



**8667 & 8669 Baypine Rd
Jacksonville, FL 32256**

**±18,546 SF Two-Building
Lakefront Stabilized Office/
Flex Investment Opportunity**



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**FOR SALE:
\$2,499,000**

±18,546 SF Two-Building Lakefront Office / Flex Investment Opportunity

8667 & 8669 Baypine Road, Jacksonville, FL 32256

Why Investors Like This Asset

- Long-Term Tenant Occupancy Since 2011
- Recently Exercised Additional 5-Year Renewal Option
- Triple-Net (NNN) Lease Structure
- 5% Annual Contractual Rent Escalations
- Significant Existing Tenant Investment in Facility
- Strong Long-Term Commitment to Property
- Extensive Recent Ownership Capital Improvements
- Current In-Place Rents Below Market Rental Rates
- Strategic Baypine / Deerwood Office Corridor Location



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Property Overview

- 8667 & 8669 Baypine Road consists of two lakefront office/flex buildings totaling approximately ±18,546 square feet strategically located within Jacksonville's established Baypine / Deerwood office corridor with convenient access to Interstate 95.
- The property has been professionally maintained and recently underwent extensive capital improvements, including landscaping enhancements, parking lot improvements, waterproofing work, fire panel modernization, and additional exterior and interior maintenance.



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Key Highlights

- Two Building ±18,546 SF Office / Flex Investment Opportunity
- Stable Long-Term income with Future NOI Growth
- Long-Term Occupancy History with Established Tenant
- NNN Lease Structure with 5% Annual Escalation
- Current In-Place Rents Below Market Rental Rates
- Strong Future Mark-to-Market Rental Upside Potential
- Extensive Recent Capital Improvements Completed
- Professionally Maintained Property with Strong Curb Appeal
- Strategic Baypine / Deerwood Location with Immediate Access to Interstate 95



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Offering Summary

- **Offering Price: \$2,499,000**
- Building Size: **±18,546 SF**
- Number of Buildings: **2**
- Lease Structure: **NNN**
- Occupancy History: **15+ Years**
- Remaining Term: **5+ Years**
- Annual Rent Escalations: **5%**

Lease Economics

- Annual Base Rent: **\$139,132**
- Annual NNN Reimbursements: **\$120,935**
- Current Rent: **\$7.50**
- Estimated Market Rent: **\$15.00-\$16.00/SF NNN**
- Potential Rental Growth: **Approximately 100%**

Financial Overview

- Current Base NOI: **\$139,132**
- Additional Lease Income: **\$25,620**
- Total Effective NOI: **\$164,752**
- Effective Cap Rate: **6.59%**
- Projected Year 5 NOI: **\$169,116**

Investment Positioning

8667 & 8669 Baypine Road presents a compelling opportunity to acquire a stabilized two-building office/flex investment property strategically located within Jacksonville's established Baypine / Deerwood business corridor. The property benefits from long-term tenant occupancy history of approximately 15+ years, a recently exercised 5-year renewal option, a Triple-Net (NNN) lease structure, and contractual 5% annual rent escalations providing investors with stable in-place cash flow and long-term income growth. Current in-place rental rates remain substantially below prevailing market rental rates within the surrounding submarket, creating significant future mark-to-market rental upside potential and opportunity for continued NOI growth over time.



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Tenant Overview

- Occupancy History: Since 2011
- Building Size: 18,546 SF
- Lease Structure: Triple-Net (NNN)
- Current Annual Rent: \$139,132
- Annual Escalations: 5%
- Renewal Option: Recently Exercised 5-Year Option
- Tenant Investment: Significant Existing Tenant Improvements
- Property Use: Institutional / Community Facility

Tenancy Overview

The tenant has successfully occupied the property for approximately 15+ years and recently exercised an additional 5-year renewal option, demonstrating long-term commitment to the property and surrounding Baypine / Deerwood corridor. The tenant has made substantial investment into the facility over its occupancy history and utilizes portions of the property through affiliated educational and community oriented uses, creating multiple occupancy drivers and reinforcing long-term operational stability.

The Triple-Net (NNN) lease structure combined with 5% annual contractual rent escalations provides stable in-place income while positioning the property for continued long-term NOI growth. Current in-place rental rates remain substantially below prevailing market rental rates within the surrounding submarket, creating attractive future mark-to-market rental upside potential for investors.



BAYPINE / DEERWOOD BUSINESS CORRIDOR

STRATEGIC SOUTHEAST JACKSONVILLE LOCATION WITH EXCELLENT CONNECTIVITY

Located in one of Jacksonville's most established office and business corridors, the Baypine / Deerwood submarket benefits from strong surrounding demographics, immediate access to Interstate 95, proximity to major employment centers, retail destinations, healthcare facilities, and business infrastructure supporting long-term tenant demand.

198K+
RESIDENTS
WITHIN 5 MILES

\$73K+
MEDIAN HOUSEHOLD
INCOME WITHIN 5 MILES

38
AVERAGE AGE
WITHIN 5 MILES



LOCATION HIGHLIGHTS

- Immediate Access to Interstate 95**
Direct access to I-95 via Baymeadows Rd and JTB for seamless connectivity.
- Approximately 15 Minutes to Downtown Jacksonville**
Quick access to the urban core and major employment centers.
- Approximately 25 Minutes to Jacksonville International Airport**
Convenient for regional and national travel.
- Located Within Jacksonville's Established Baypine / Deerwood Office Corridor**
A recognized submarket with a strong history of office demand.
- Surrounded by Professional Office, Medical, and Commercial Users**
Strong mix of corporate, medical, and professional tenants.
- Strong Nearby Retail and Restaurant Amenities**
Dozens of dining, shopping, and service options within minutes.
- Convenient Access to Butler Blvd (JTB) and Major Transportation Corridors**
Quick connections across Jacksonville and to surrounding markets.
- Mature Commercial Infrastructure Supporting Long-Term Tenant Demand**
Established utilities, roadways, and business environment.

MAJOR AREA EMPLOYERS & INSTITUTIONS



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Recent Capital Improvements

- Major Landscaping Enhancements Throughout the Property
- Parking Lot Seal Coating and Restriping
- Sidewalk and Handicap Ramp Repairs
- Exterior Building Maintenance and Repairs
- Waterproofing and Full Window Resealing
- Fire Panel Modernization and Replacement
- Roof and General Preventative Maintenance Improvements
- Interior Maintenance and Property Upgrades
- Enhanced Overall Curb Appeal and Site Presentation
- Ongoing Professional Property Management and Upkeep





8667 Baypine Rd
4,806 SF

8669 Baypine Rd
13,740 SF



Interior





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\$2,499,000

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Investment Opportunity



STABILIZED INCOME

Long-Term Occupancy
with Established Tenant



BELOW MARKET RENTS

Strong Mark-to-Market
Upside Potential



STRATEGIC LOCATION

Immediate Access to I-95 in
the Baypine / Deerwood Corridor



RECENT IMPROVEMENTS

Extensive Capital Improvements
& Professional Maintenance

EXCLUSIVELY OFFERED BY

CARRIGAN LAND GROUP



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