



Cypress Business Center

8301 Cypress Plaza Drive
Jacksonville, Florida 32256

Property Highlights

- One and two-story office & flex spaces with adaptable floor plans
- Philips Hwy frontage provides strong visibility with monument and directional signage at the main entrance
- Generous parking ratio of 5.5 spaces per 1,000 SF with multiple points of ingress and egress for convenient access
- Clear heights ranging from 16 to 18 feet and grade-level overhead doors available for select units
- Separately metered electric, eliminating after-hours HVAC charges

Property Overview

Cypress Business Center sits in central Jacksonville's desirable Butler/Baymeadows submarket with direct access to US 1 and close proximity to I 95, JTB, and I 295. It is just half a mile from Butler Point's 16 dining options and 2.5 miles from the Philips Hwy/Baymeadows Rd intersection with abundant amenities. The center is also a quick 10 minute drive to St Johns Town Center.

Offering Summary

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	120,682 SF
Available SF:	1,716 - 5,417 SF
Lot Size:	14.67 Acres
Zoning:	PUD
Parking:	5.5 Space per 1,000 SF

For More Information



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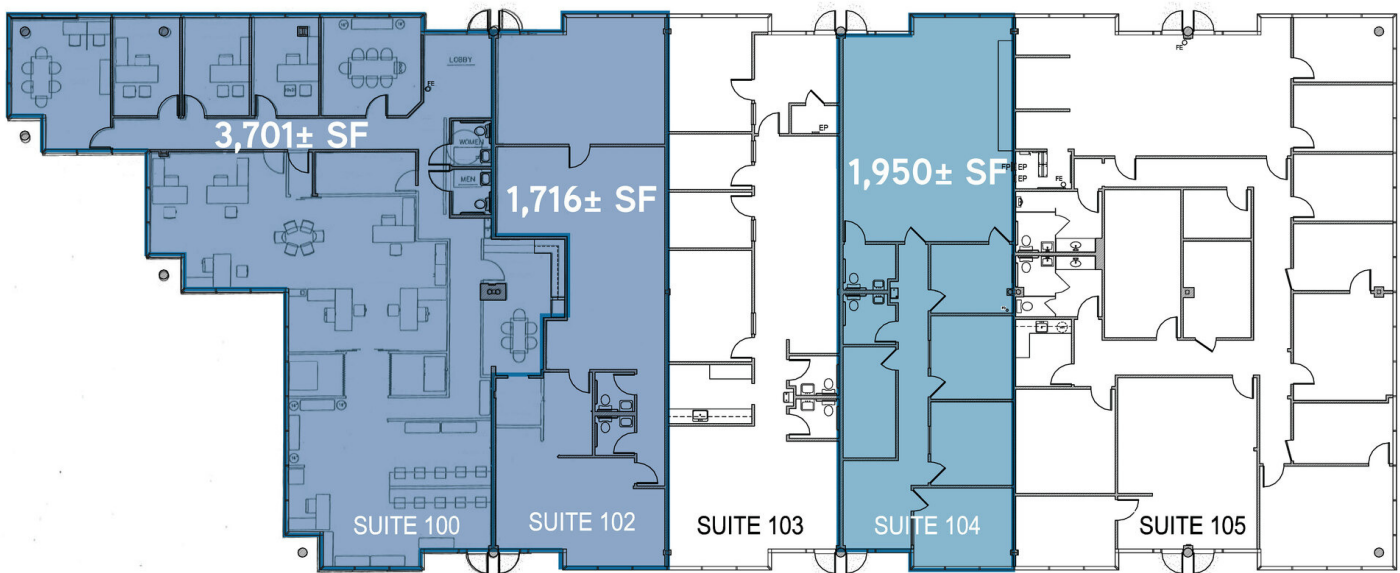
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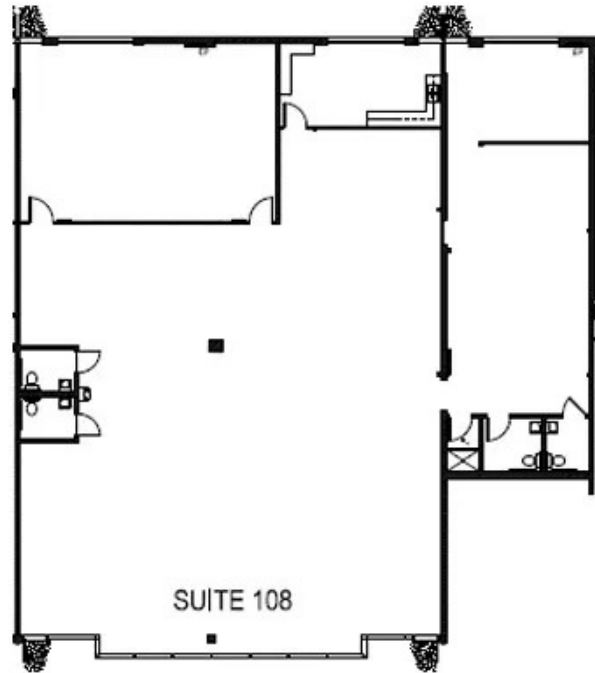
Available Spaces

Suite	Tenant	Size	Type	Rate
■ Bldg 1 - 100	Available	3,701 - 5,417 SF	NNN	\$14.00 SF/yr
■ Bldg 1 - 102	Available	1,716 - 5,417 SF	NNN	\$14.00 SF/yr
■ Bldg 1 - 104	Available	1,950 SF	NNN	\$14.00 SF/yr
■ Bldg 2 - 108	Available	5,382 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 210	Available	2,645 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 220	Available	3,985 SF	NNN	\$14.00 SF/yr

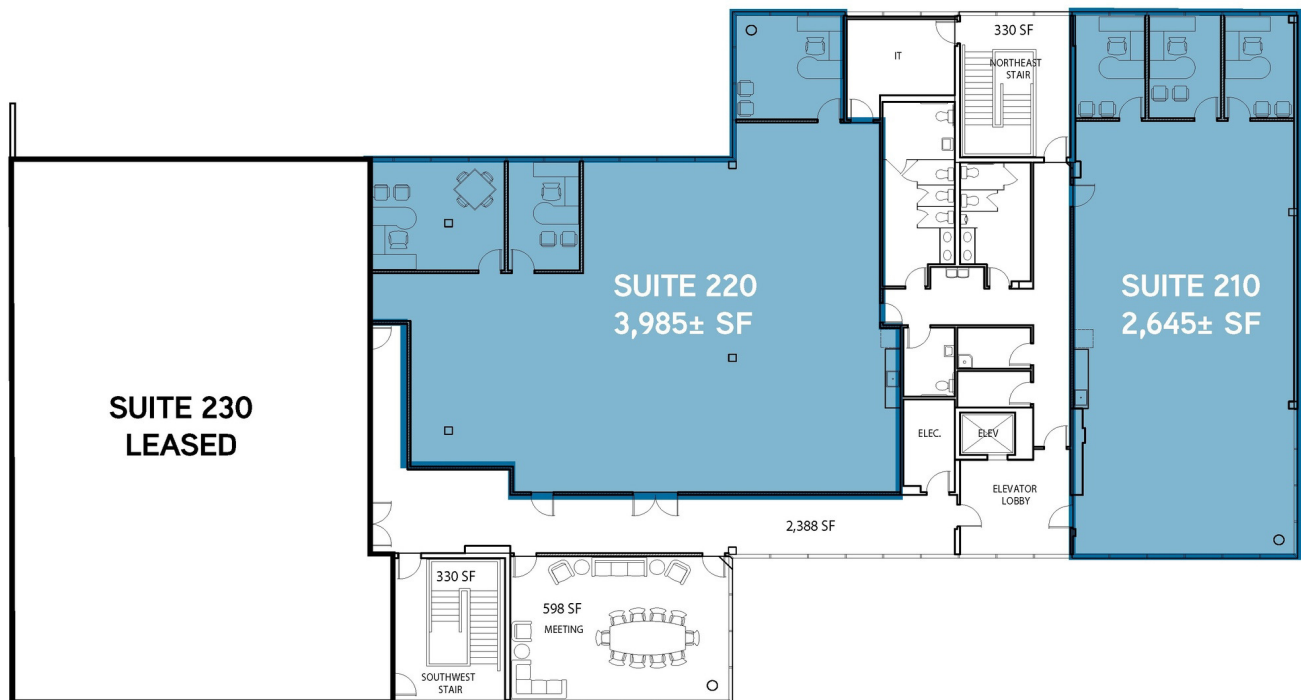


Building 1





Bldg 2 - Suite 108 - 5,382 SF



Bldg 4 - 2nd FL - Ste 210 - 2,645 SF & Suite 220 - 3,985 SF

