



7825 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

THE CENTER BUILDING

VASHA CARTER

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OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Lease Rate: | \$18.75 - 19.50 SF/yr (Full Service) |
| Building Size: | 107,554 SF |
| Available SF: | 1,766 - 18,381 SF |
| Lot Size: | 9.64 Acres |
| Year Built: | 1976 |
| Renovated: | 2023 |
| Zoning: | IBP |
| Market: | Southside |
| Submarket: | Baymeadows |

PROPERTY OVERVIEW

Introducing a premier leasing opportunity at 7825 Baymeadows Way, Jacksonville, FL, 32256—where exceptional amenities meet modern convenience. This property boasts on-site property management and 24/7 security for peace of mind. With ample parking, a serene campus setting offering lake views and a courtyard gazebo, tenants can find inspiration and solace in their surroundings. Indulge in the convenience of an on-site cafe and high-speed fiber connectivity, perfectly complemented by a new courtyard for networking and relaxation. This space offers a seamless blend of functionality and tranquility, ideal for businesses seeking a dynamic and secure office environment.

PROPERTY HIGHLIGHTS

- On site property management
- 24-7 Security
- Ample Parking
- Serene campus setting with lake views and courtyard gazebo
- High speed fiber connectivity

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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|-------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 1,766 - 18,381 SF | Lease Rate: | \$18.75 - \$19.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|-------------------|--------------|-----------------------|---|
| Suite 124A | - | 1,430 SF | Full Service | \$18.50 SF/yr | - |
| 200B | Available | 3,000 - 18,381 SF | Full Service | \$18.75 - 19.50 SF/yr | Turn-key office available. Minimum divisibility is 3000 SF. |
| 203 | Available | 1,800 - 18,231 SF | Full Service | \$19.25 SF/yr | - |
| 201 | Available | 1,766 SF | Full Service | \$19.50 SF/yr | - |
| 205 | Available | 2,791 SF | Full Service | \$19.25 SF/yr | - |
| 206 | Available | 2,491 SF | Full Service | \$19.25 SF/yr | Bright room with window |
| 207 | Available | 2,774 SF | Full Service | \$19.25 SF/yr | - |

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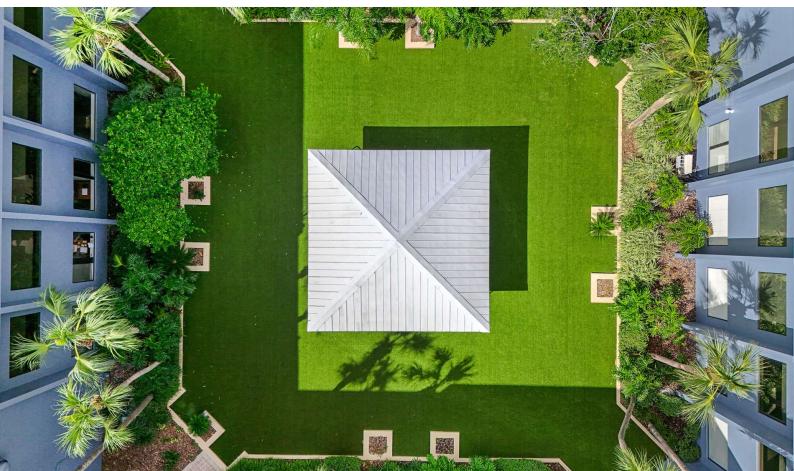
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PROPERTY HIGHLIGHTS

- On site property management
- 24-7 Security
- Ample Parking
- Serene campus setting with lake views and courtyard gazebo
- Cafe on site
- High speed fiber connectivity
- New Courtyard



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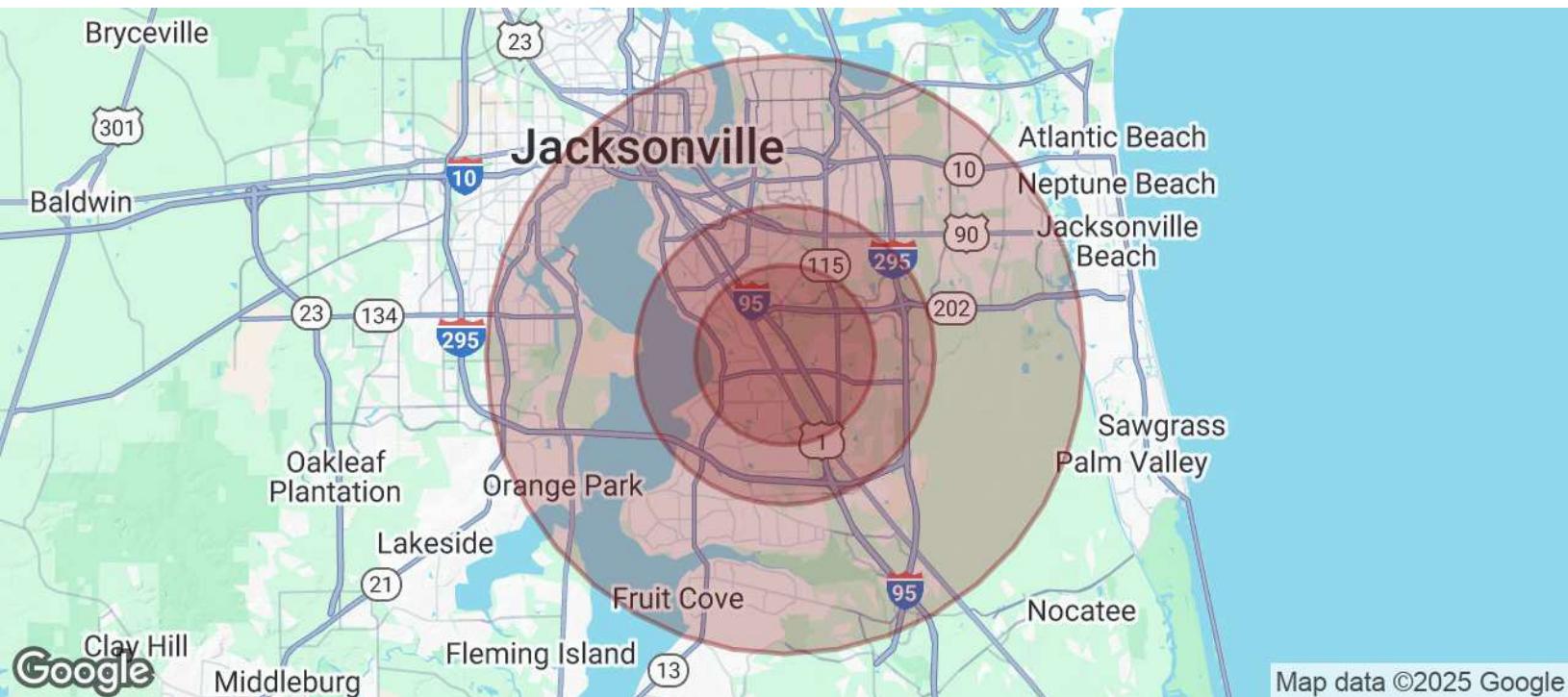
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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 68,605 | 172,950 | 581,747 |
| Average age | 35.9 | 38.8 | 37.9 |
| Average age (Male) | 36.2 | 37.5 | 37.1 |
| Average age (Female) | 36.3 | 40.3 | 38.7 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 34,405 | 81,261 | 255,289 |
| # of persons per HH | 2.0 | 2.1 | 2.3 |
| Average HH income | \$68,555 | \$75,952 | \$76,393 |
| Average house value | \$164,943 | \$189,864 | \$220,015 |

* Demographic data derived from 2020 ACS - US Census

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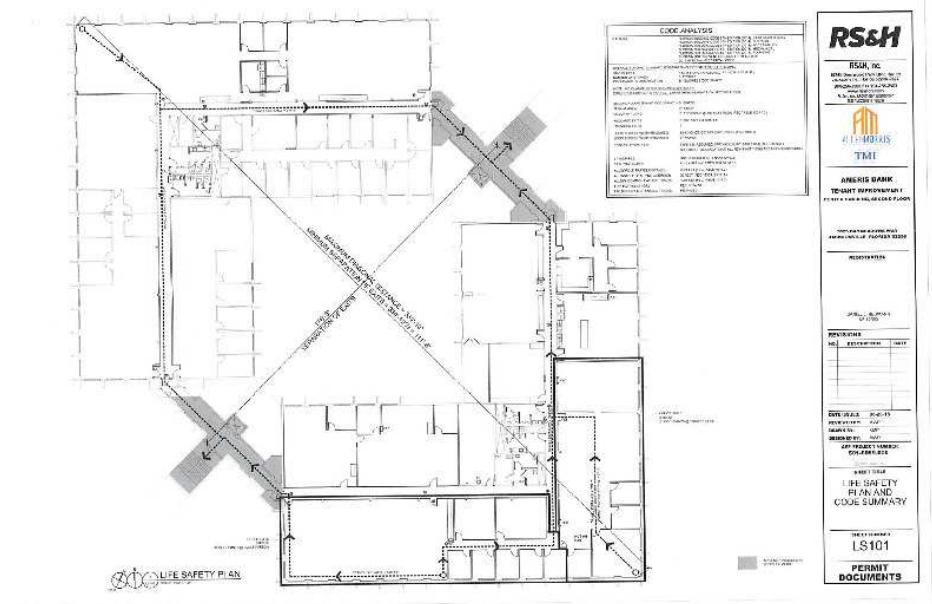
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