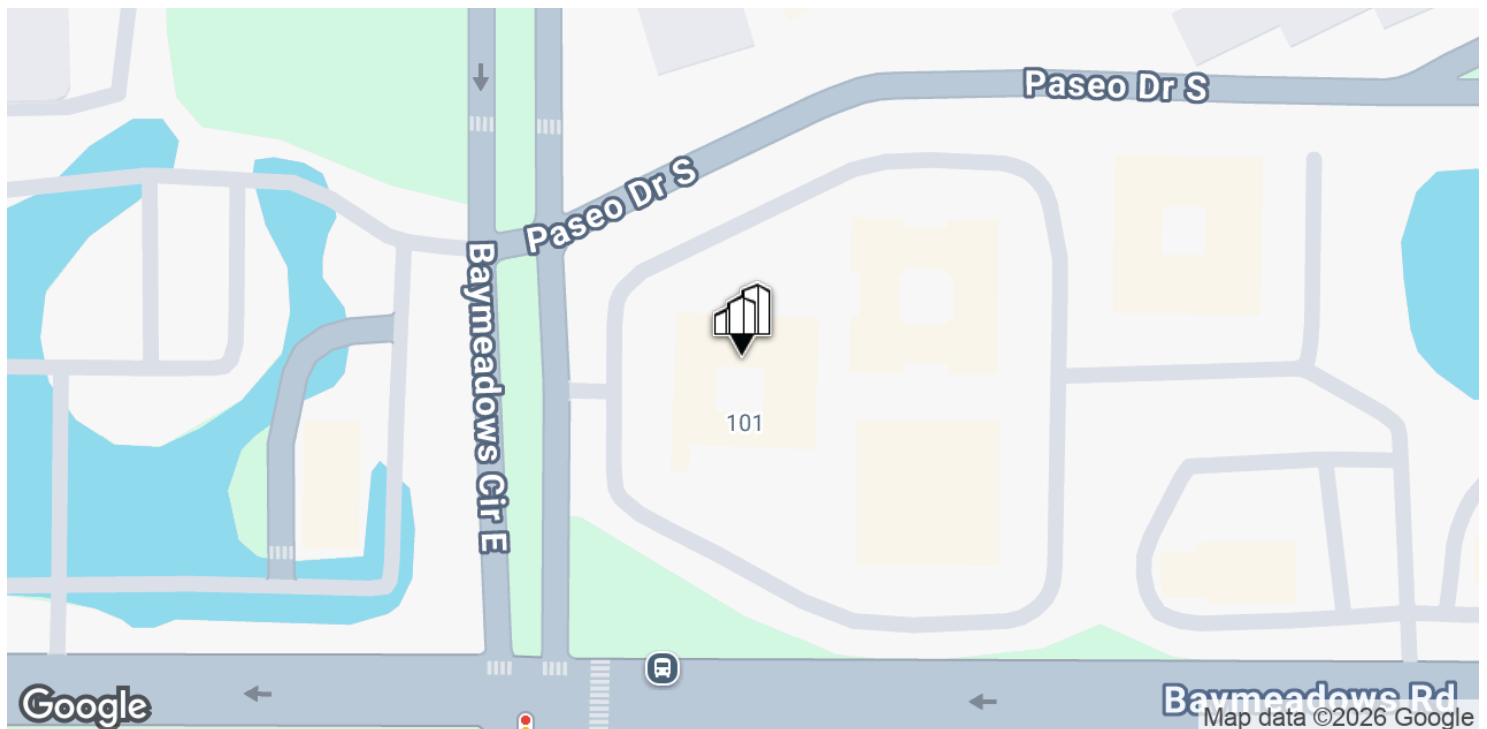
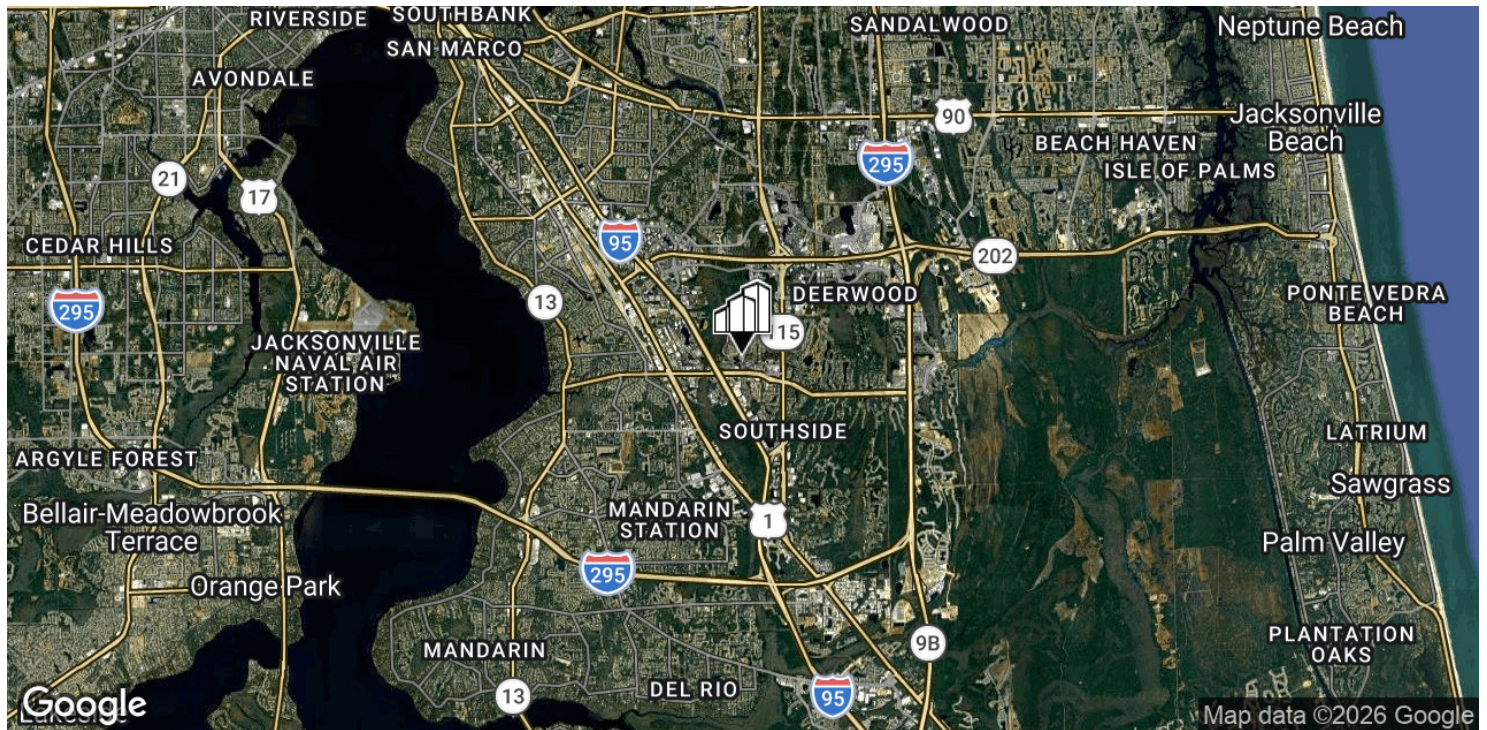
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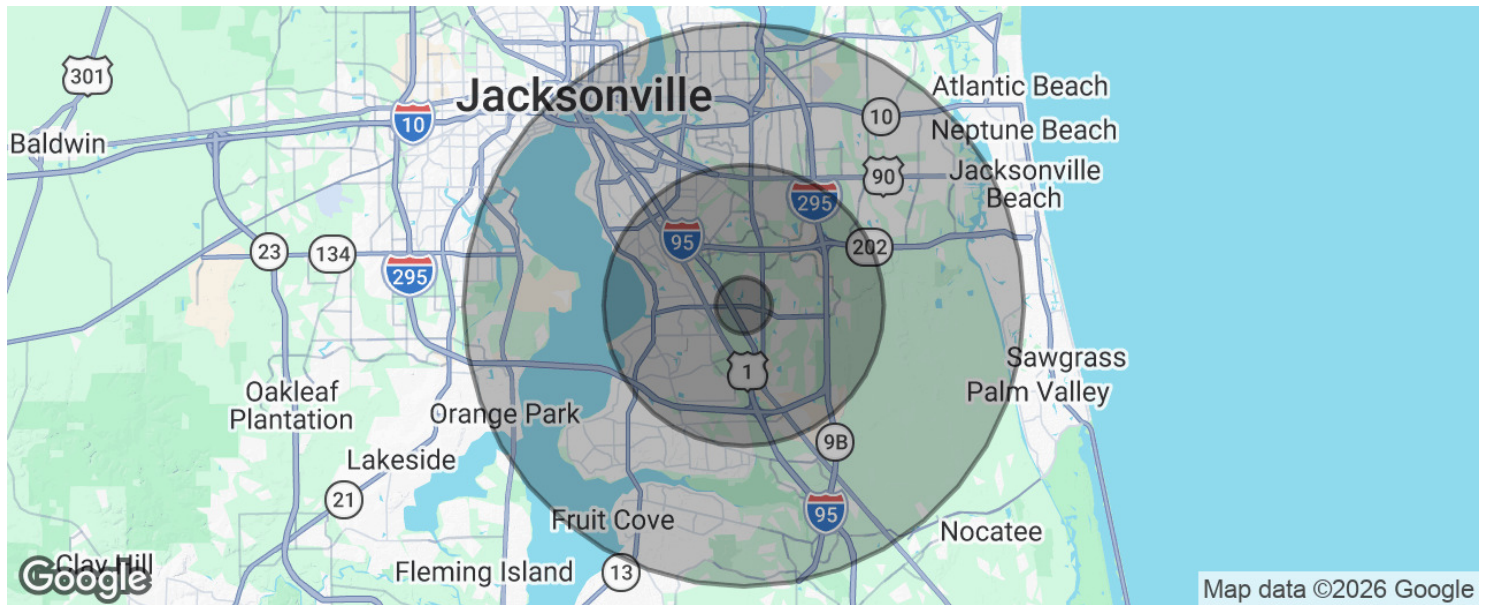
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	10,980	160,613	530,133
Median age	33.2	38.3	38.1
Median age (Male)	34.0	37.1	37.1
Median age (Female)	33.6	39.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	5,977	74,694	228,813
# of persons per HH	1.8	2.2	2.3
Average HH income	\$52,982	\$77,488	\$81,508
Average house value	\$85,033	\$190,320	\$229,109

* Demographic data derived from 2020 ACS - US Census

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