

9428 BAYMEADOWS ROAD

JACKSONVILLE, FL 32256



+244 - 6,166 RSF OFFICE & EXECUTIVE SUITE SPACE AVAILABLE FOR LEASE

- ◆ Prominent building signage available
- ◆ Backup generator available on 6th floor suites
- ◆ Highly visible and accessible from Baymeadows Road, with quick access to I-95, Southside Blvd, and I-295
- ◆ Baymeadows access assisted by dedicated traffic cop for afternoon rush hours
- ◆ Recently renovated and beautifully landscaped
- ◆ Conveniently located near retail, restaurants & banking
- ◆ Amenity furnished conference room available by reservation
- ◆ Weekly food truck rotation visits the office building every Tuesday from 11am - 2pm providing a variety of lunch options

For further information, please contact our exclusive agents:

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 Jacksonville, FL 32256

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ACORN PROPERTY HOLDINGS

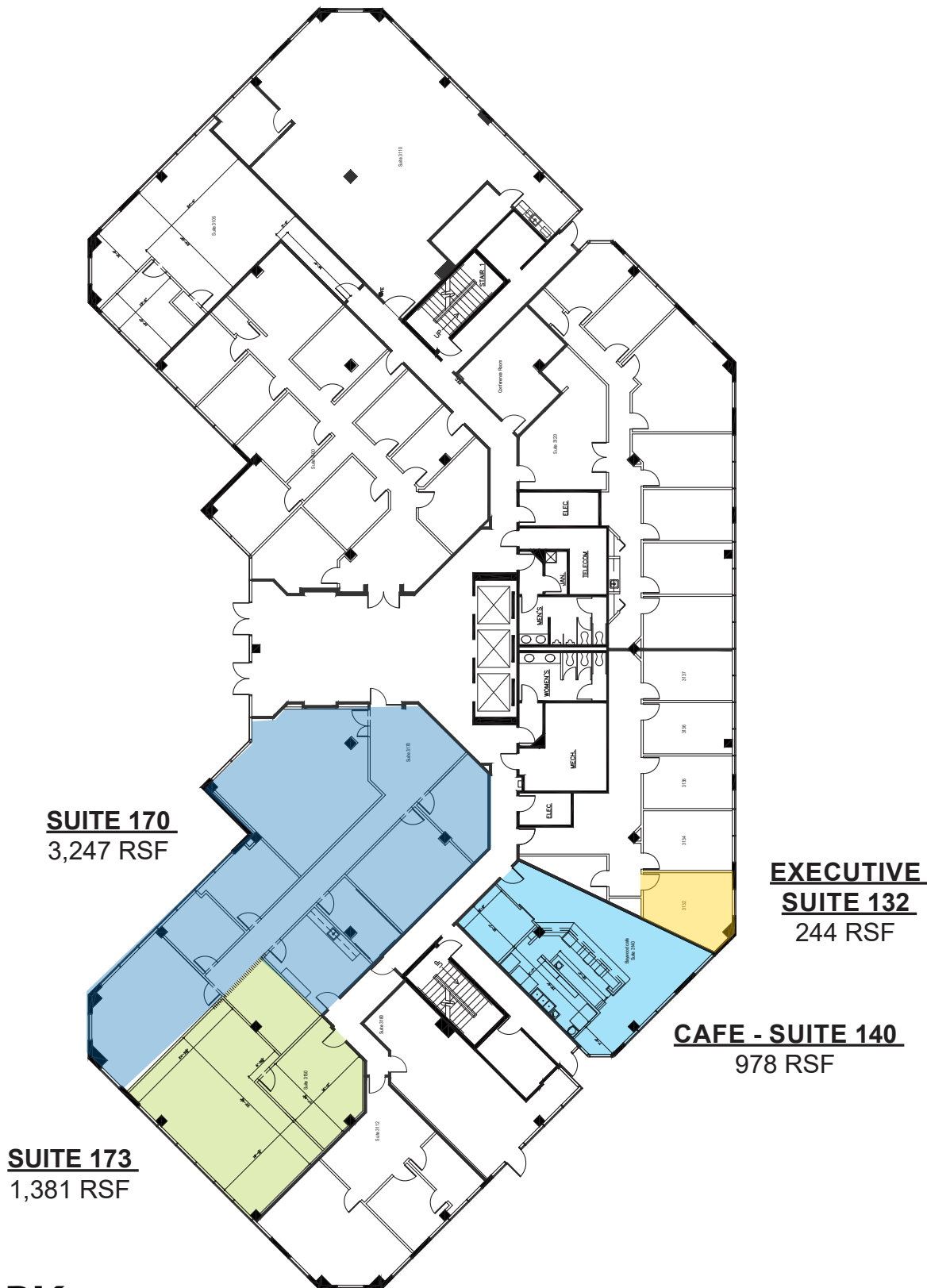
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

AVAILABLE SUITES

Suite		Size (RSF)	Asking Rate (\$/RSF/YR)
132	EXECUTIVE SUITE FOR RENT	244	\$600/month
140	REDUCED \$10/SF RENT FOR CAFÉ USER; CAFÉ ALREADY BUILT OUT	978	\$10.00
170	HIGH CEILING AND FLOOR TO CEILING WINDOWS	3,247	\$18.50
173	HIGH CEILING AND FLOOR TO CEILING WINDOWS	1,381	\$17.75
250	EXISTING FINISHES IN EXCELLENT CONDITION	2,660	\$18.00
260	RIGHT OFF ELEVATOR	3,506	\$18.25
300	DOUBLE FULL GLASS ENTRY AT ELEVATORS	4,616	\$17.50
545	HIGH CEILING AND FLOOR TO CEILING WINDOWS	3,231	\$18.00
548	EXISTING FINISHES IN EXCELLENT CONDITION	2,333	\$18.00
600	ENDCAP SUITE WITH THREE WALLS OF GLASS. BACKUP GENERATOR AVAILABLE	2,250	\$18.00
630	PROMINENT, DOUBLE DOOR ENTRY AT ELEVATORS. BACKUP GENERATOR AVAILABLE	4,289	\$18.00

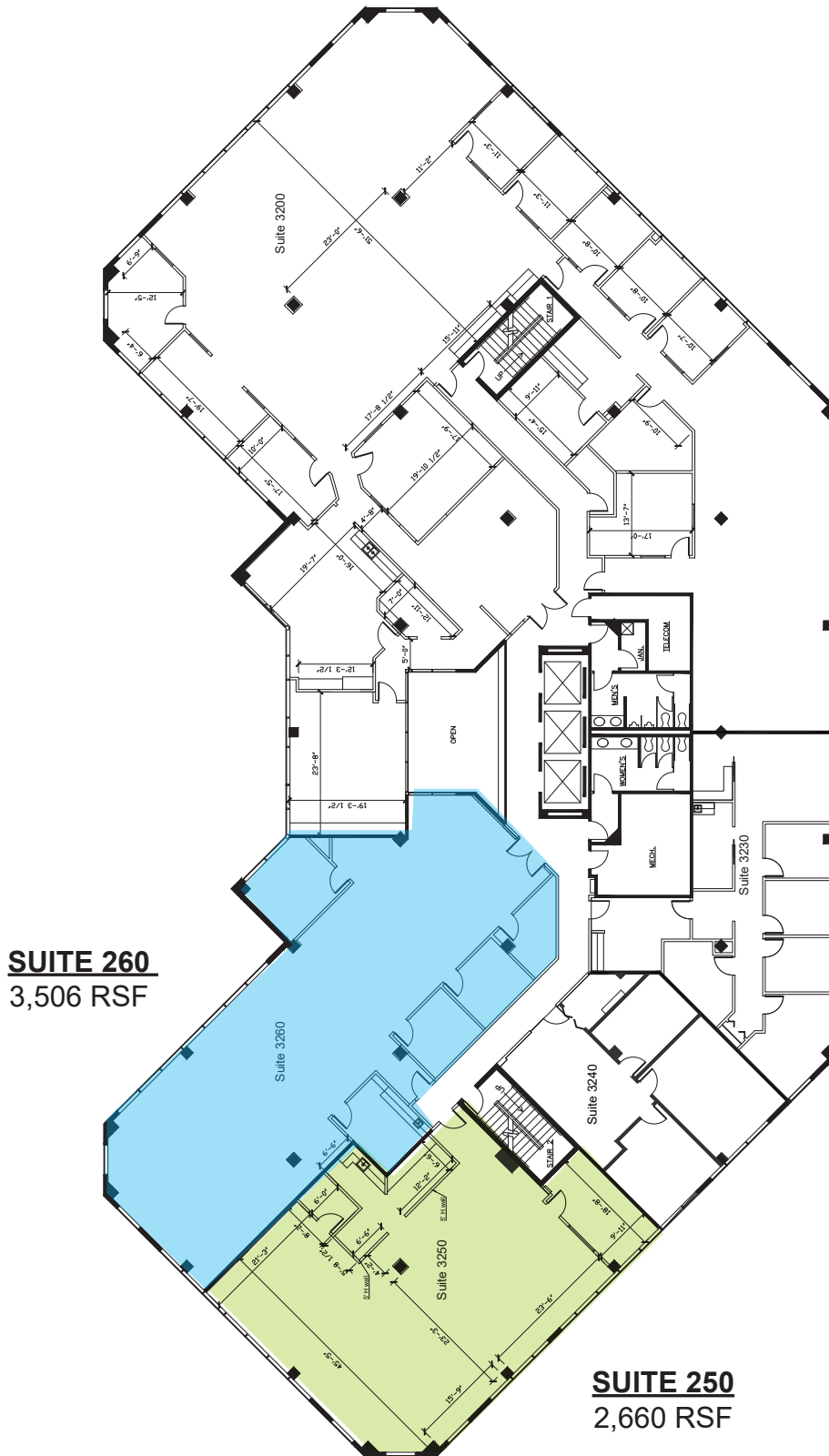
1ST FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



2ND FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 260
3,506 RSF

SUITE 250
2,660 RSF

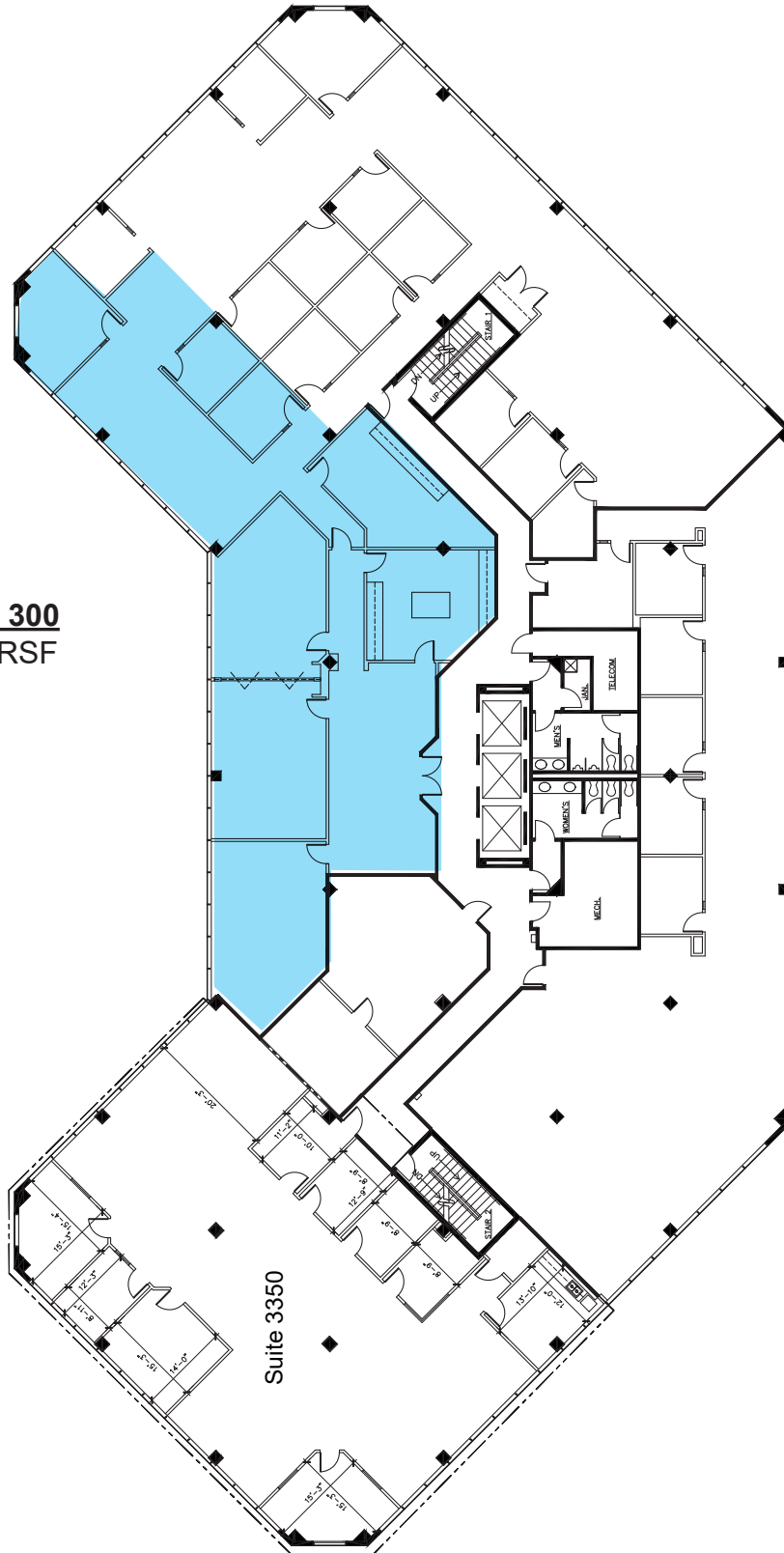
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3RD FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

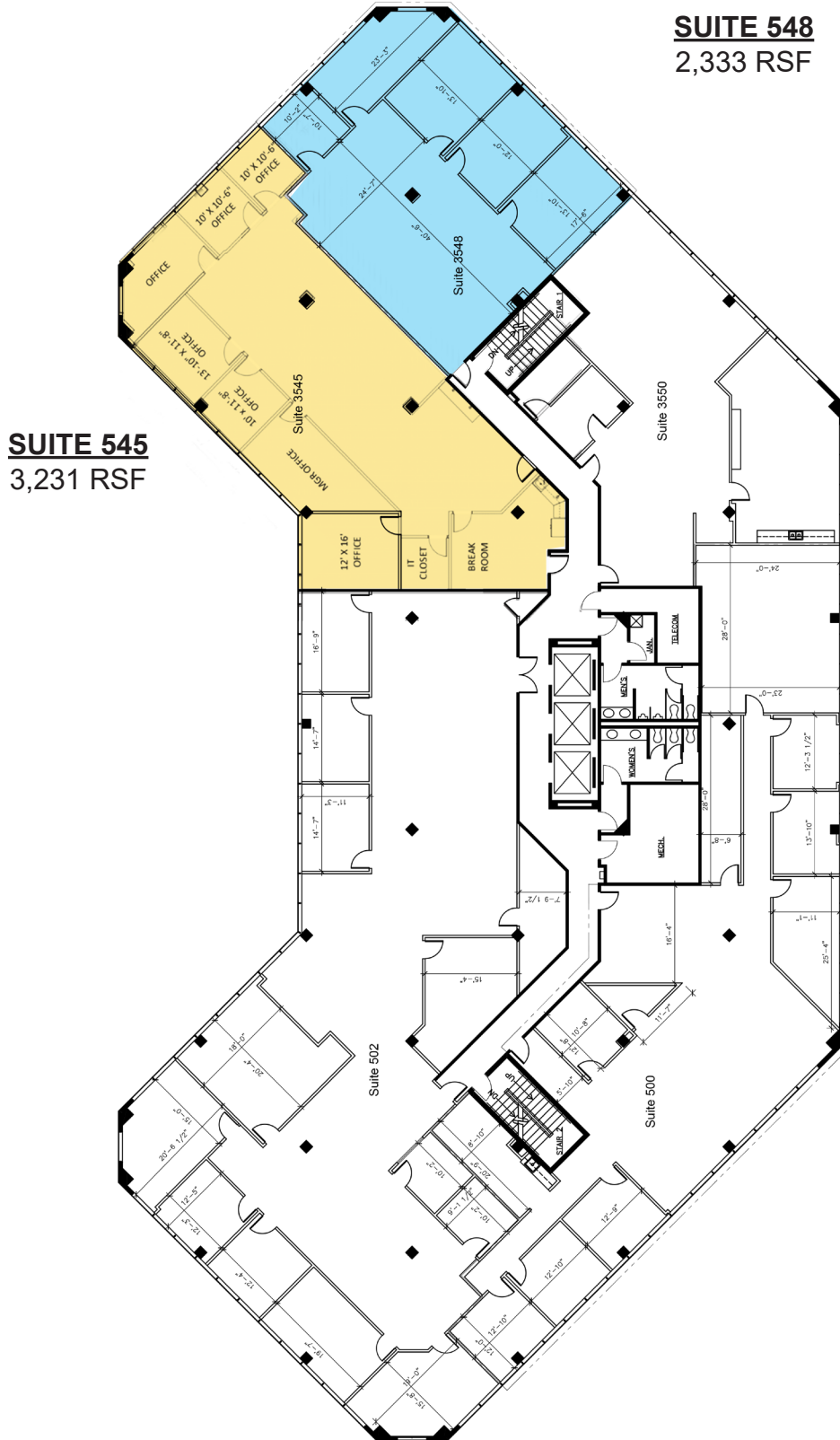
SUITE 300
4,616 RSF



3rd FLOOR

5TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



6TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

SUITE 630
4,289 RSF



SUITE 600
2,250 RSF

PROPERTY PHOTOS

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



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