

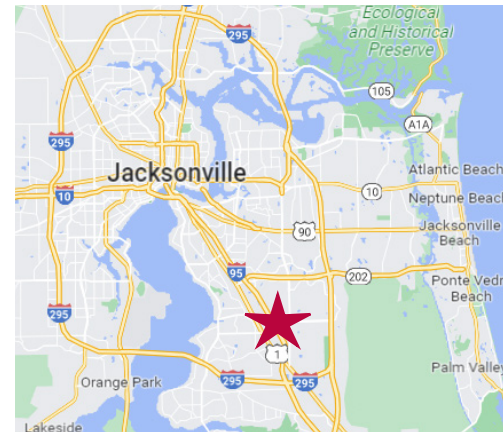
**INVESTMENT
OPPORTUNITY**

Deerwood Village Executive Center

9770 Baymeadows Road, Jacksonville, FL 32256



- **Purchase Price: \$5,750,000**
- Building: +/-25,779 SF
- Land: +/-2.72 acres
- Parking: 107 Spaces
- Zoning: CN - Commercial Neighborhood
(office, professional, medical and light retail)
- Building Construction: Concrete block, wood truss, asphalt shingle roof
- Current NOI: \$335,483.88
- Occupancy: 96.53% Leased/One 1,000 SF Vacancy
- One-story, multi-tenant professional office building
- Well located in the Baymeadows/Southside submarket with easy access to I95 and I295 via Southside Blvd. and Baymeadows Rd.
- Please fill out the enclosed CA for a full Offering Memorandum



For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

Kate Clifford
kate@strategicsites.com



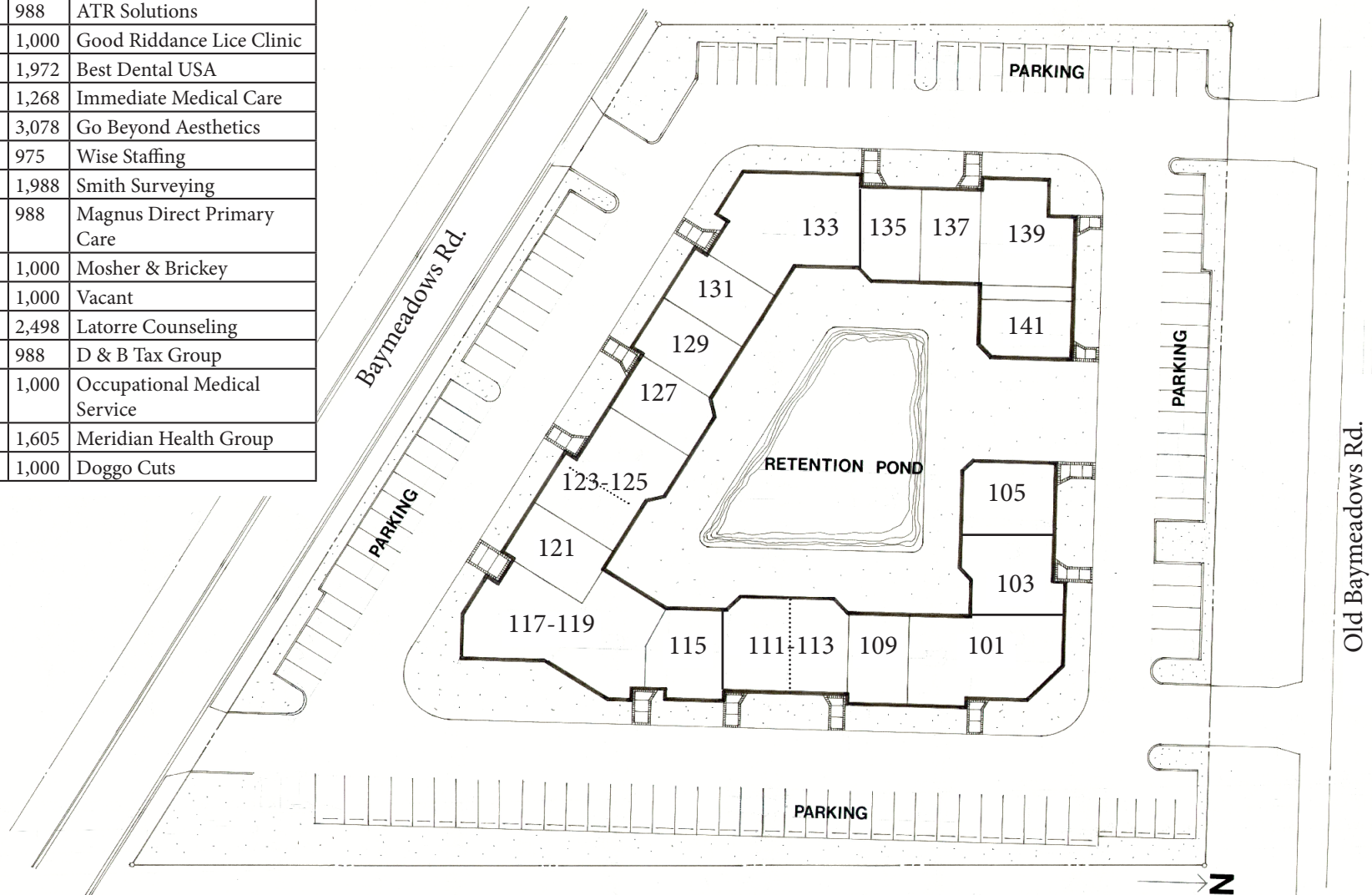
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Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Site Plan with Tenants

Suite #	SF	Tenant
101	2,311	North Florida Pediatric
103	1,579	LCS Staffing
105	988	ATR Solutions
109	1,000	Good Riddance Lice Clinic
111-113	1,972	Best Dental USA
115	1,268	Immediate Medical Care
117-119	3,078	Go Beyond Aesthetics
121	975	Wise Staffing
123-125	1,988	Smith Surveying
127	988	Magnus Direct Primary Care
129	1,000	Mosher & Brickey
131	1,000	Vacant
133	2,498	Latorre Counseling
135	988	D & B Tax Group
137	1,000	Occupational Medical Service
139	1,605	Meridian Health Group
141	1,000	Doggo Cuts

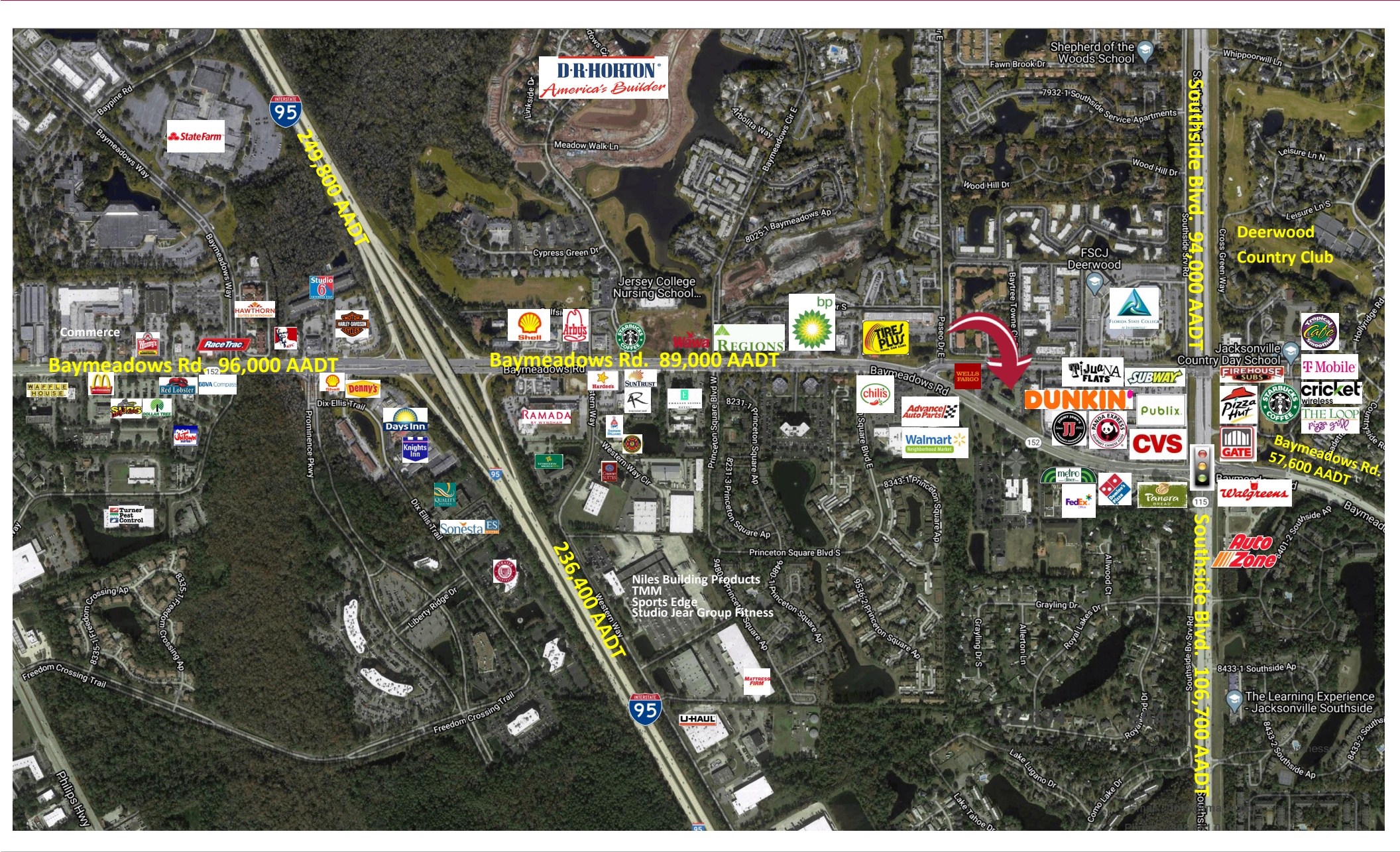


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Aerial



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CONFIDENTIALITY AGREEMENT
9770 Baymeadows Road, Jacksonville, FL 32256

This CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Strategic Sites | Clifford Commercial ("Seller's Broker"), and _____ ("Purchaser"), and _____ ("Purchaser's Broker") regarding the properties known as Deerwood Executive Center, 9770 Baymeadows Road, Jacksonville, FL 32256 ("Property")

Purchaser and Purchaser's Broker has requested information from the Seller's Broker for the purpose of evaluating a possible acquisition of the Property. Owner of the Property has instructed Seller's Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers and Purchaser's Broker who sign this Agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser and Broker will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know if the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Owner / Seller and Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner / Seller.
4. All Information shall be used for the sole purpose evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Purchaser and Broker shall not contact directly any persons concerning the Property other than Owner /Seller without Owner/ Seller's written permission. Such persons include, without limitation, Owner's employees, suppliers and tenants.
6. Neither Broker nor Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Owner / Seller and Broker with respect to the same.
7. The persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

PURCHASER:

BROKER:

Company: _____

By: _____

Signature: _____

Date: _____

Company: _____

By: _____

Email Address: _____

Signature: _____

Date: _____

Please return to: Kate Clifford / Katie Kirchner
Kate@strategicsites.com/Katiek@strategicsites.com
Fax: (904) 242-2858 / PH:(904) 242-2828
422 Jacksonville Drive, Jacksonville Beach, FL 32250



STRATEGIC SITES
Clifford Commercial