

For Lease

2,111 - 42,219 SF | Negotiable Office Space



Prominence Office Park

Jacksonville, Florida 32256

Property Highlights

- **Expansive Office Portfolio:** Seven-building campus totaling 754,691 SF with an efficient 5.1 / 1,000 SF parking ratio across 68 acres.
- **Diverse, High-Quality Tenancy:** Home to regional and global corporations, national and local government agencies, and established businesses.
- **Institutional Ownership & Investment:** More than \$10 million in recent capital improvements, including new roofing, modernized lobbies, and upgraded restrooms.
- **Premier Accessibility:** Exceptional connectivity to I-95 via Baymeadows Road, less than 15 minutes to San Marco, Nocatee, and St. Thriving Market Location: Situated in America's 5th fastest-growing metro and a top destination for millennials, with a working population of 850,000+.

Offering Summary

Lease Rate:	Negotiable
Building Size:	754,000 SF
Year Built:	1990
Available SF:	2,111 - 42,219 SF
Lot Size:	68 Acres
Zoning:	PUD
Parking Ratio:	5.1 / 1,000

For More Information



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Property Overview

Prominence Office Park is a premier, seven-building campus strategically positioned in Jacksonville's dynamic Butler/Baymeadows submarket. Spanning 68 acres and encompassing 754,691 square feet, the property offers exceptional visibility and accessibility with direct connections to Interstate 95 and Phillips Highway (U.S. Highway 1).

The park hosts a strong and diverse tenant base, including established local and national businesses as well as long-standing government agencies, underscoring the stability and appeal of the location.

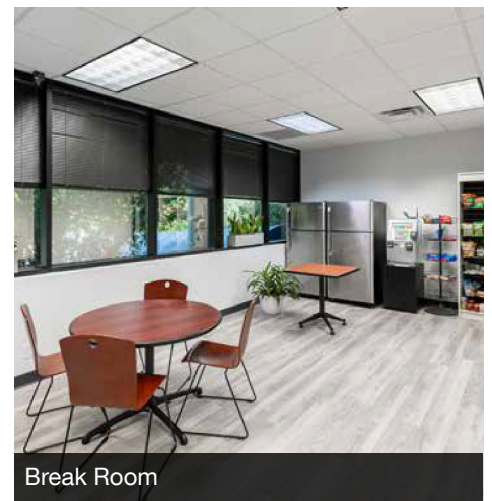
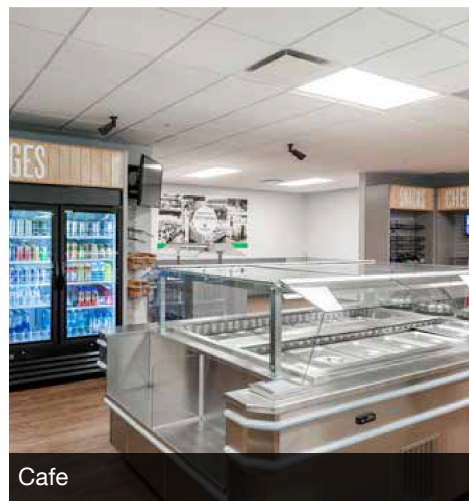
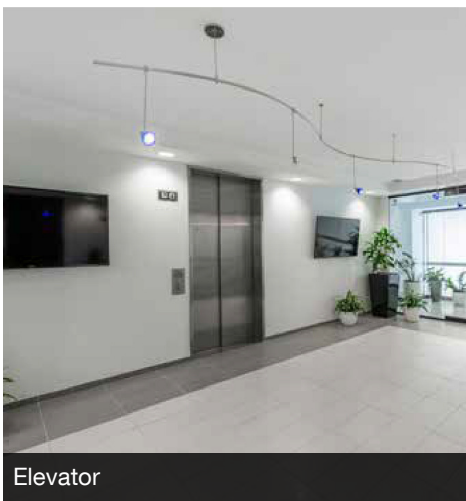
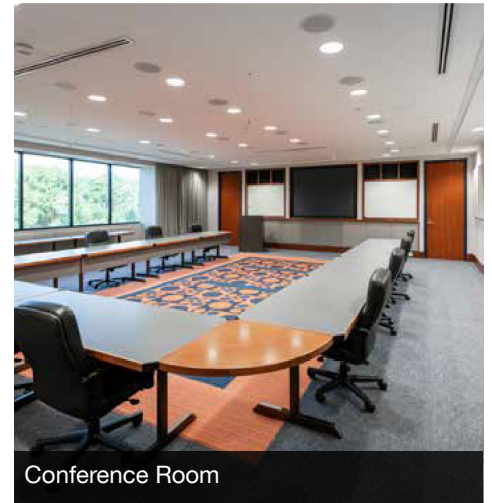
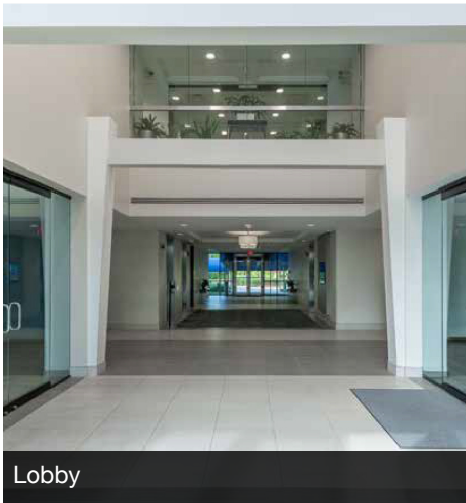
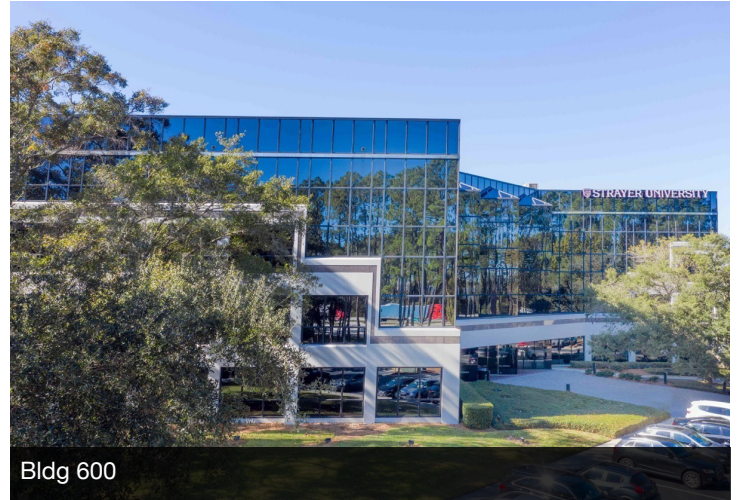
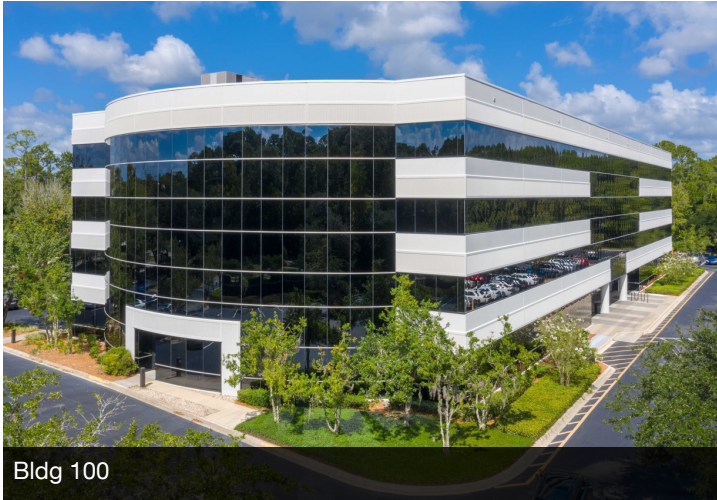
As one of Jacksonville's most desirable office destinations, the Butler/Baymeadows submarket has experienced significant growth, highlighted by the addition of more than 5,000 new multifamily units within the past five years, further strengthening the area's workforce and demand drivers.

Location Overview

Welcome to Prominence Office Park, located in the heart of Jacksonville, FL. This vibrant area boasts a dynamic mix of amenities that cater to professionals and businesses alike. Just moments away, you'll find the St. Johns Town Center, a premier shopping and dining destination, offering a wide range of retail and culinary experiences. Additionally, the property is within easy reach of the thriving business community along Southside Boulevard, providing convenient access to a host of corporate headquarters and professional services. With its strategic location and proximity to key points of interest, Prominence Office Park offers an unbeatable combination of accessibility and convenience for discerning office tenants.

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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
■ 8900 Prominence Pky • Bldg 100 • Ste 100	13,715 SF	Full Service	Negotiable
■ 8900 Prominence Pky • Bldg 100 • Ste 100B	4,501 SF	Full Service	Negotiable
■ 8900 Prominence Pky • Bldg 100 • Ste 110	13,719 SF	Full Service	Negotiable
■ 8900 Prominence Pky • Bldg 100 • Ste 150	3,190 SF	Full Service	Negotiable
■ 8900 Prominence Pky • Bldg 100 • Ste 400	42,219 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 101	4,138 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 105	2,153 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 120	2,111 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 200	12,431 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 205	5,569 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 310	5,187 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 400	18,271 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 403	3,625 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 405	2,907 SF	Full Service	Negotiable
■ 8375 Dix Ellis Trl • Building 600 • Ste 407	2,253 SF	Full Service	Negotiable

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