



FOR LEASE

# EL LAGO

7915 BAYMEADOWS WAY  
JACKSONVILLE, FLORIDA 32256



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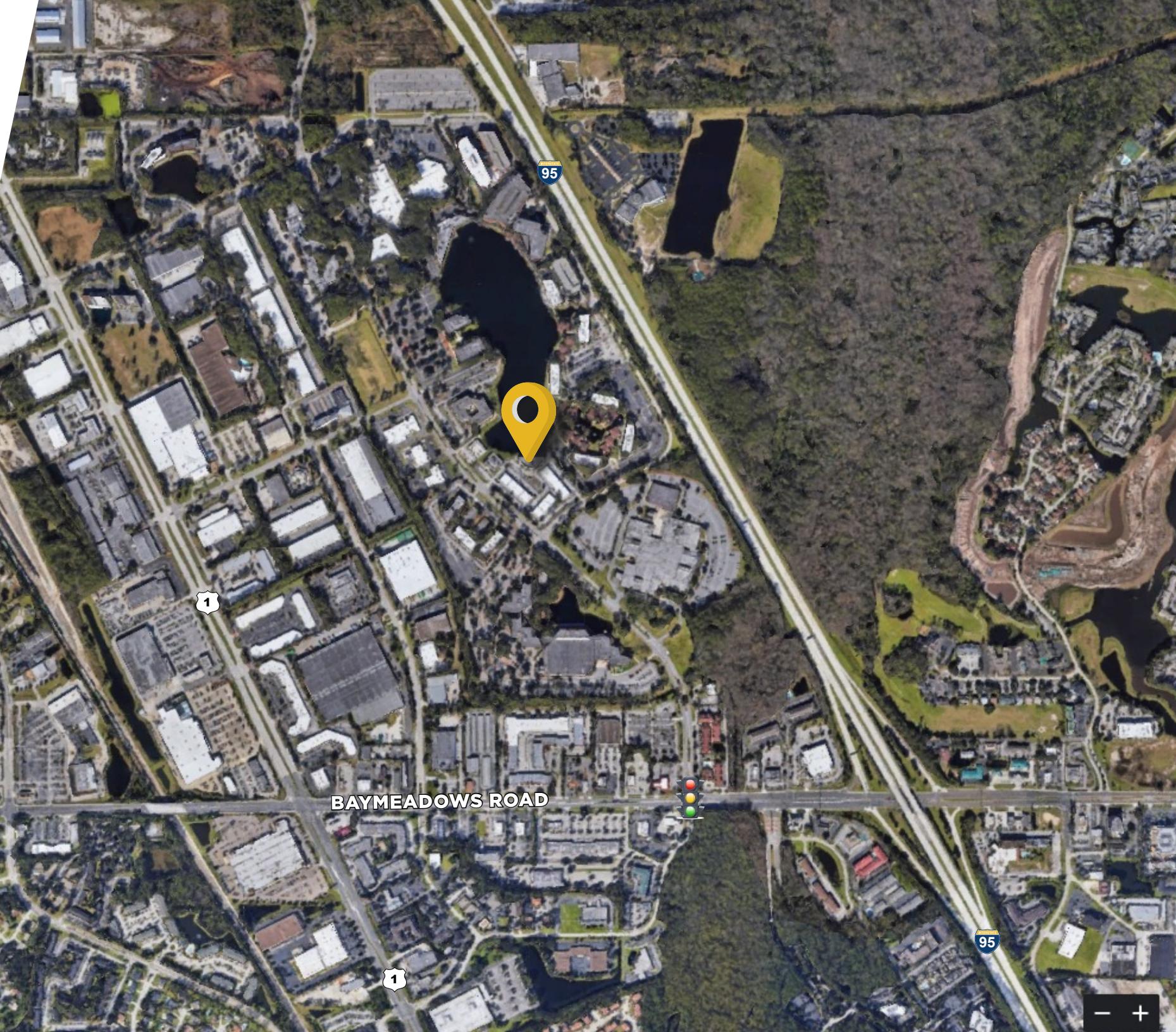


### BUILDING AMENITIES

- Three-story, Class-A office building with covered parking garage on the first floor
- Panoramic lake views and outdoor patio
- Building signage available
- Quick access to Baymeadows Rd, Philips Hwy. (U.S. 1) and Butler Blvd. - 1 block to I-95

### PROPERTY HIGHLIGHTS

- Numerous banks, shopping and services nearby
- Centrally and conveniently located in Deerwood Center
- On-site deli
- 24/7 security patrol







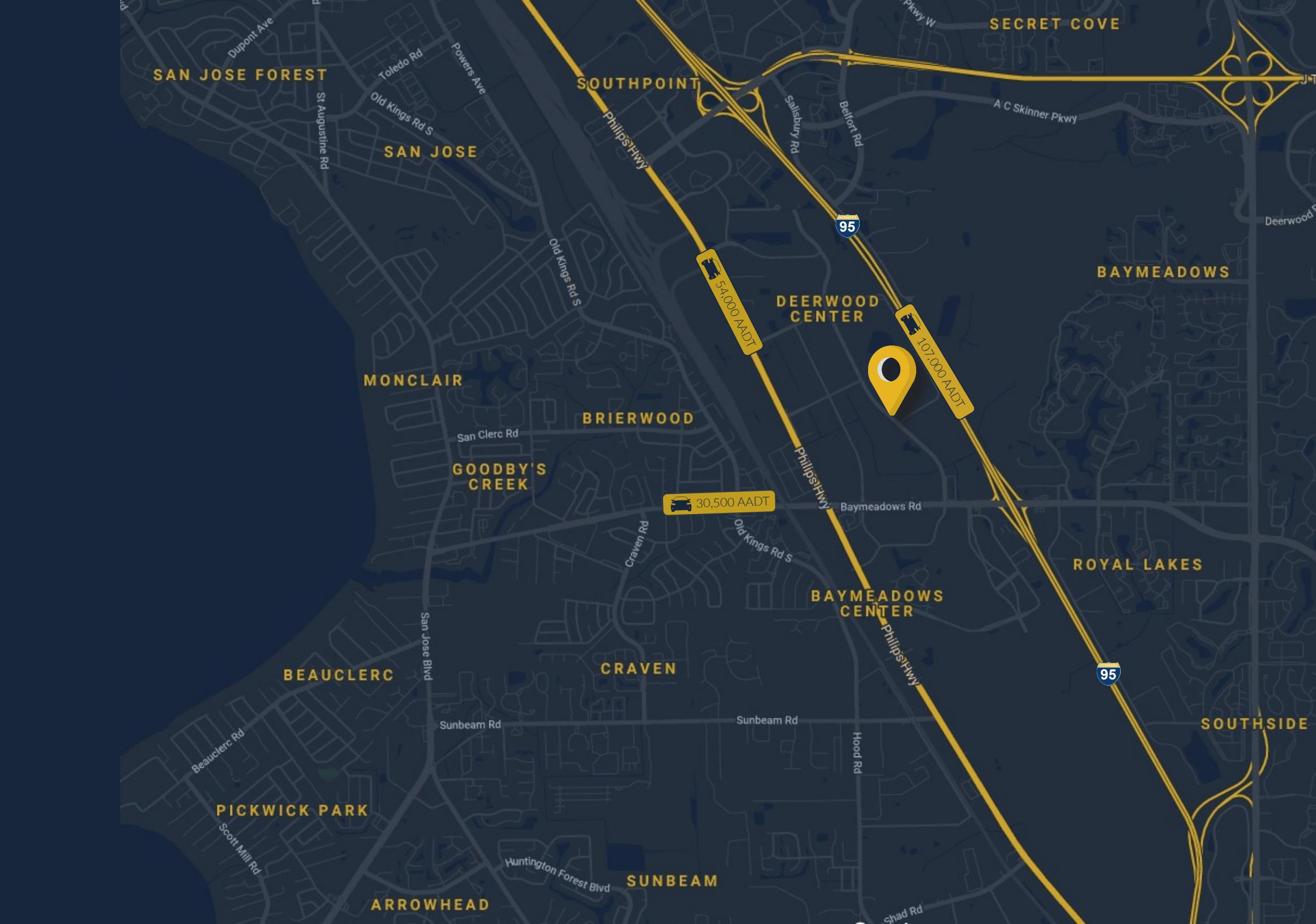


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## BUILDING FEATURES

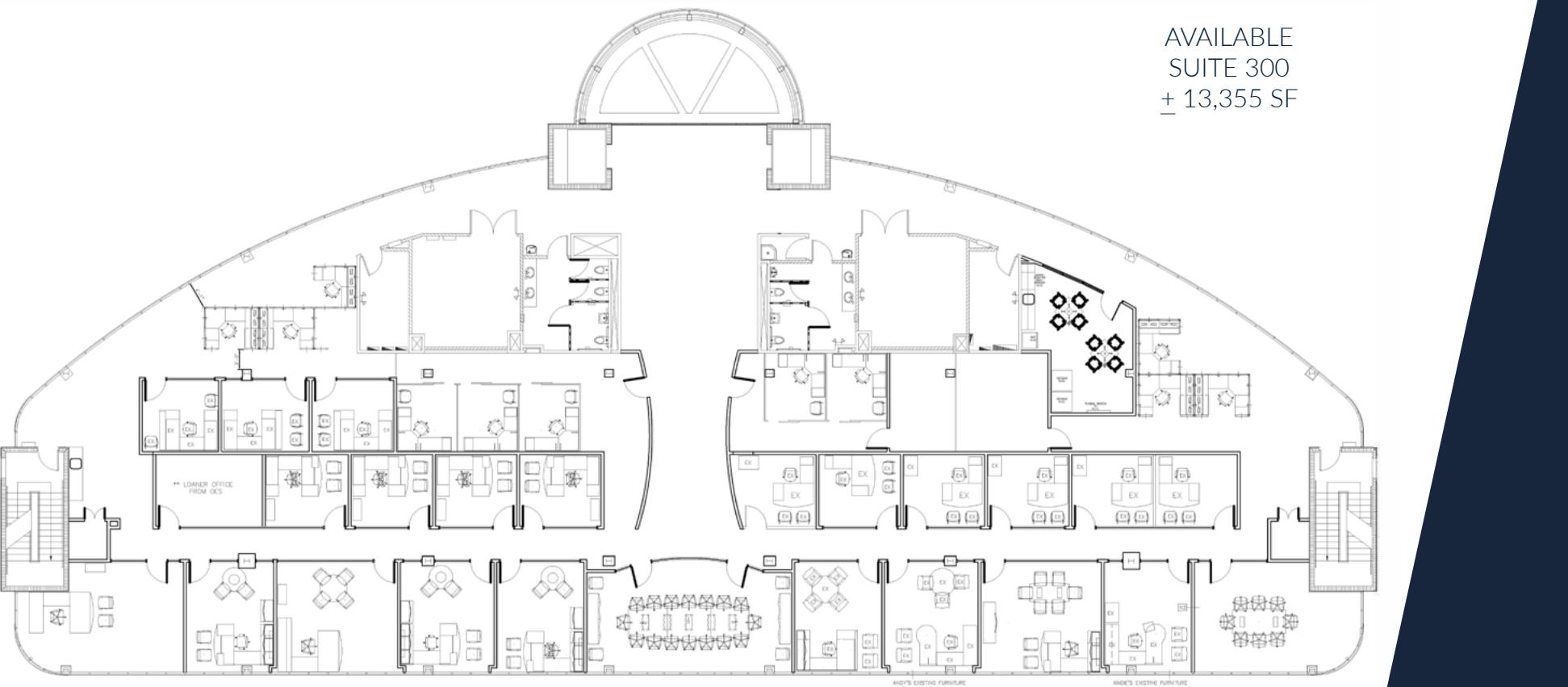
<b>TOTAL SQ. FT.</b>	40,641 SF
<b>TOTAL AVAILABLE</b>	$\pm 2,500 - 27,000$ SF
<b>LEASE RATE</b>	NEGOTIABLE
<b>ZONING</b>	IBP

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	3,410	73,421	181,282
<b>HOUSEHOLDS</b>	1,650	33,622	78,337
<b>MEDIAN HH INCOME</b>	\$43,950	\$53,588	\$57,058
<b>AVERAGE HH INCOME</b>	\$60,306	\$72,829	\$78,446



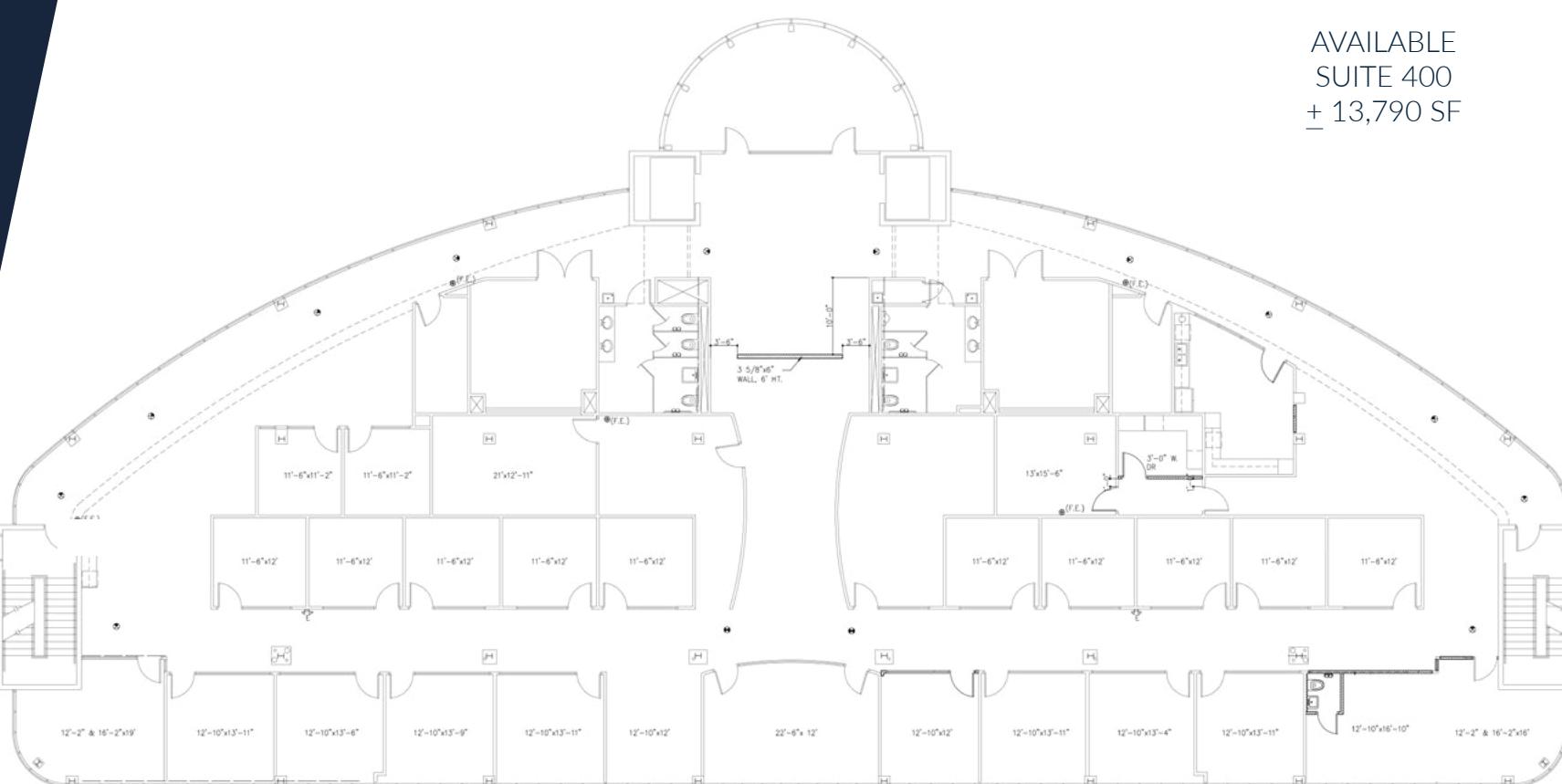
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