

LEASE OPPORTUNITY

Office Lease Lease Space - Max. 8,000 SF Min. 4,000 SF
6380 Philips Highway
Jacksonville, FL 32216



Property Highlights

- Well Appointed Existing Office Space
- Baymeadows Butler Submarket
- Available Mid to Late June 2025
- Building 1 Renovated 2016
- Building 2 Built 2017
- Class B Space
- Zoned: Industrial Light
- Property Use: Office
- Surface Parking 21 +/- Spaces
- Space Description: Lease Opportunity features a buildout for a general contractor that includes 2 conference rooms, 3 restrooms, lunch//breakroom, office suites, and training rooms.
- Potential Uses: Medical, Research & Development, engineering, architecture, CPA, IT, and numerous other types of professional uses.

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Video Link:

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DISCLAIMER

2024-05 6380 Philips Highway - Standalone Office Building Lease Max. 8,000 SF
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PROPERTY LEASE SPACE FLOORPLAN

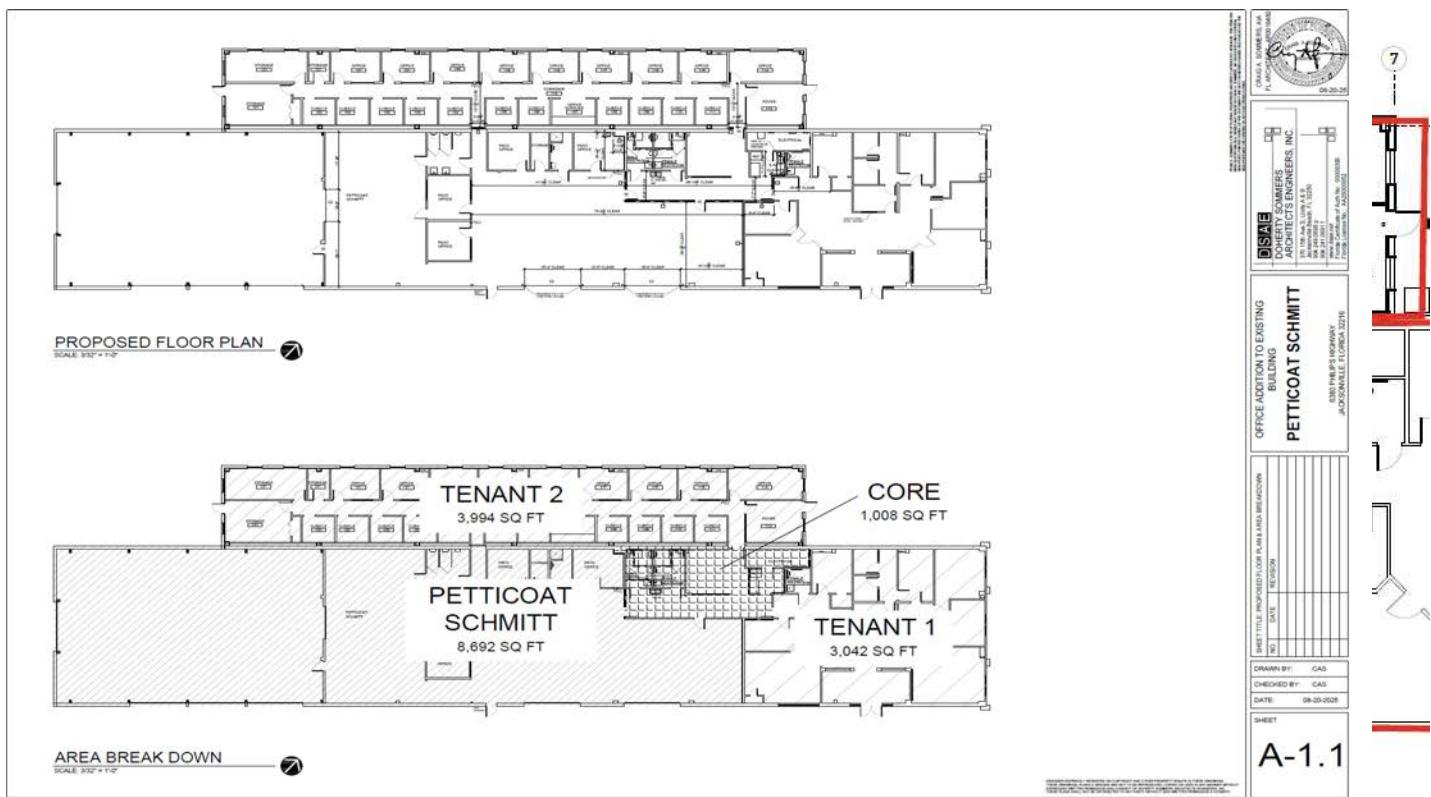
OFFICE LEASE SPACE MIN. 4,000 MAX. 8,000 SF

6380 Philips Highway | Jacksonville, FL 32216

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OCCUPANCY KEY

NTS



Property Summary

Building SF:	22,330
Lease Rate:	Negotiable
Lot Size:	2.03 Acres
Lease Space Maximum	8,000
Lease Space Minimum	4,000
Parking:	21
Building 1 Renovated	2016
Building 2 Built	2017
Light Industrial	Office & Light Industrial
RATE:	NEGOTIABLE

Property Overview

Well appointed existing office space available for lease.

Location Overview

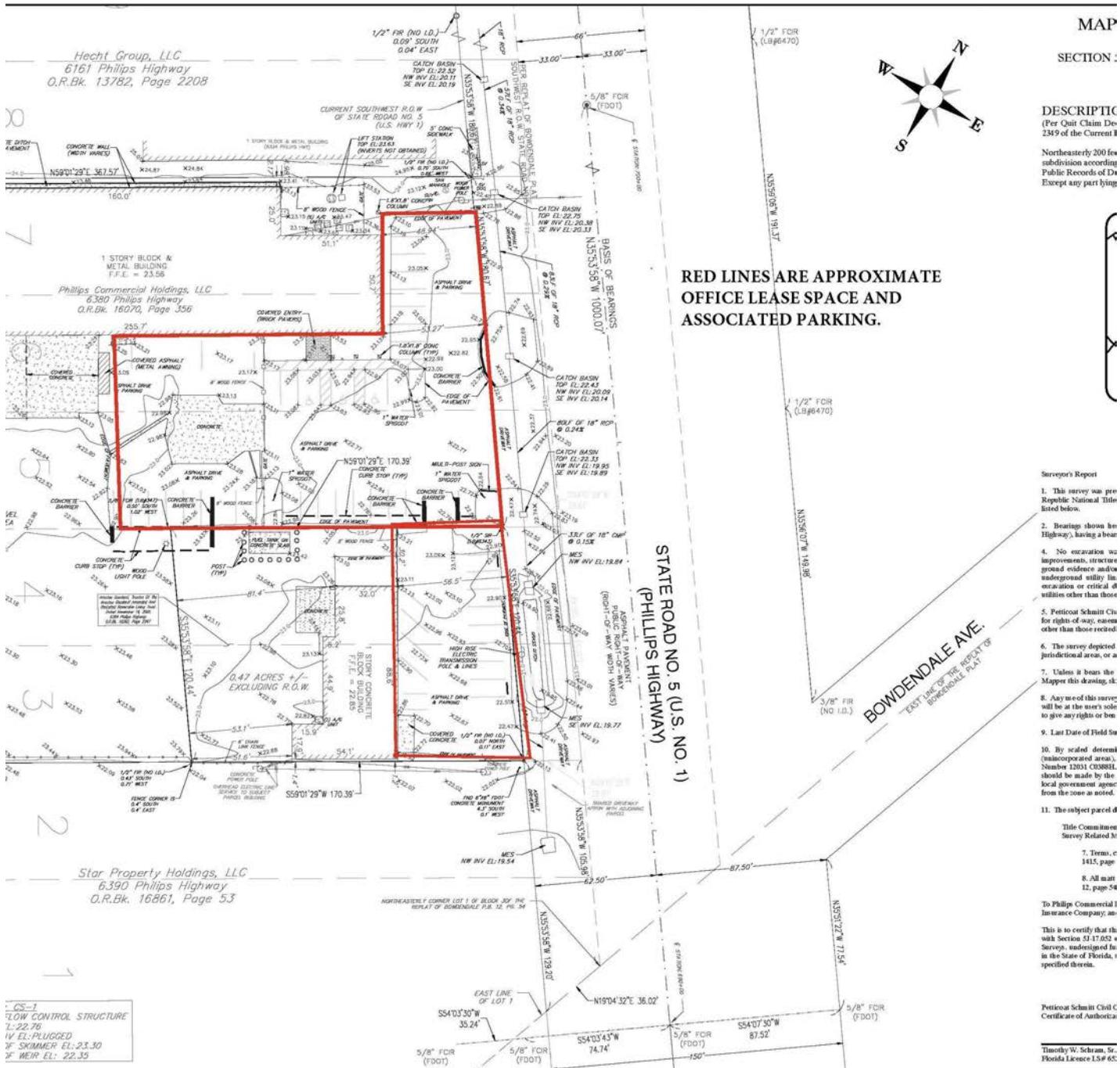
Baymeadows-Butler Submarket

LEASE SPACE PARKING AREA

Standalone Office Building

6380 & 6384 Philips Highway | Jacksonville, FL 32216

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PROPERTY PHOTOS AERIAL

Office Building

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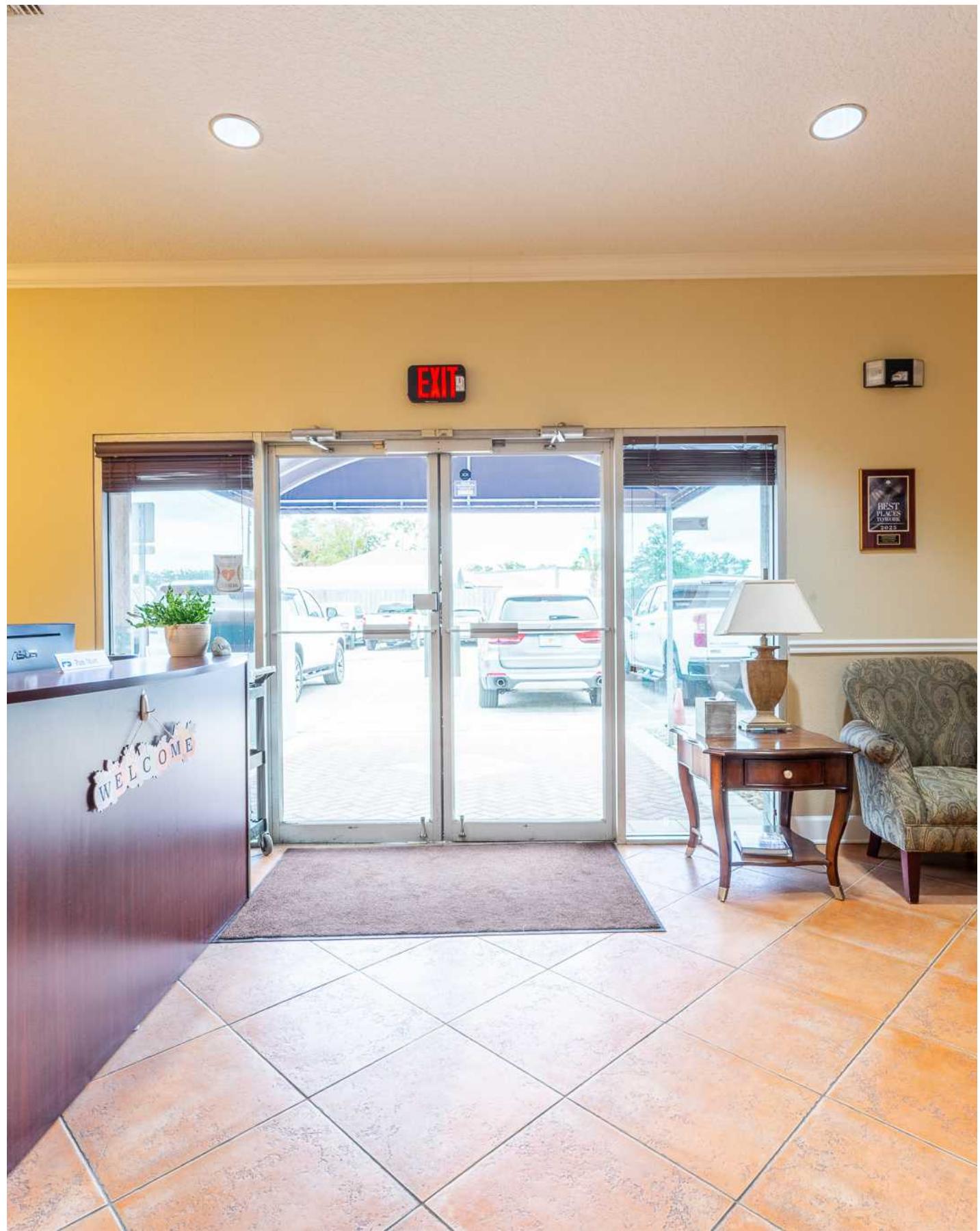
6380 Philips Hwy LEASE OPPORTUNITY

PROPERTY PHOTO BUILDING ENTRY

Office Space

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PROPERTY PHOTOS OFFICE

Office Space

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RESTROOM - 1 & CAFE PHOTOS

Office Space

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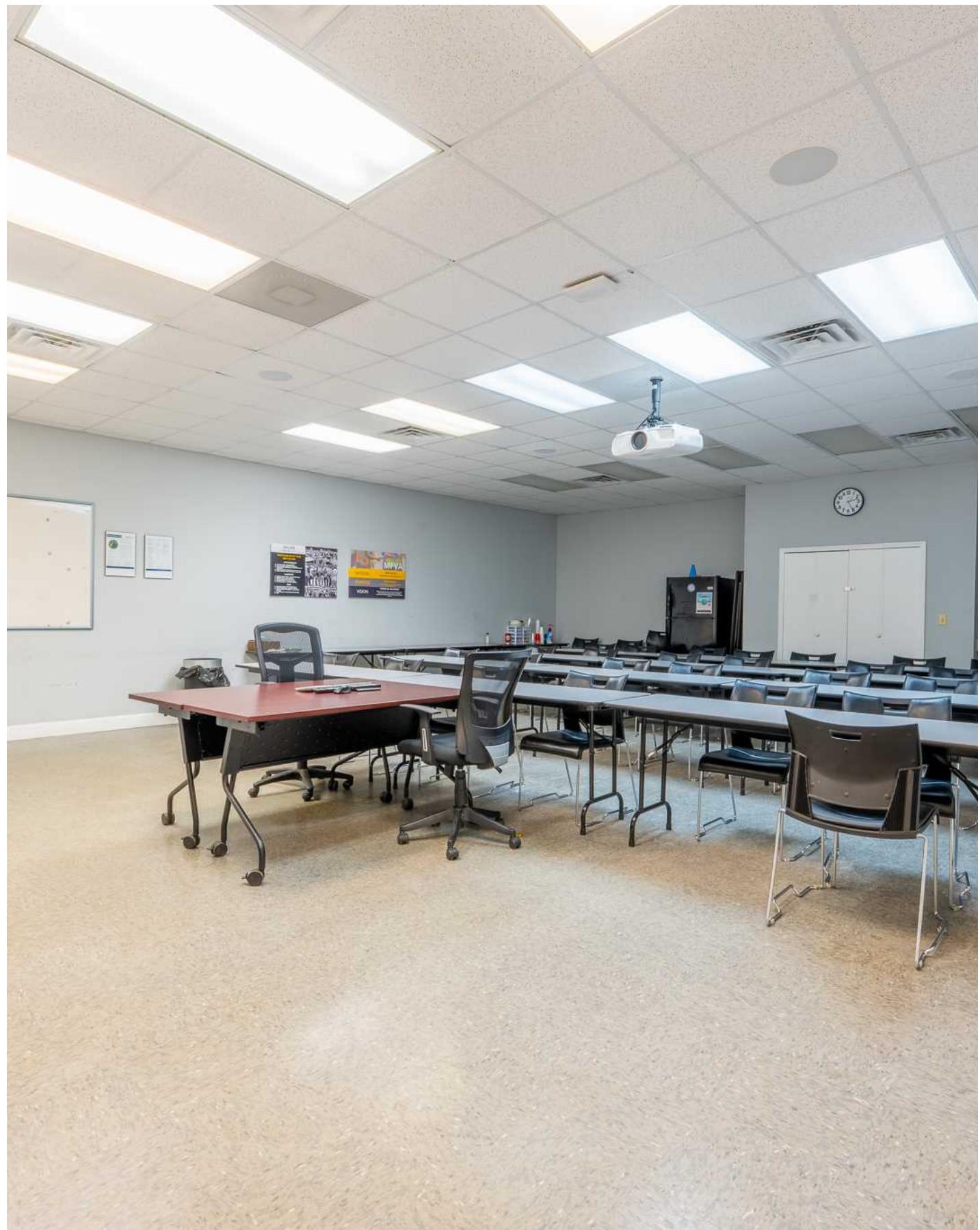


TRAINING ROOM PHOTO

OFFICE SPACE

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TYPICAL HALLWAY & OFFICE

Office Space

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KITCHEN & CONFERENCE ROOM PHOTOS

Office Space

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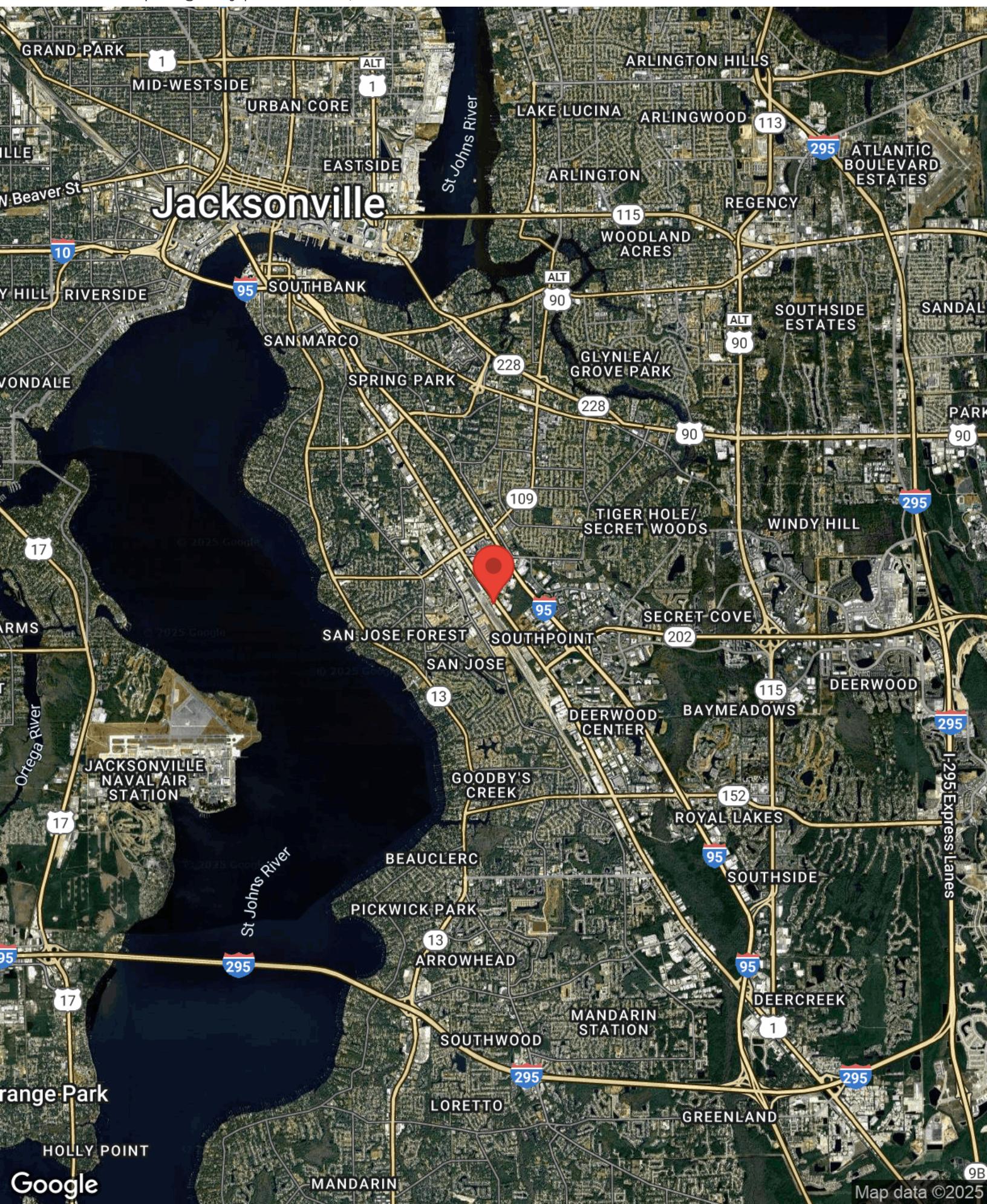


REGIONAL MAP

Office Building For Lease

6380 Philips Highway | Jacksonville, FL 32216

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AERIAL MAP

Office Building For Lease

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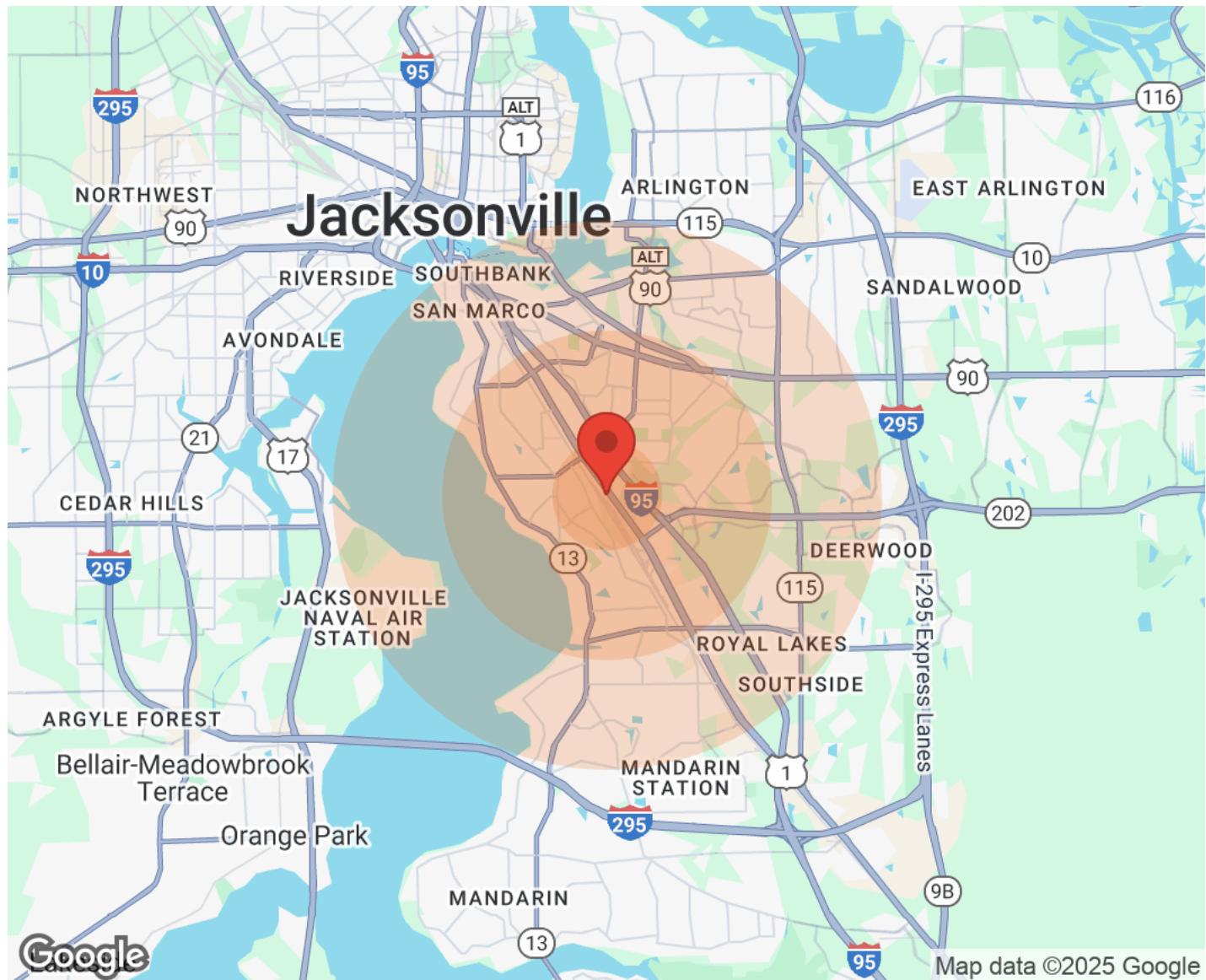
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DETAILED DEMOGRAPHICS

2024-05 6380 Philips Highway - Standalone Office Building Lease Max. 8,000 SF
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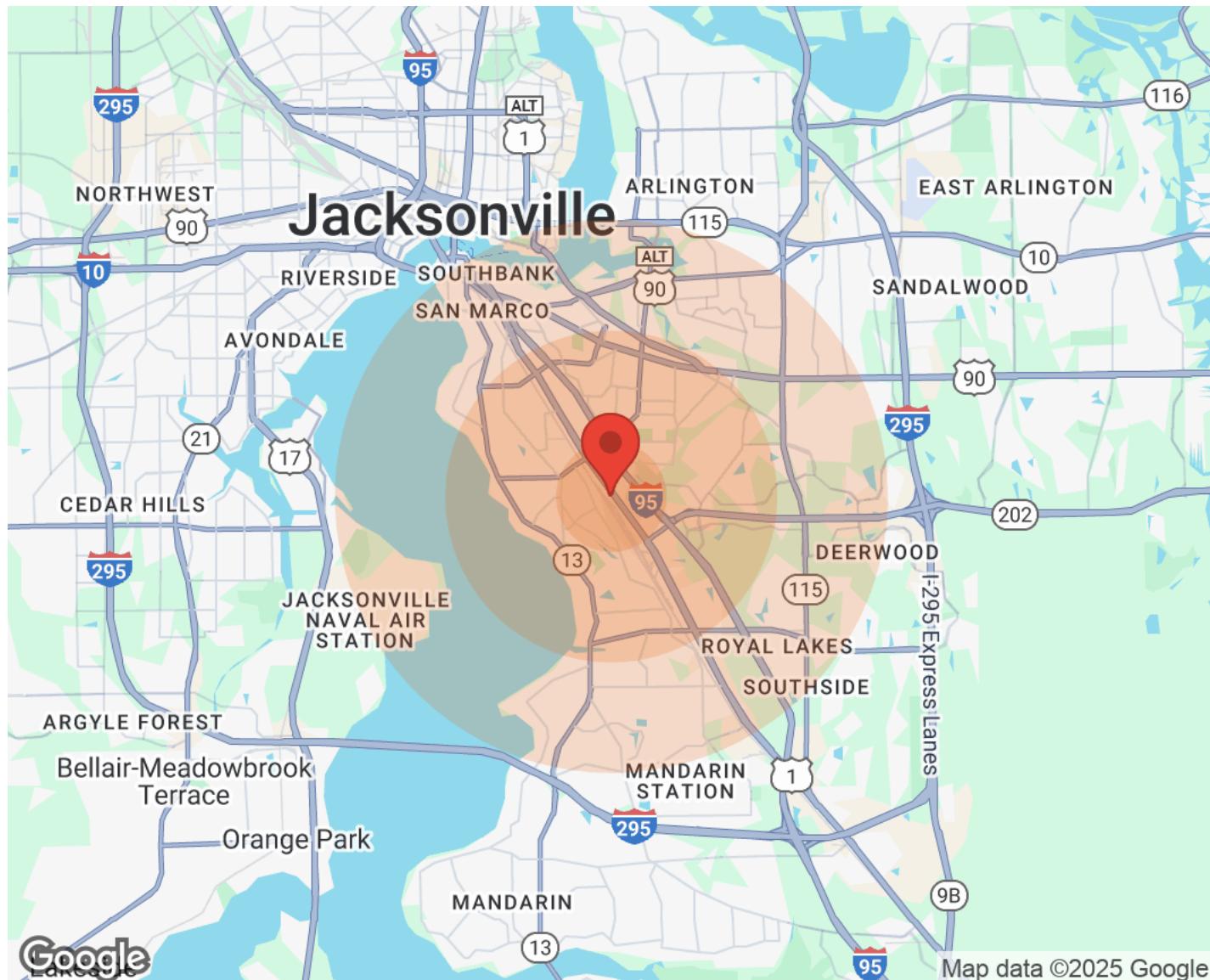


Population	1 Mile	3 Miles	5 Miles
Male	3,200	29,157	76,482
Female	3,438	31,129	81,095
Total Population	6,638	60,286	157,577
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,561	31,496	78,781
Occupied	3,038	27,657	69,584
Owner Occupied	640	15,163	35,857
Renter Occupied	2,398	12,494	33,727
Vacant	523	3,839	9,197
Race	1 Mile	3 Miles	5 Miles
White	3,544	44,265	113,091
Black	2,252	9,697	27,774
Am In/AK Nat	22	48	154
Hawaiian	N/A	N/A	13
Hispanic	1,224	6,581	17,821
Multi-Racial	1,100	6,702	18,678

DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	443	3,333	9,122	Median	\$29,963	\$48,701	\$47,037
Ages 5-9	501	3,878	10,730	< \$10,000	270	2,089	6,126
Ages 10-14	407	3,311	9,333	\$10,000-\$14,999	250	1,353	3,408
Ages 15-19	382	3,259	8,983	\$15,000-\$19,999	117	1,445	3,825
Ages 20-24	416	3,642	9,560	\$20,000-\$24,999	345	1,257	4,402
Ages 25-29	449	3,920	10,010	\$25,000-\$29,999	417	1,553	3,959
Ages 30-34	492	3,929	10,342	\$30,000-\$34,999	225	1,620	4,434
Ages 35-39	539	3,911	10,730	\$35,000-\$39,999	147	1,245	3,501
Ages 40-44	529	4,026	11,310	\$40,000-\$44,999	194	1,451	4,140
Ages 45-49	511	4,304	11,767	\$45,000-\$49,999	93	1,386	3,051
Ages 50-54	452	4,354	11,320	\$50,000-\$60,000	252	2,005	5,507
Ages 55-59	394	4,300	10,604	\$60,000-\$74,000	172	2,869	7,158
Ages 60-64	310	3,882	9,370	\$75,000-\$99,999	226	3,319	8,432
Ages 65-69	240	3,192	7,712	\$100,000-\$124,999	56	1,782	3,950
Ages 70-74	190	2,410	5,810	\$125,000-\$149,999	34	1,063	2,259
Ages 75-79	148	1,727	4,168	\$150,000-\$199,999	43	801	2,078
Ages 80-84	98	1,189	2,768	> \$200,000	N/A	853	2,148
Ages 85+	137	1,719	3,938				