



4500 SALISBURY ROAD

JACKSONVILLE, FL 32216

ACORN PROPERTY HOLDINGS

±531 - 9,109 RSF OFFICE SPACE AVAILABLE FOR LEASE

AVAILABLE SUITES

- ◆ Prominent building signage available
- ◆ Landmark Southpoint building highly visible from JTB & I-95
- ◆ Conveniently located near retail, restaurants, and banking
- ◆ Five story atrium with water features & lush indoor landscape
- ◆ Freshly renovated common areas
- ◆ On-site café
- ◆ Excess parking

Suite		Size (RSF)	Asking Rate (\$/RSF/YR)
150	EFFICIENT FIRST FLOOR SPACE WITH MULTIPLE CLOSED OFFICES AND HIGH CEILINGS	1,400	\$22.00
165	EFFICIENT LAYOUT ON THE FIRST FLOOR	2,277	\$22.00
180	EFFICIENT LAYOUT ON THE FIRST FLOOR	531	\$22.00
306	PERIMETER OFFICES AND OPEN SPACE FOR CUBICLES	5,556	\$20.00
307	ATRIUM SPACE JUST OFF ELEVATOR.	1,668	\$21.00
420	10 OFFICES AND BREAKROOM	3,785	\$22.00
460	NEWLY BUILT OUT SPACE WITH PROMINENT DOUBLE GLASS ENTRY RIGHT OFF OF ELEVATOR	8,114	\$22.00
490	NEWLY BUILT OUT SPACE WITH DOUBLE DOOR ENTRY. MOSTLY CLOSED OFFICE.	4,558	\$22.00
540	EXTERIOR WINDOW OFFICES AND OPEN CUBE SPACE WITH BREAKROOM	5,809	\$21.00

For further information, please contact our exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty, representation, or guarantee is made by Newmark. All information is subject to change without notice.

1ST FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



SUITE 150
1,400 RSF

SUITE 180
531 RSF

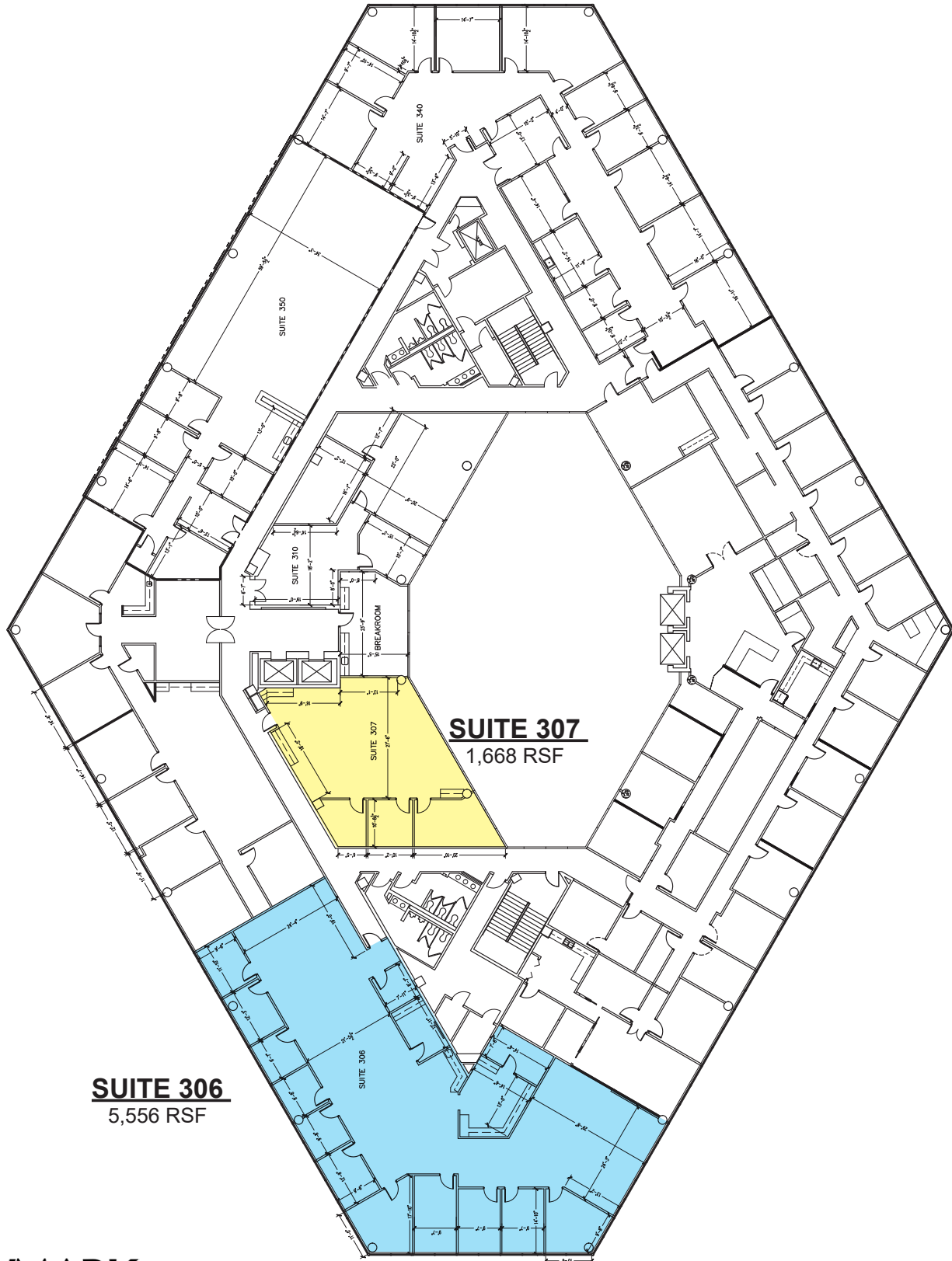
SUITE 165
2,277 RSF

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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.

3RD FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



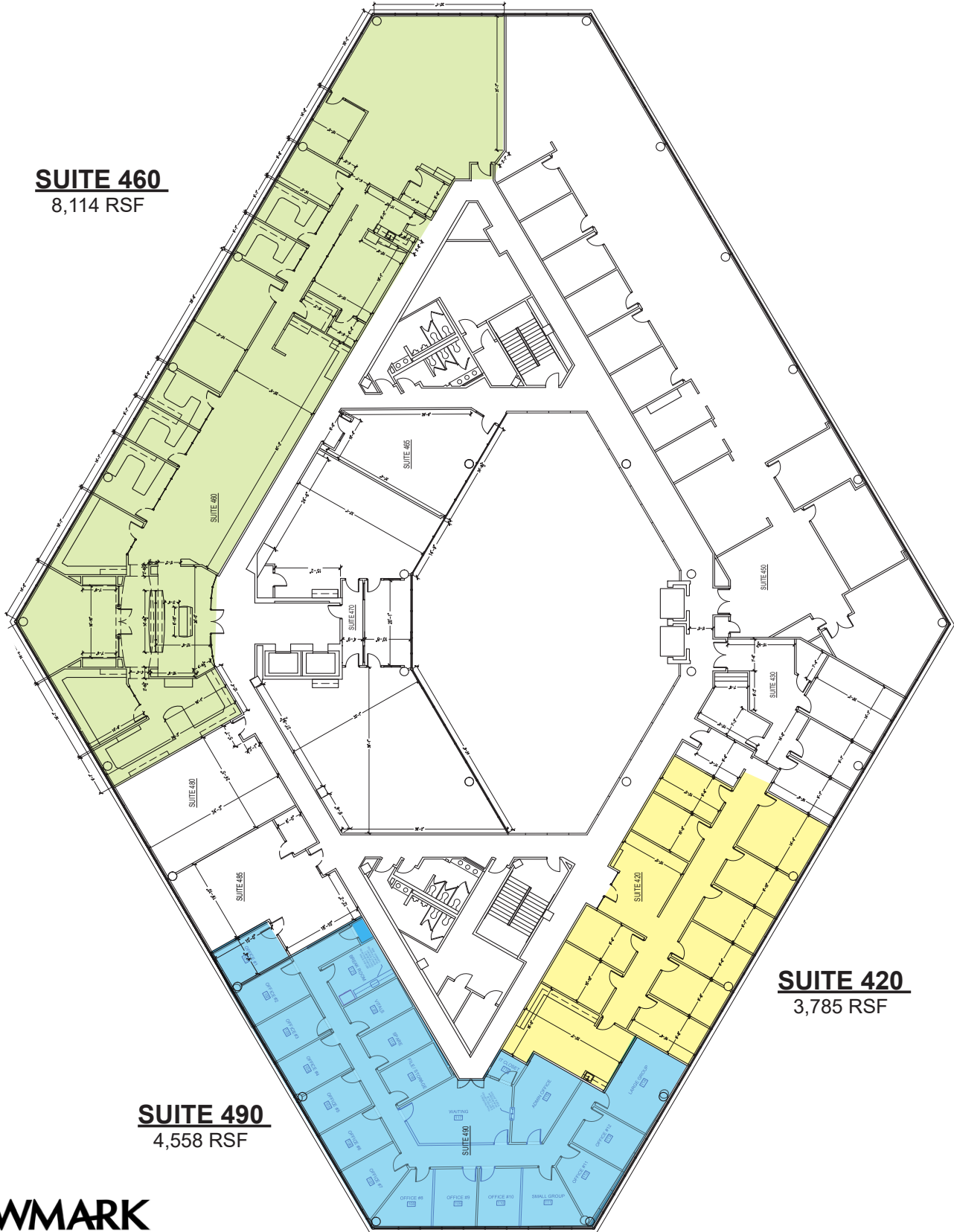
SUITE 306
5,556 RSF

SUITE 307
1,668 RSF

4TH FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD

SUITE 460
8,114 RSF



SUITE 420
3,785 RSF

SUITE 490
4,558 RSF

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5TH FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



PROPERTY PHOTOS

BUTLER POINTE - 4500 SALISBURY ROAD



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