

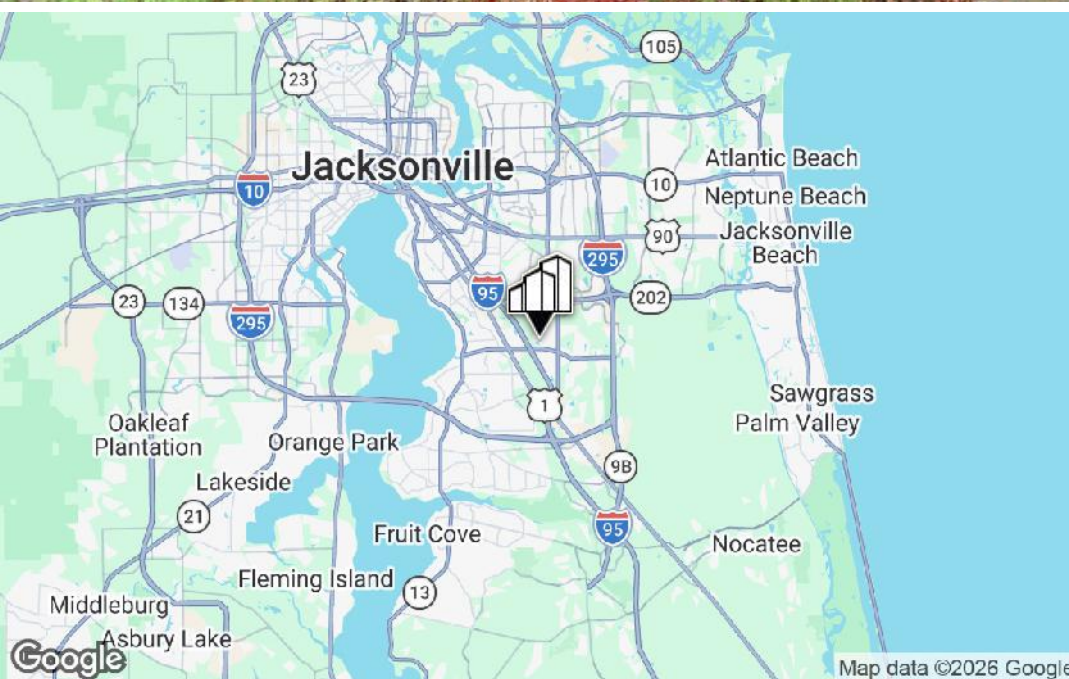
OFFICE BUILDING FOR LEASE

BAYMEADOWS OFFICE PARK

9471 BAYMEADOWS CIRCLE EAST, JACKSONVILLE, FL 32256



PRIMEREALTY



For More Information:

Ron Levin

Director

904.559.1590

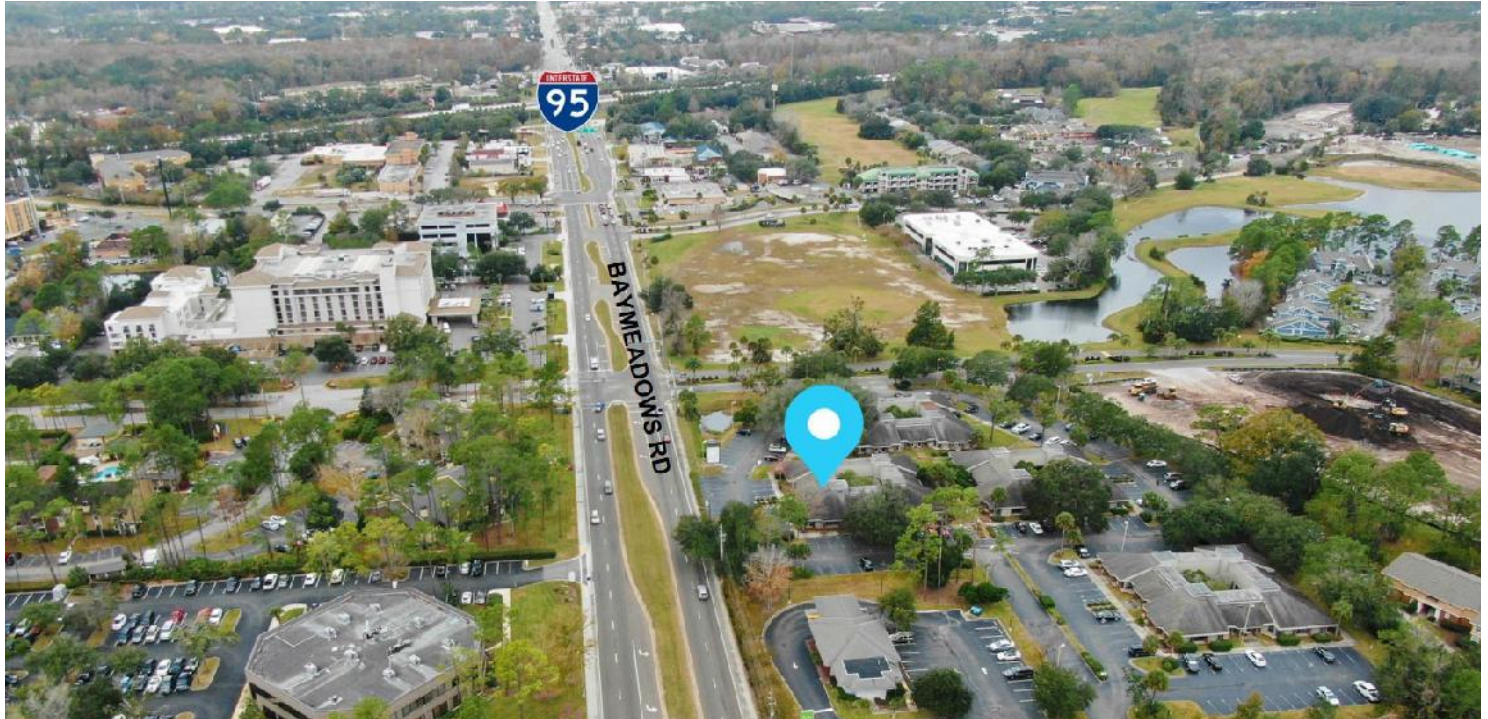
rlevin@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

9471 Baymeadows Circle East, Jacksonville, FL 32256



OFFERING SUMMARY

Lease Rate:	\$13.80 SF/yr (Modified Gross)
Available SF:	1,000 SF
Year Built:	1984
Building Size:	32,000 SF
Market:	Jacksonville
Submarket:	Baymeadows

PROPERTY OVERVIEW

Prime Realty is pleased to present this well maintained and professionally managed office building located in the Southside/Baymeadows sub-market of Jacksonville. Positioned very close to I-95, U.S 1 (Philips Hwy), I-295 beltway, Southside Blvd and J.Turner Butler Blvd. This office condo complex is in close proximity to residential communities as well as commercial development including; hotels, restaurants, major shopping centers and hospitals. Easy interstate access to Downtown Jacksonville or heading south to St. Augustine. With nighttime security, a private courtyard and ample parking, you don't want to miss the opportunity to lease this space.

AVAILABLE SPACES

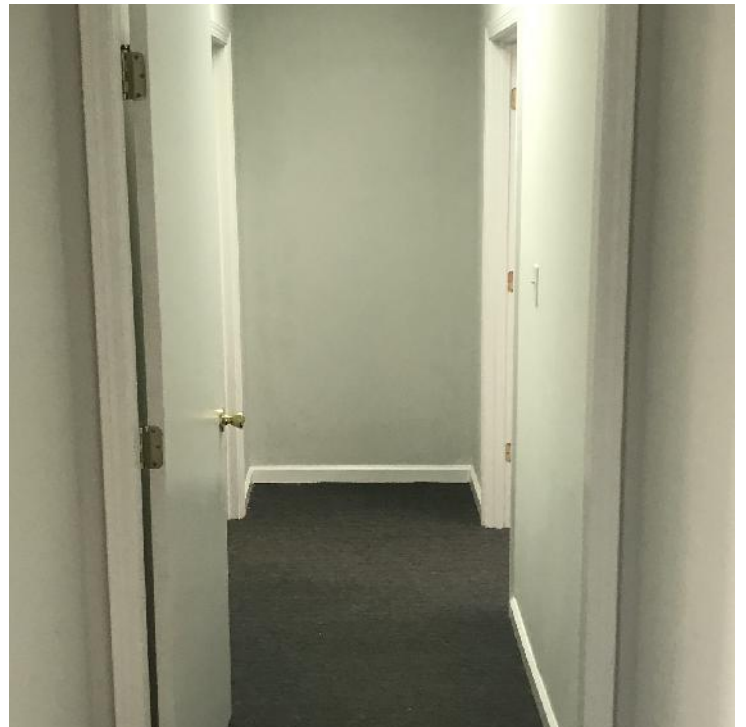
SPACE	LEASE RATE	SIZE (SF)
Unit 107	\$13.80 SF/yr	1,000 SF

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Office Building For Lease | Baymeadows Office Park



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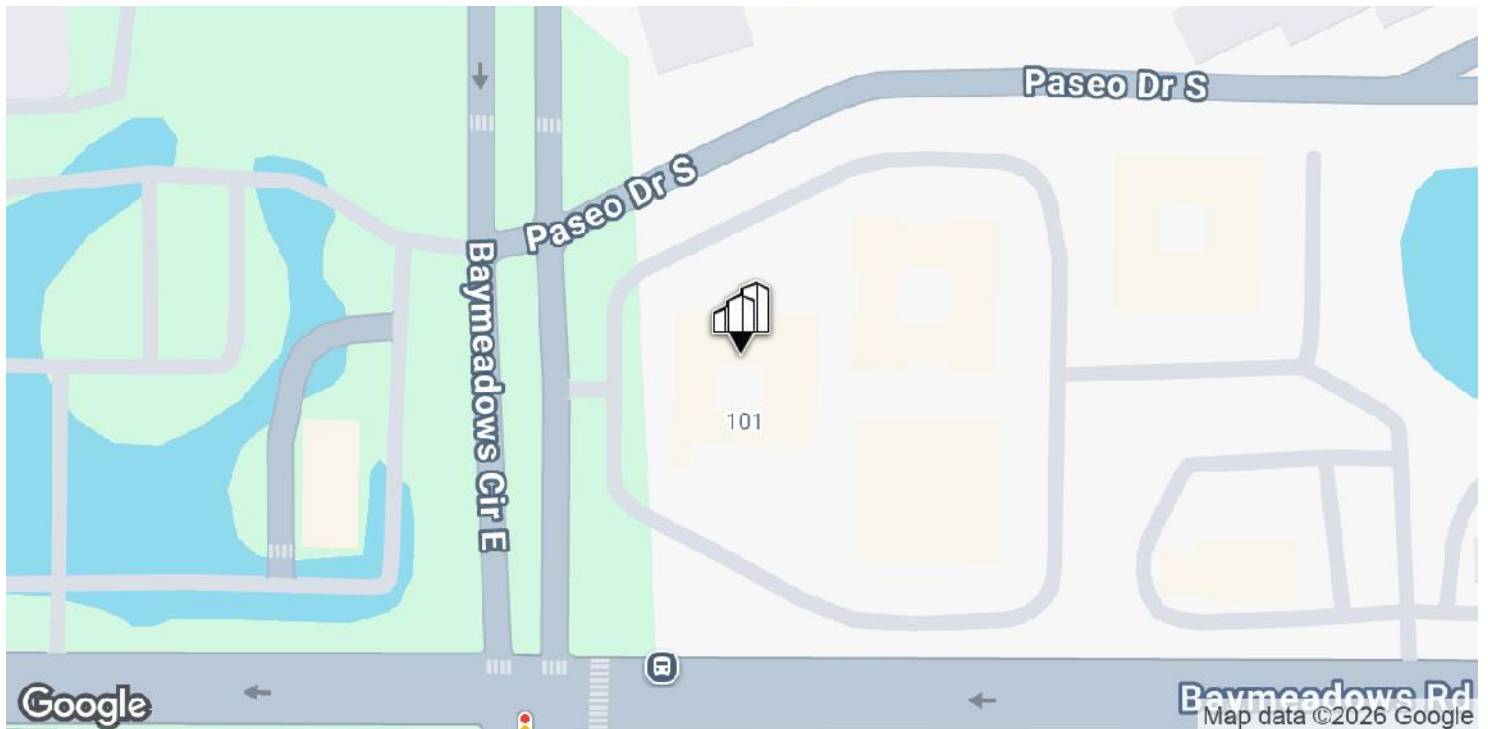
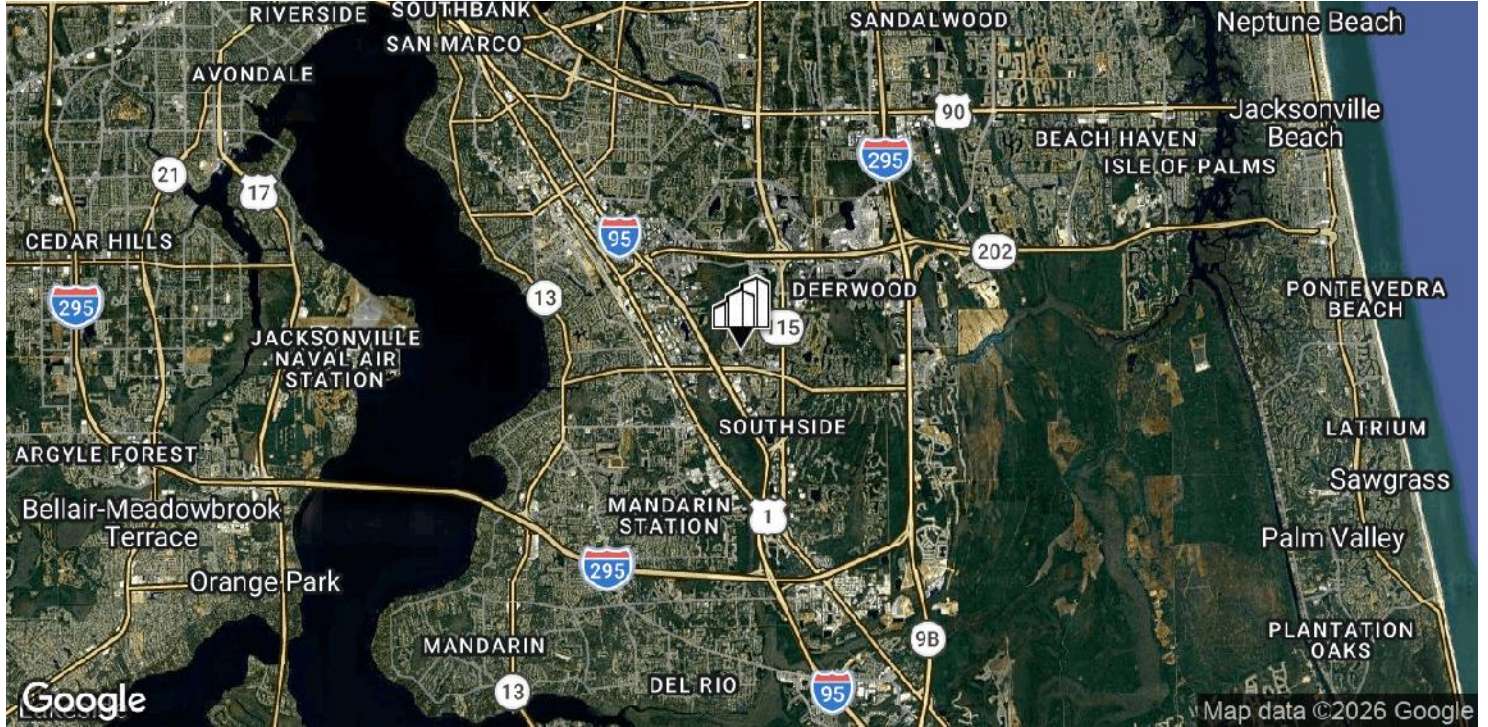


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Office Building For Lease | Baymeadows Office Park



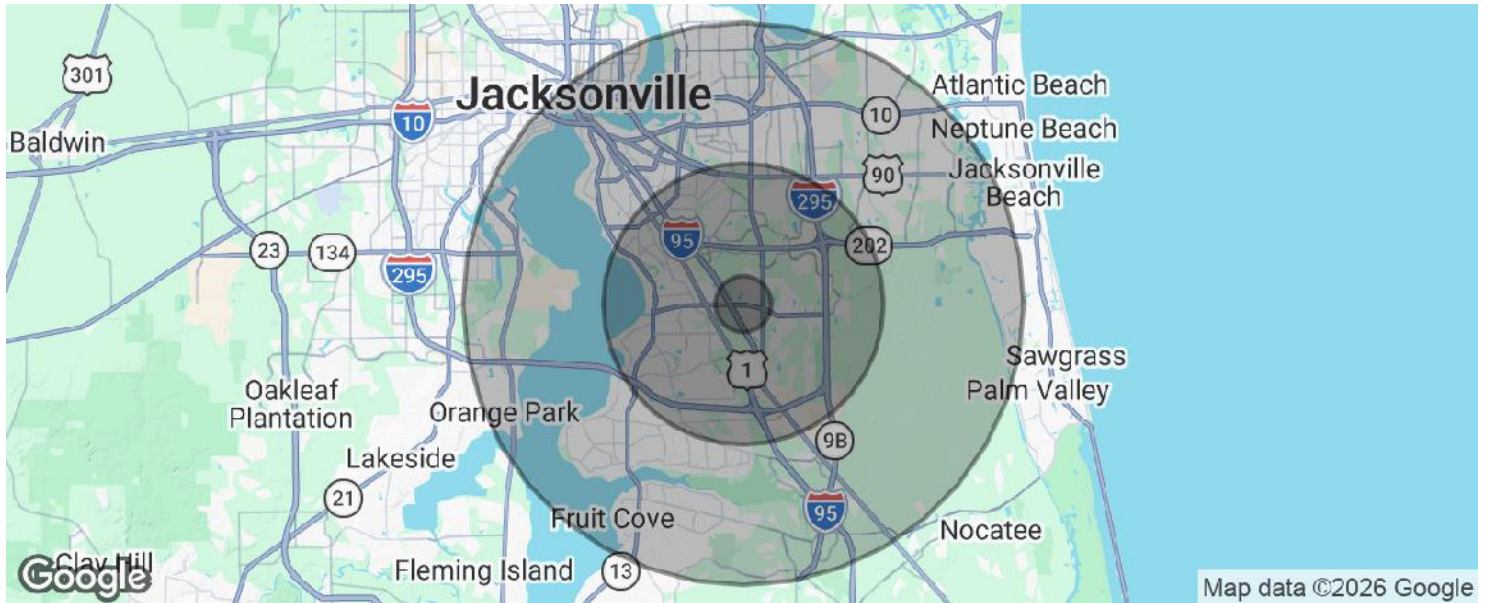
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	10,980	160,613	530,133
Median age	33.2	38.3	38.1
Median age (Male)	34.0	37.1	37.1
Median age (Female)	33.6	39.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	5,977	74,694	228,813
# of persons per HH	1.8	2.2	2.3
Average HH income	\$52,982	\$77,488	\$81,508
Average house value	\$85,033	\$190,320	\$229,109

* Demographic data derived from 2020 ACS - US Census

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