



Office Building **For Lease**

7825 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

# THE CENTER BUILDING



**VASHA CARTER**

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[svrcommercial.com](http://svrcommercial.com)



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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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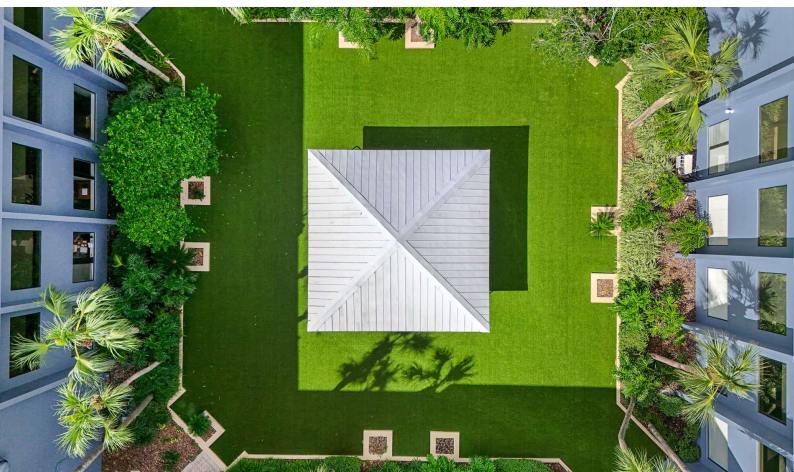
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## PROPERTY HIGHLIGHTS

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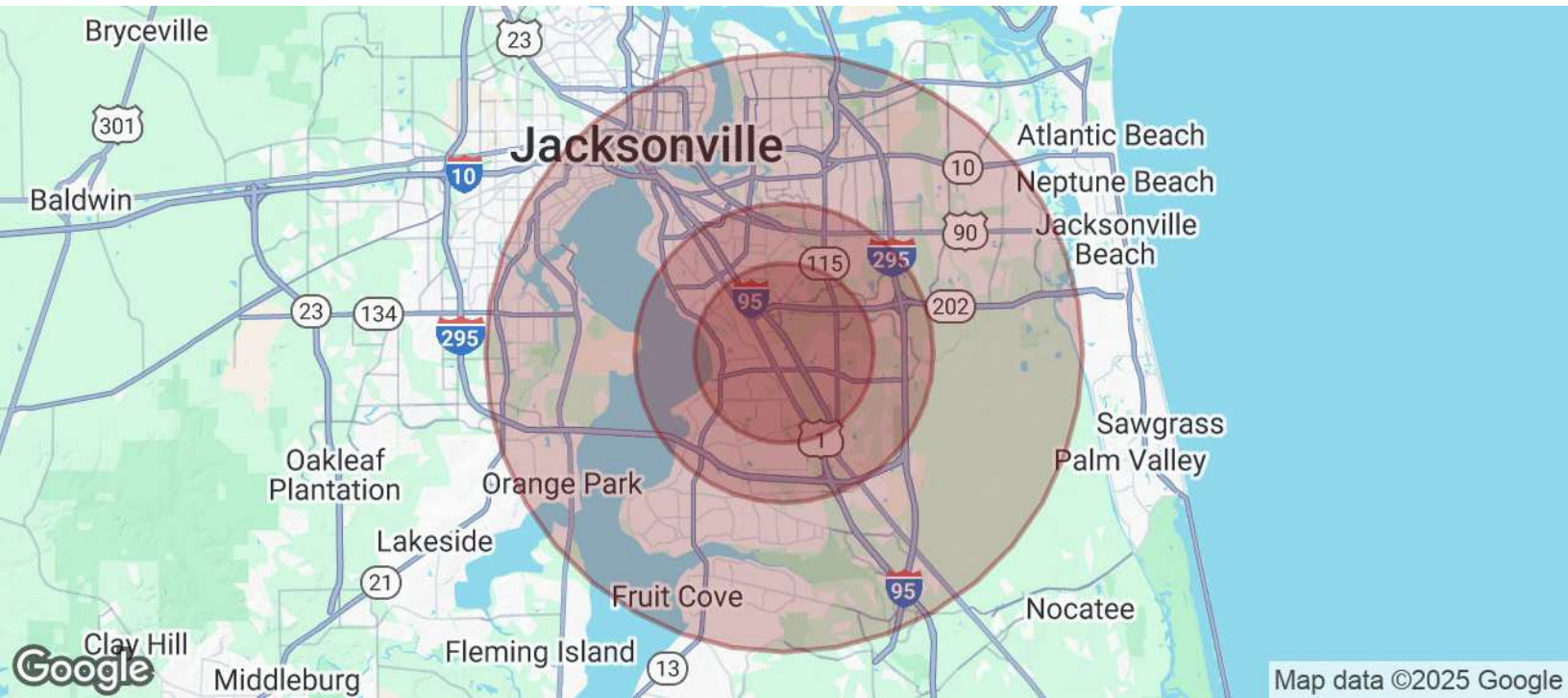
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,605	172,950	581,747
Average age	35.9	38.8	37.9
Average age (Male)	36.2	37.5	37.1
Average age (Female)	36.3	40.3	38.7

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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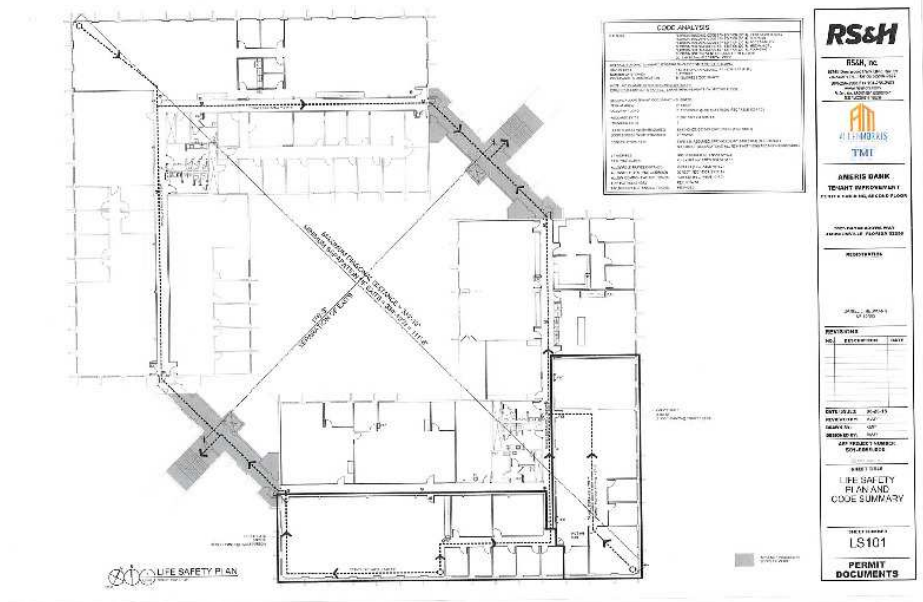
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