



## 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:	\$14.00 SF/yr (NNN)
Building Size:	120,682 SF
Available SF:	1,716 - 9,090 SF
Lot Size:	14.67 Acres
Zoning:	PUD
Parking:	5.5 Space per 1,000 SF

### For More Information



#### Patrick Carney

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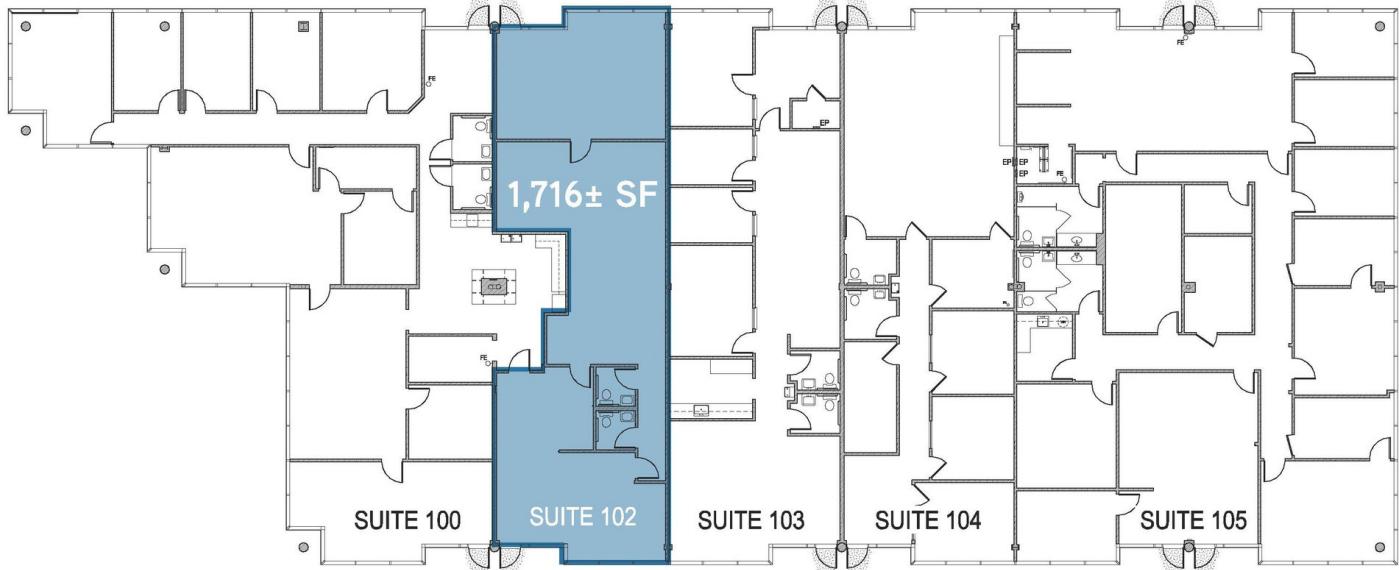
#### Sydney Miles

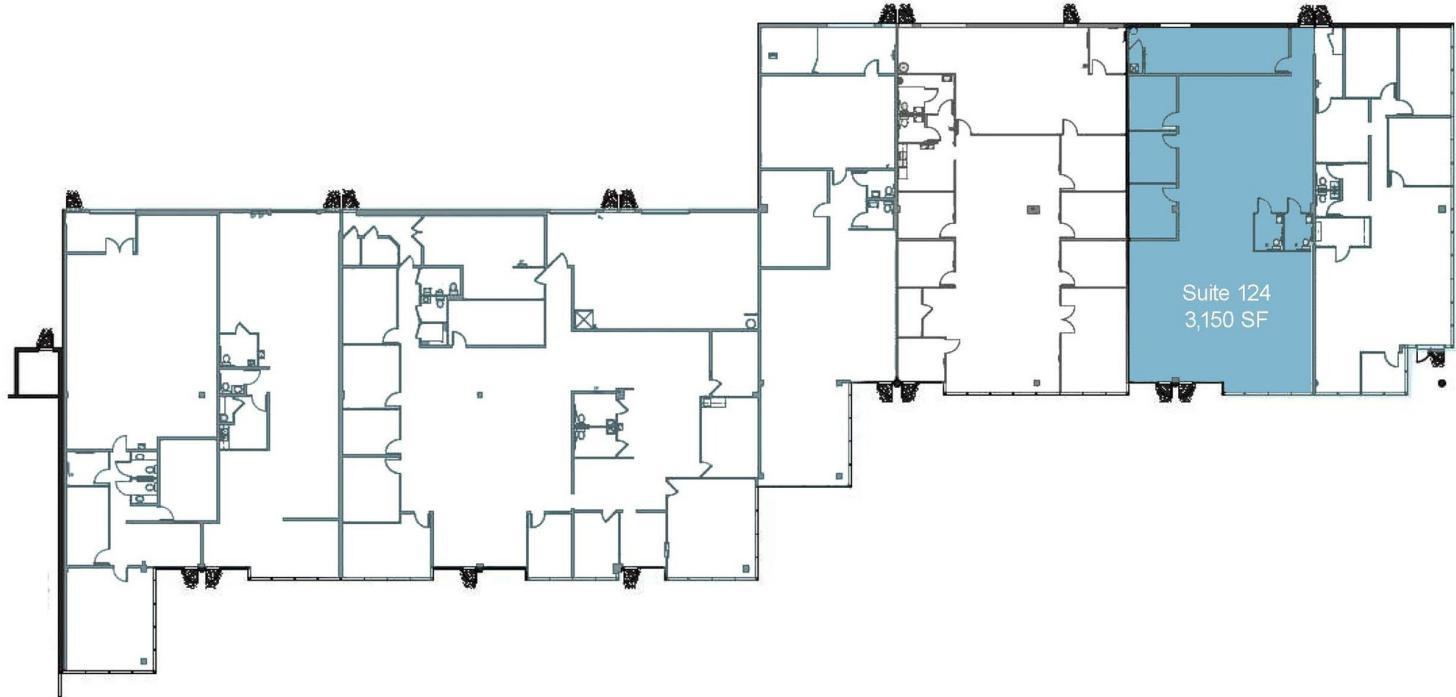
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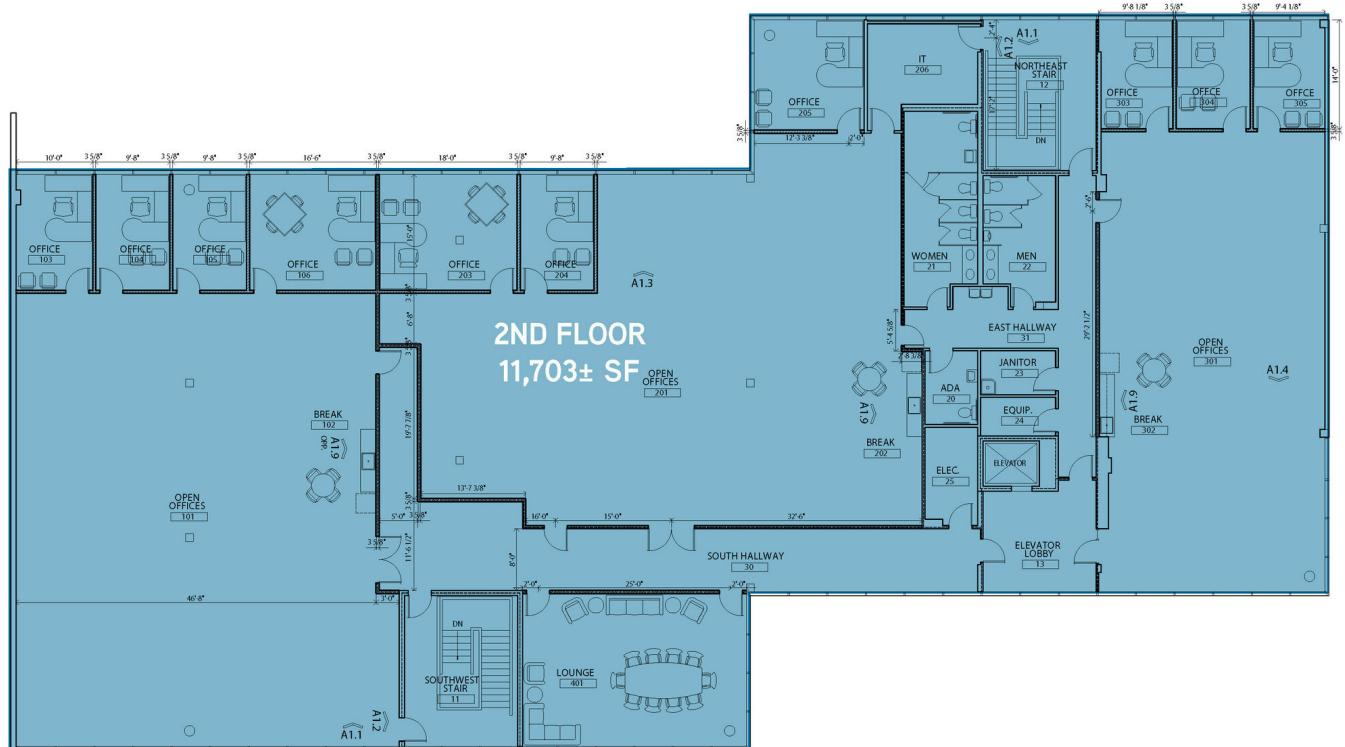
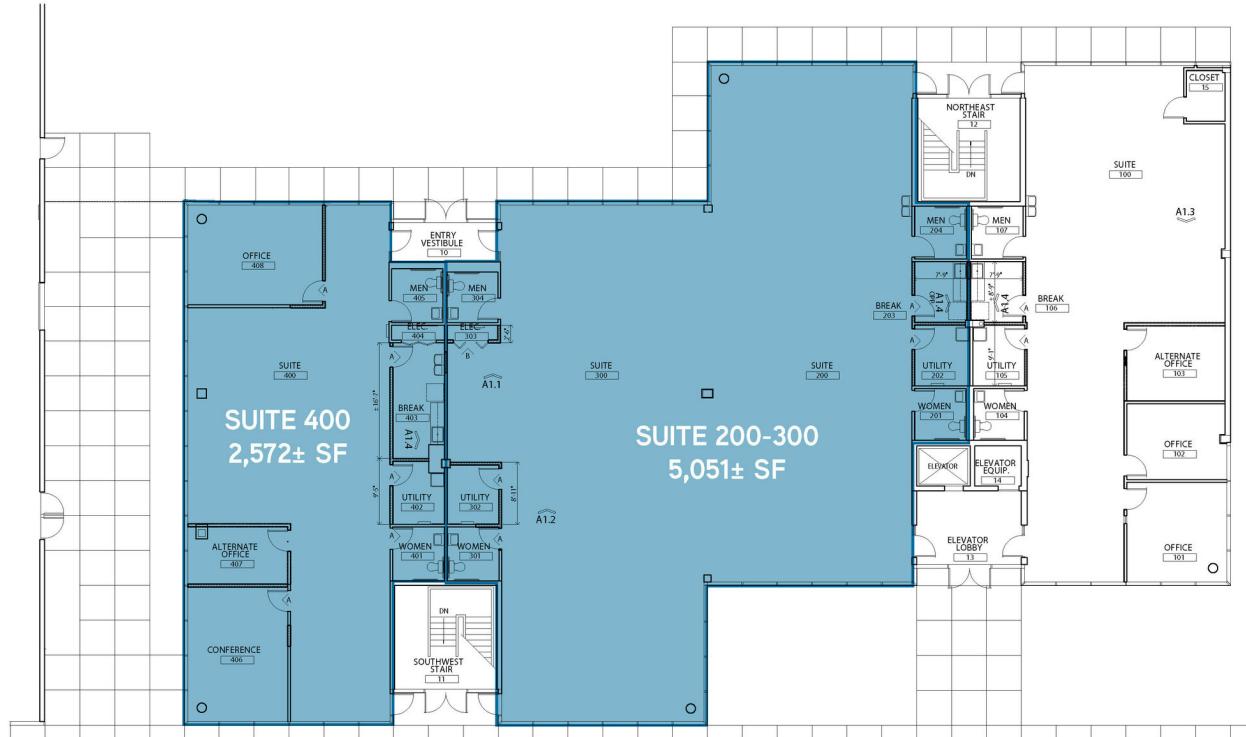


### Available Spaces

Suite	Tenant	Size	Type	Rate
■ Bldg 1 - 102	Available	1,716 SF	NNN	\$14.00 SF/yr
■ Bldg 3 - 124	Available	3,150 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 200-300	Available	5,051 - 7,623 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 400	Available	2,572 - 7,623 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 210	Available	2,204 - 9,090 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 220	Available	3,321 - 9,090 SF	NNN	\$14.00 SF/yr
■ Bldg 4 - 2nd FL - Ste 230	Available	3,565 - 9,090 SF	NNN	\$14.00 SF/yr











# For Lease



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