

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.

CONTACT:

LINDA DANIELS

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BK 3455251, Florida

Video Link:

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DISCLAIMER

2024-05 6380 Philips Highway - Standalone Office Building Lease Max. 8,000 SF
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OFFICE LEASE SPACE MIN. 4,000 MAX. 8,000 SF
6380 Philips Highway | Jacksonville, FL 32216



Building SF:	22,330
Lease Rate:	Negotiable
Lot Size:	2.03 Acres
Lease Space Maxium	8,000

Lease Space	4,000
Minimum	
Parking:	21
Building 1	2016
Renovated	
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

Standalone Office Building
6380 & 6384 Philips Highway | Jacksonville, FL 32216

SECTION :

DESCRIPTIC
(Per Quit Claim De
2349 of the Current I

Northeasterly 200 feet
subdivision according
Public Records of Deeds
Except any part lying



RED LINES ARE APPROXIMATE
OFFICE LEASE SPACE AND
ASSOCIATED PARKING.

Surveyor's Report

1. This survey was pre-Republic National Title Listed below.
2. Bearings shown lie Highway), having a bear
3. No encroachment or improvements, structure ground evidence and/or underground utility line, encroachment or critical utilities other than those
5. Petition Schmitz Co. for right-of-way, easement other than those recited
6. The survey depicted jurisdictional areas, or a
7. Unless it bears the Mapper this drawing, sk
8. Any use of this survey will be at the user's sole to give any rights or ben
9. Last Date of Field St
10. By *scanned* document (unrecorded area), Number 12031 C0388H, should be made by the local government agency from the source as noted.
11. The subject noted

Title Committee
Survey Related M

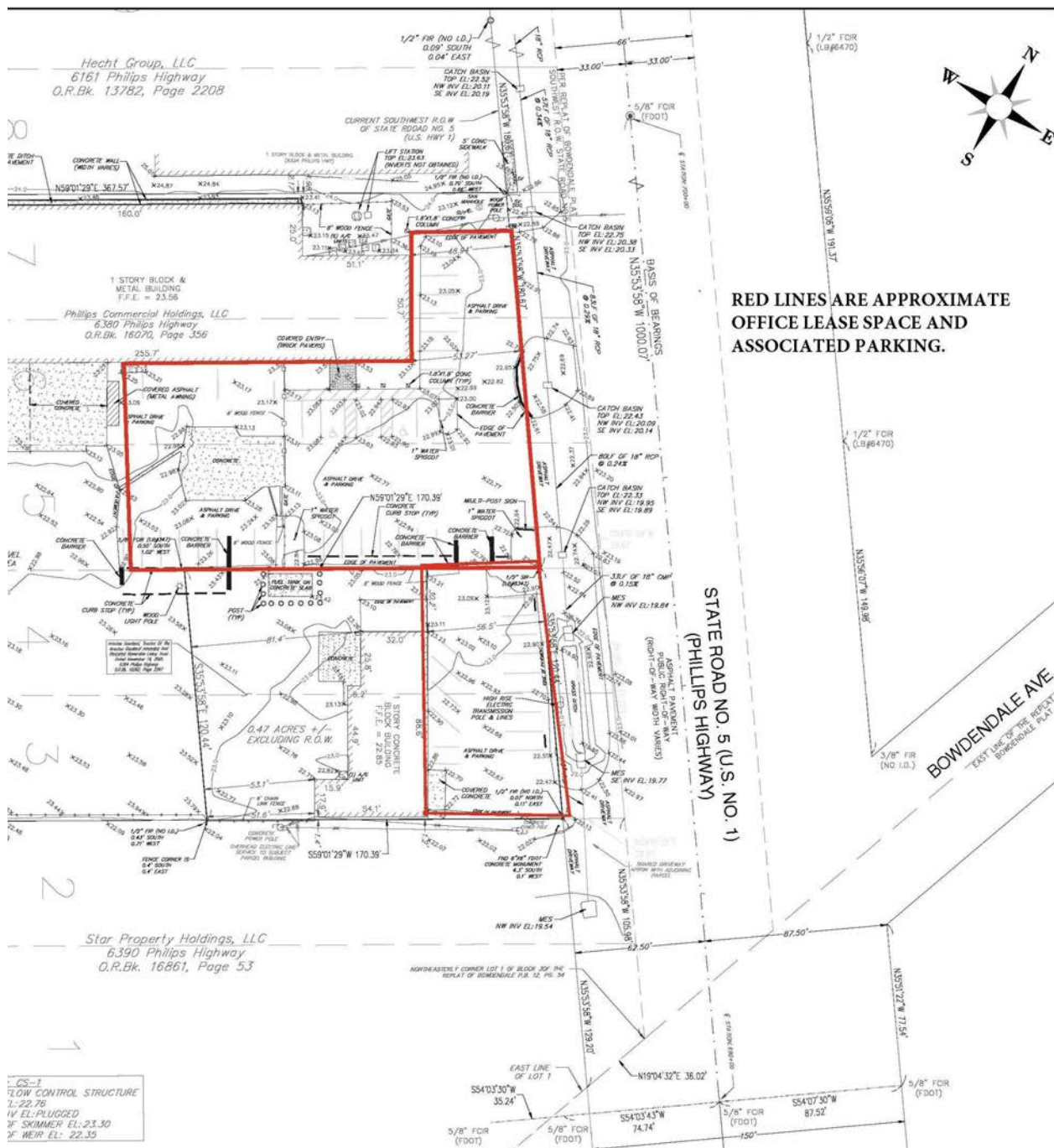
7. Terms, c
1415, page
8. All man
12, page 54

To Philips Commercial Insurance Company, an-

This is to certify that the
with Section 5J-17.052 of
Surveys, undesignated for
in the State of Florida, as
specified therein.

Petticoat Schmitt Civil C
Certificate of Authority

Timothy W. Schram, Sr.
Florida Licence LS# 65



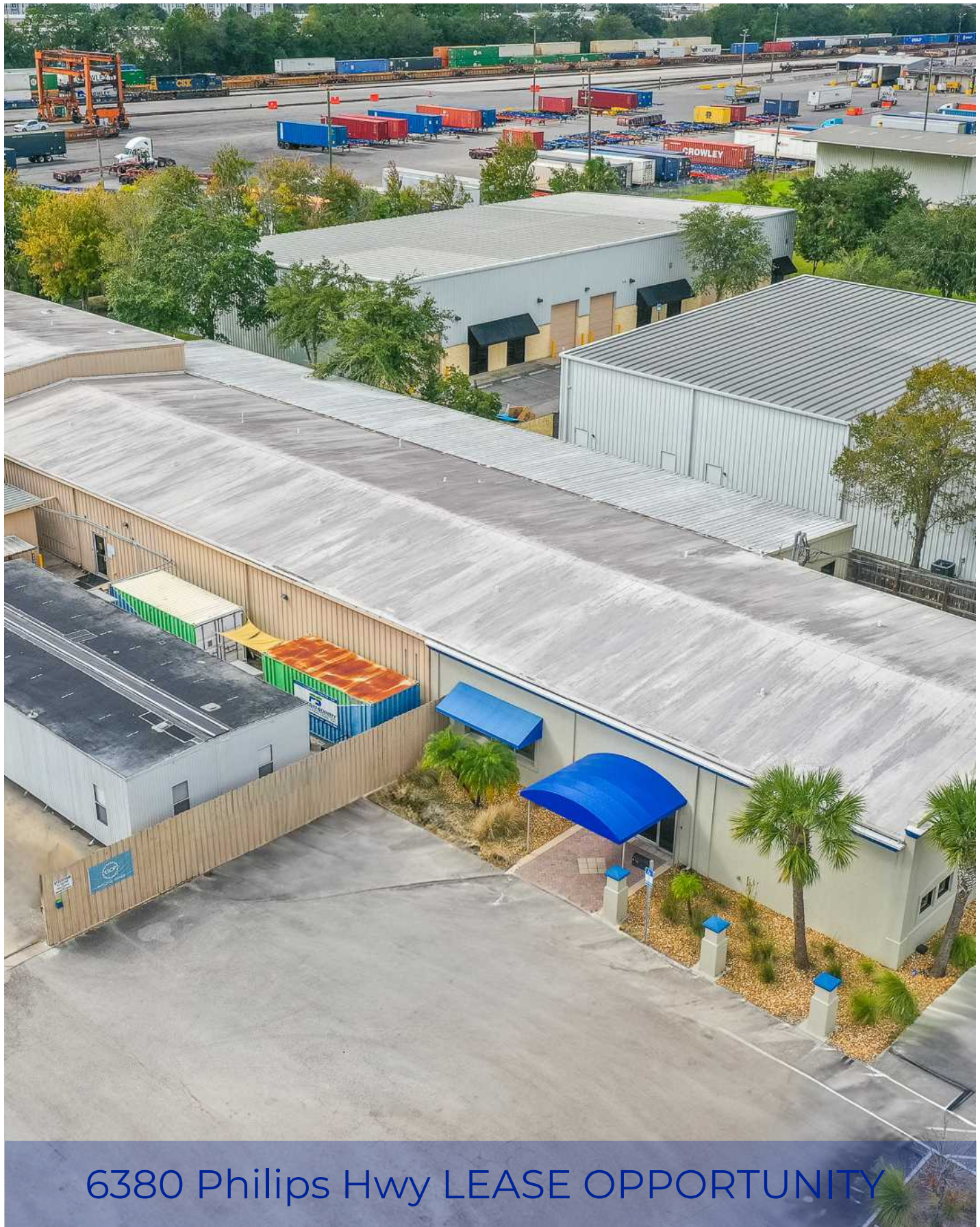
6384 PHILLIPS HIGHWAY
FOR
PHILLIPS COMMERCIAL HOLDINGS, LLC.

BOUNDARY SURVEY
OF A
PARCEL OF LAND
LOCATED IN
SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST
DUVAL COUNTY, FLORIDA

PROPERTY PHOTOS AERIAL

Office Building
6380 Philips Highway | Jacksonville, FL 32216

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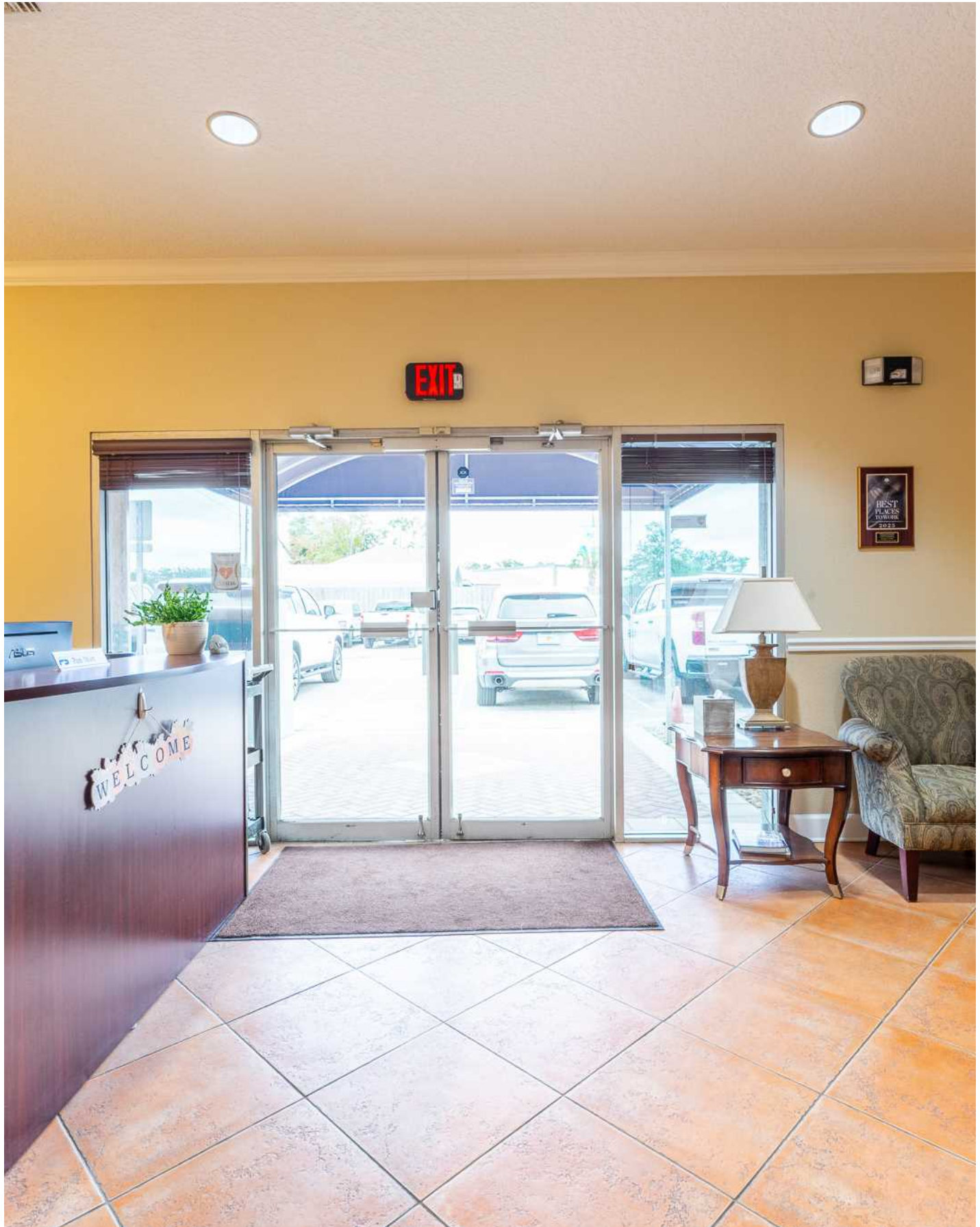


6380 Philips Hwy LEASE OPPORTUNITY

PROPERTY PHOTO BUILDING ENTRY

Office Space
6380 Philips Highway | Jacksonville, FL 32216

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PROPERTY PHOTOS OFFICE

Office Space
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RESTROOM - 1 & CAFE PHOTOS

Office Space

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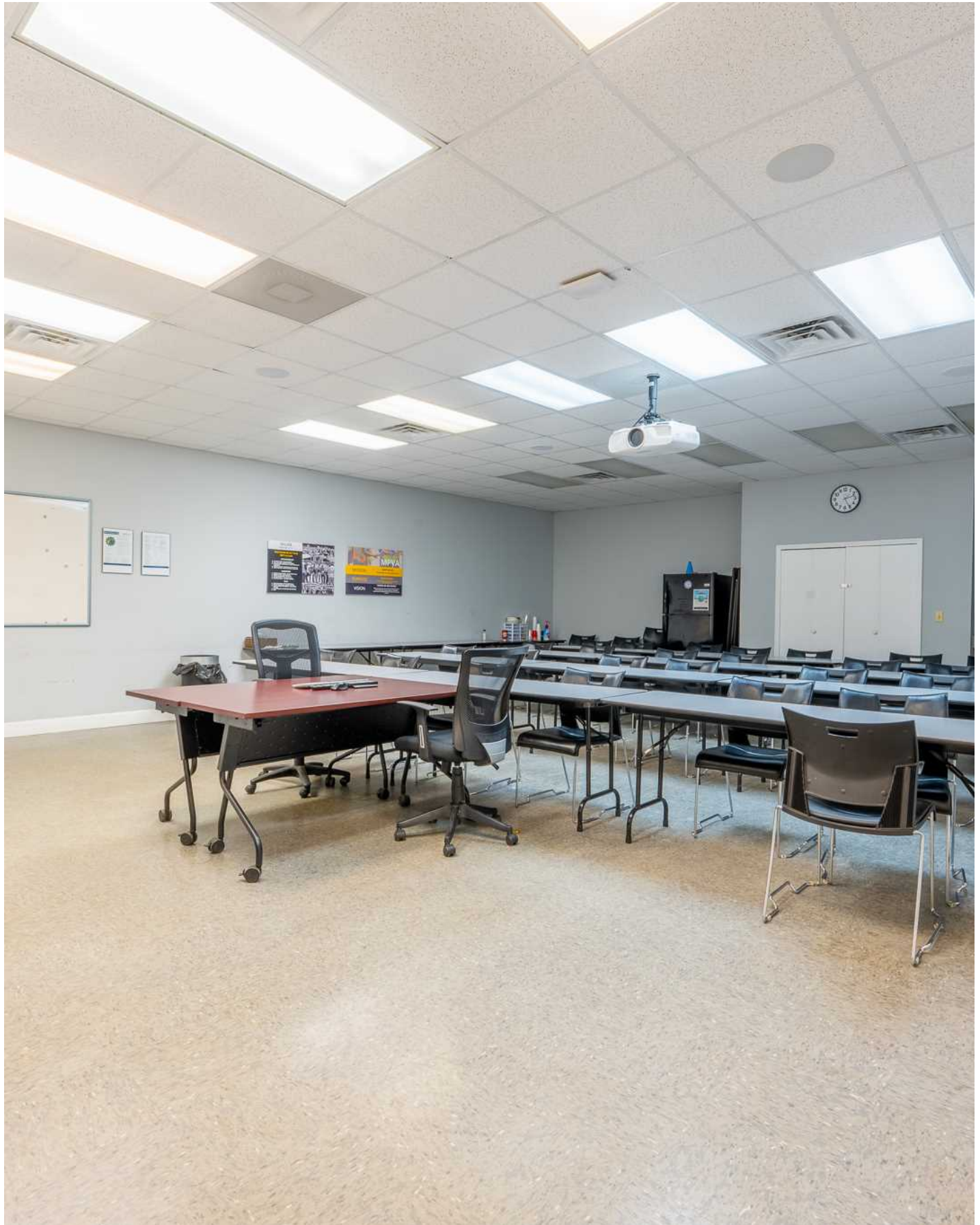


TRAINING ROOM PHOTO

OFFICE SPACE

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TYPICAL HALLWAY & OFFICE

Office Space
6380 Philips Highway | Jacksonville, FL 32216

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KITCHEN & CONFERENCE ROOM PHOTOS

Office Space
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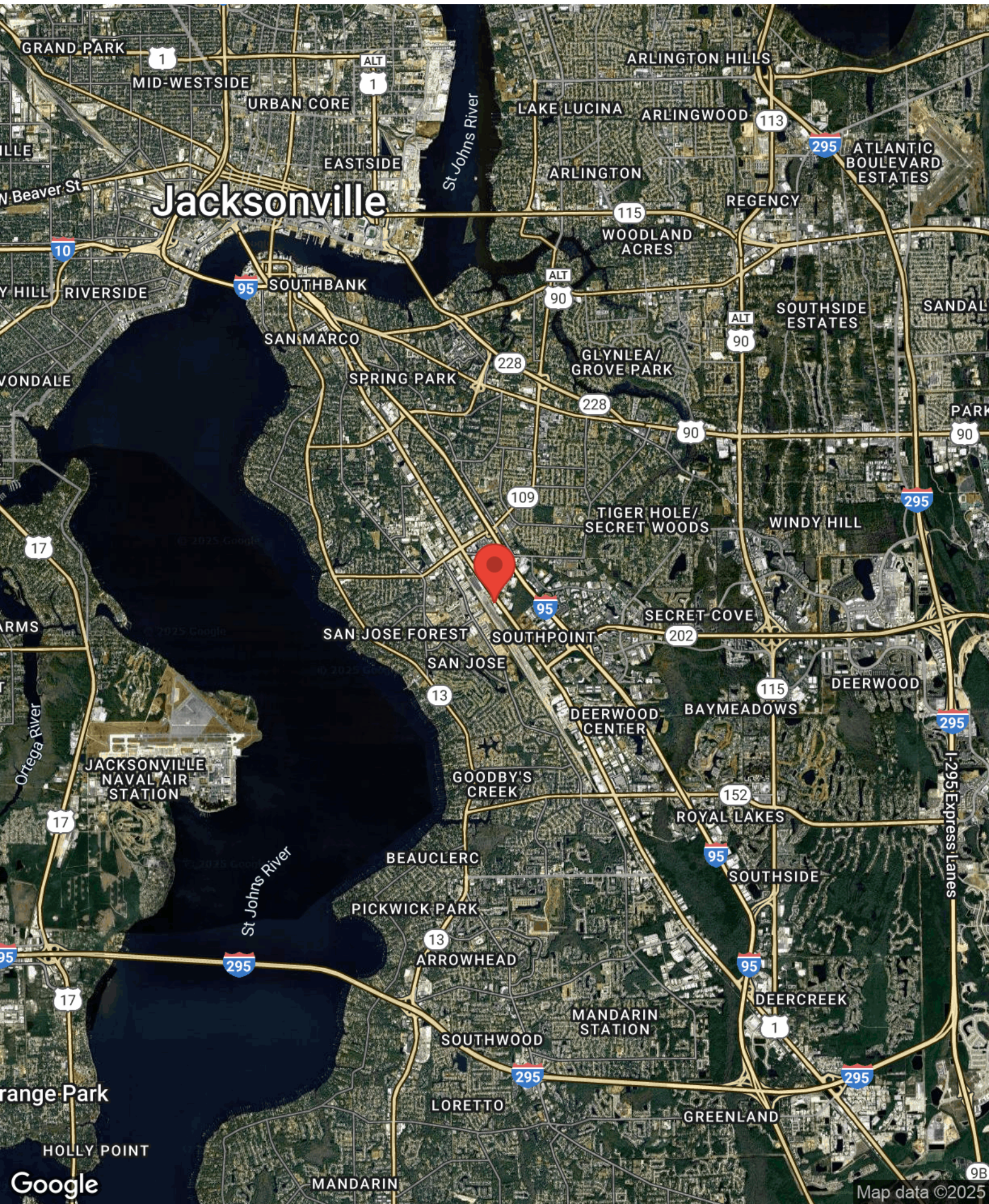


REGIONAL MAP

Office Building For Lease

6380 Philips Highway | Jacksonville, FL 32216

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AERIAL MAP

Office Building For Lease

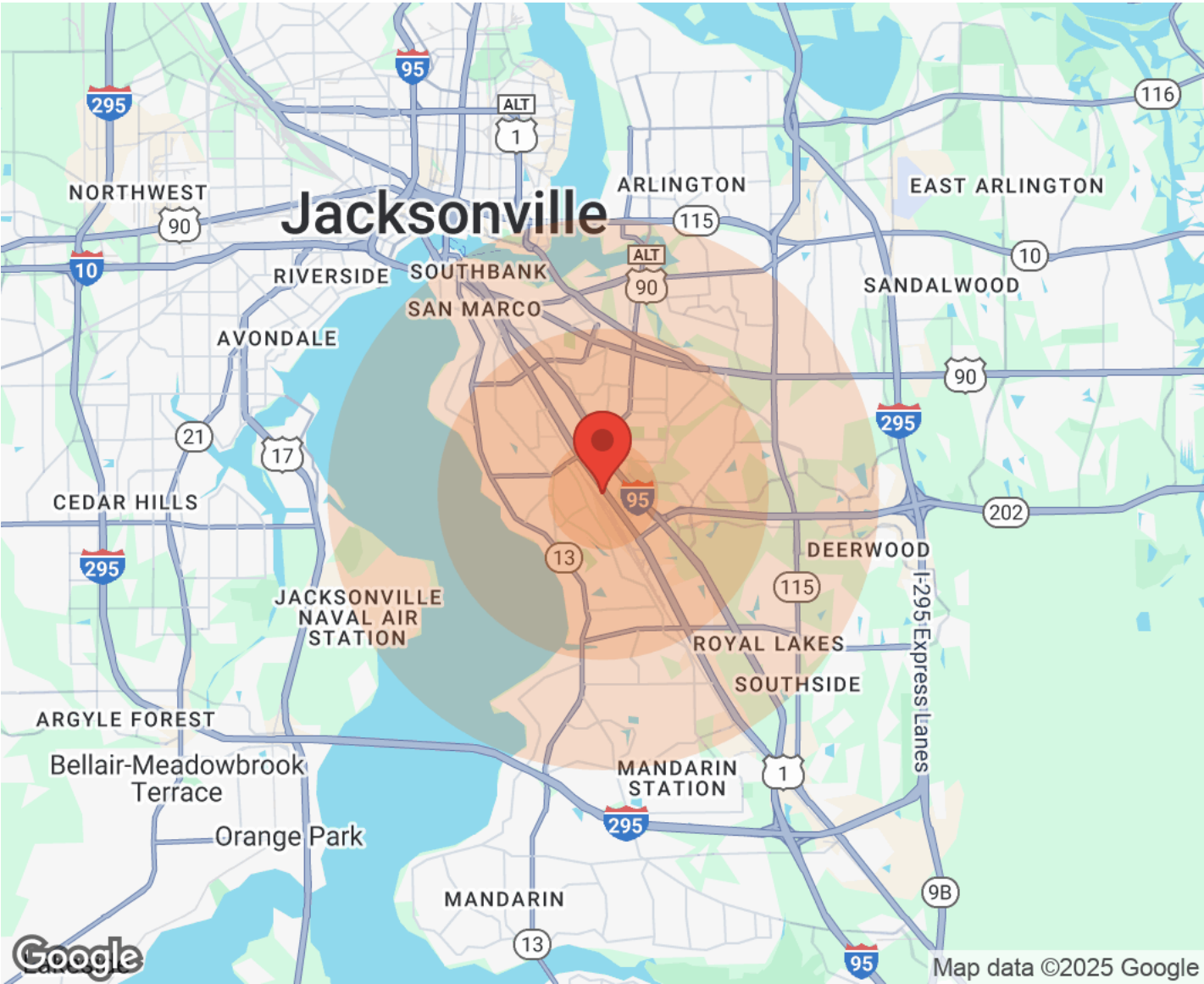
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DETAILED DEMOGRAPHICS

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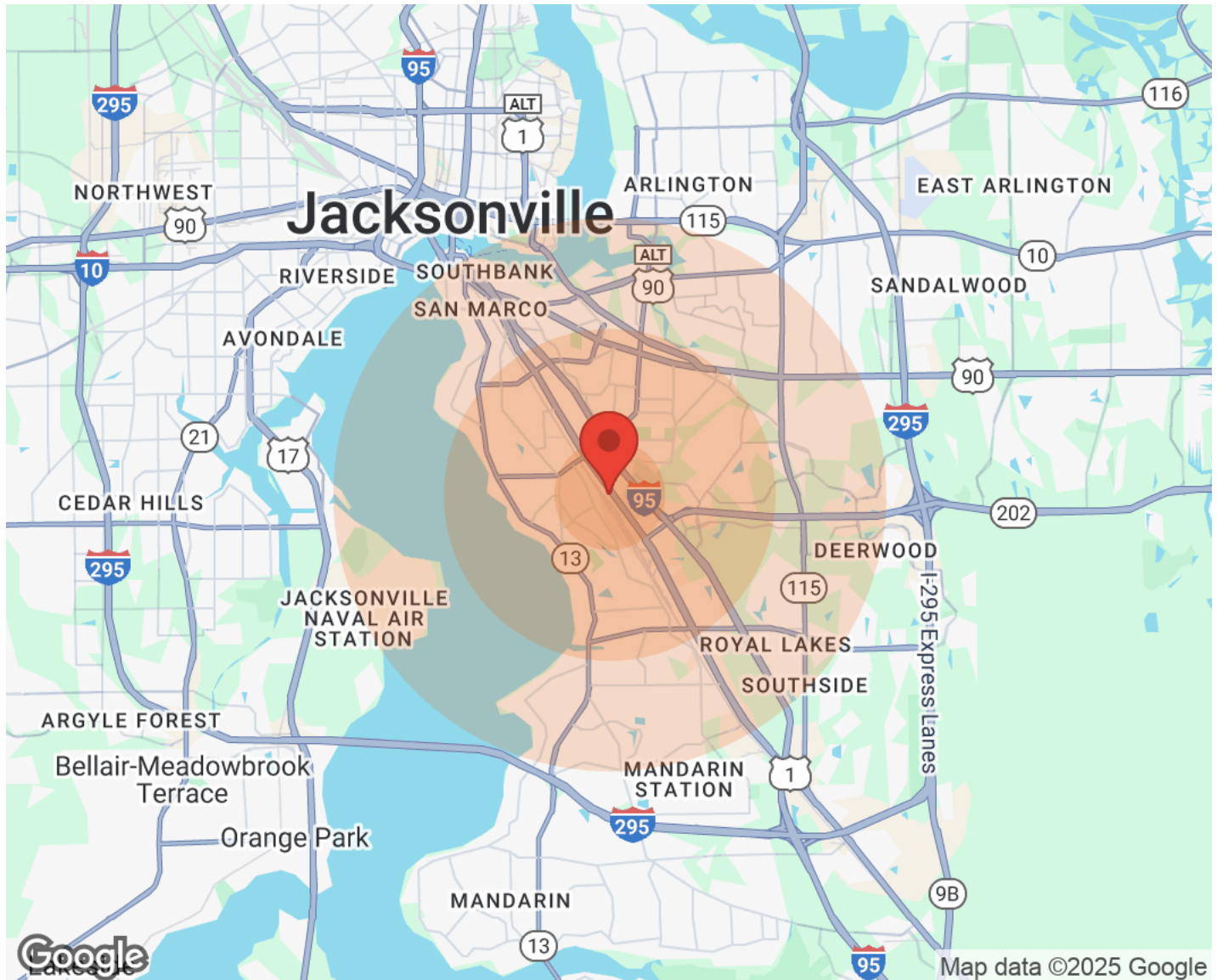


Population	1 Mile	3 Miles	5 Miles
Male	3,200	29,157	76,482
Female	3,438	31,129	81,095
Total Population	6,638	60,286	157,577
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,561	31,496	78,781
Occupied	3,038	27,657	69,584
Owner Occupied	640	15,163	35,857
Renter Occupied	2,398	12,494	33,727
Vacant	523	3,839	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 74-79	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				