

# One Imeson Park Blvd

Call Center | Jacksonville, FL | 32218



## Call Center Space For Lease

As exclusive agents, we are pleased to offer the following property for lease:

For further information, please contact our exclusive agents:

**Ladson Montgomery** Senior VP / Principal [lmontgomery@phoenixrealty.net](mailto:lmontgomery@phoenixrealty.net)

**Bert Smith** Senior Vice President [bsmith@phoenixrealty.net](mailto:bsmith@phoenixrealty.net)

Newmark Grubb Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

**Newmark Grubb**  
Phoenix Realty Group

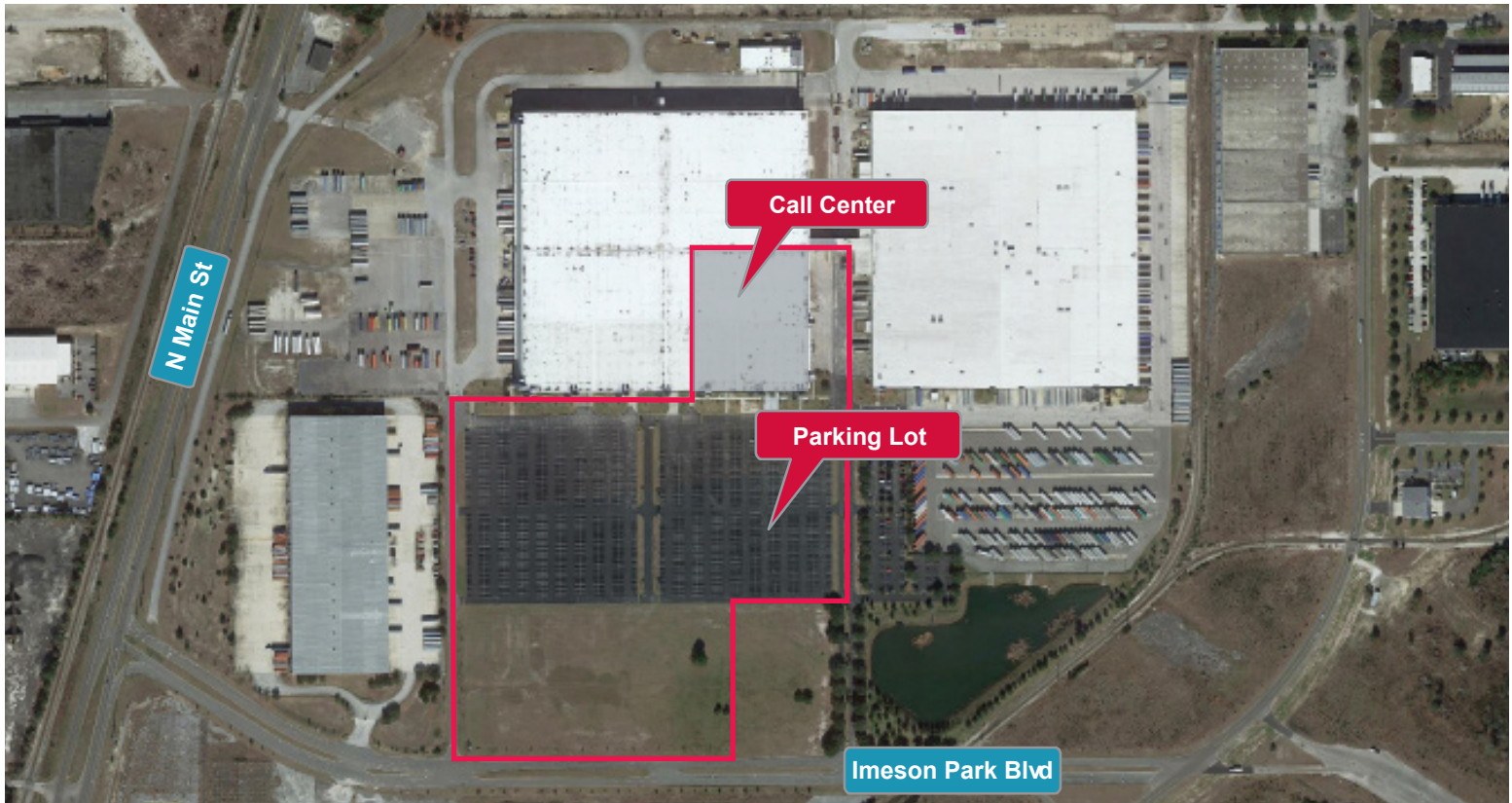
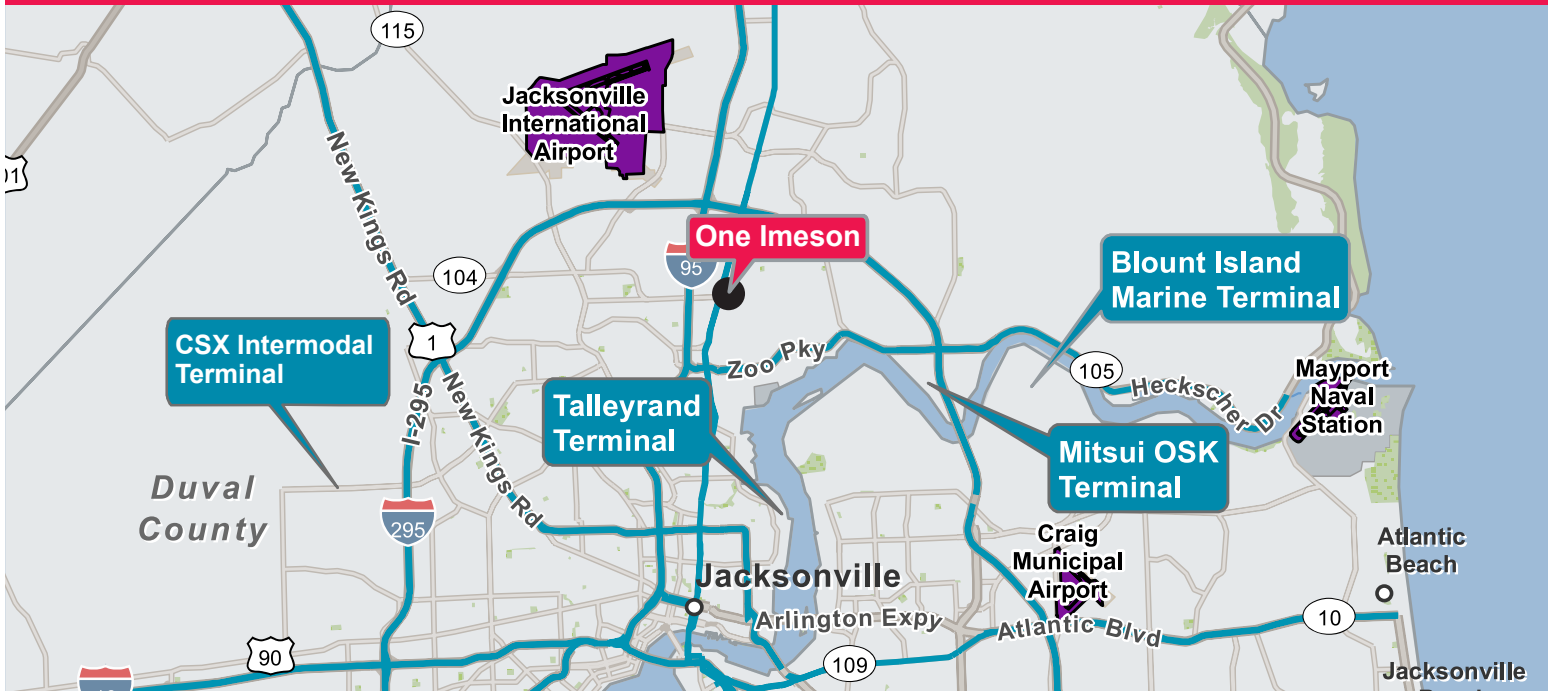
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

- ◆ **Total SF Available:** ±68,847 SF
- ◆ **Parking:** Up to 10 / 1,000 SF
- ◆ **Bus Service:** JTA bus service to front of building
- ◆ **Base Rent:** \$11.00 PSF NNN  
**NNN Expenses:** \$1.15 PSF (2019)  
(Not including janitorial or electric)
- ◆ **Tenant Improvements:** Negotiable
- ◆ **Lease Term:** 5 year term. 3% annual increases

 **ONE IMESON**  
[www.oneimeson.com](http://www.oneimeson.com)  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

# Site Location & Aerial

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During the last call center resurgence - Jacksonville ranked 3rd as best location in U.S. due to labor force availability and low cost of living.

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# Available Space Layout

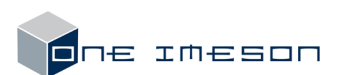
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-  Leased  
±29,153 SF
-  Available  
±68,847 SF



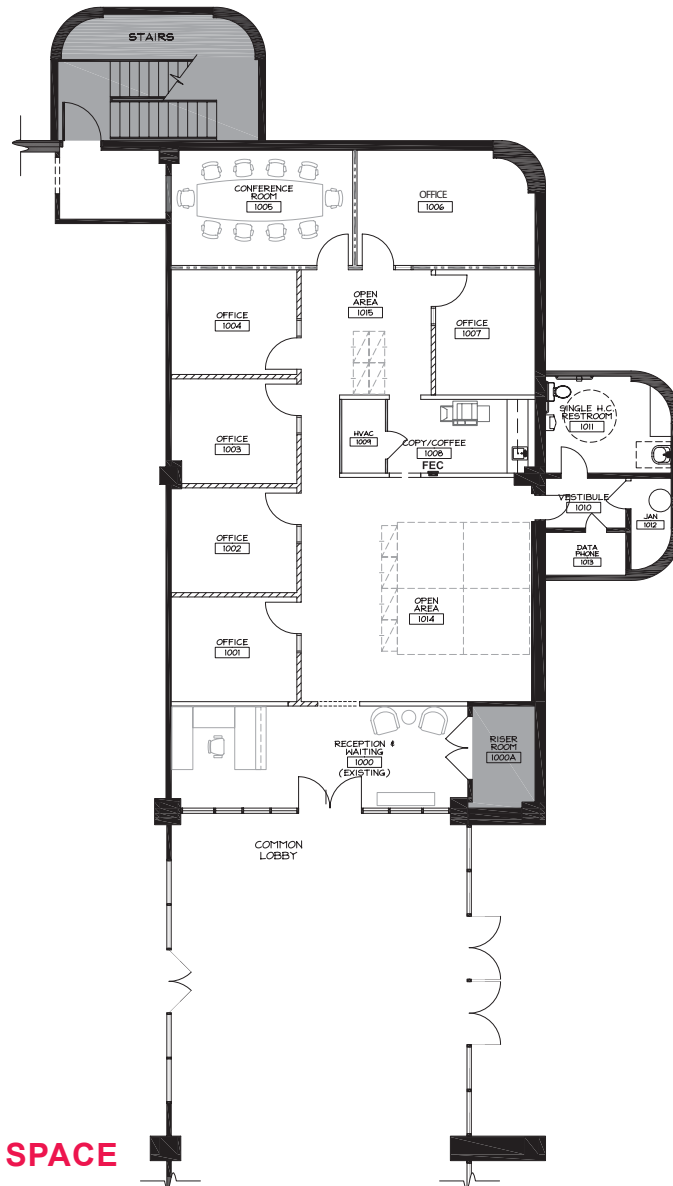
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# First Floor Office Plan

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**+2,252 SF OF OFFICE SPACE**

4 FIRST FLOOR PLAN  
A-3 1/8"=1'-0"

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