



FOR LEASE

EL LAGO

7915 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA 32256



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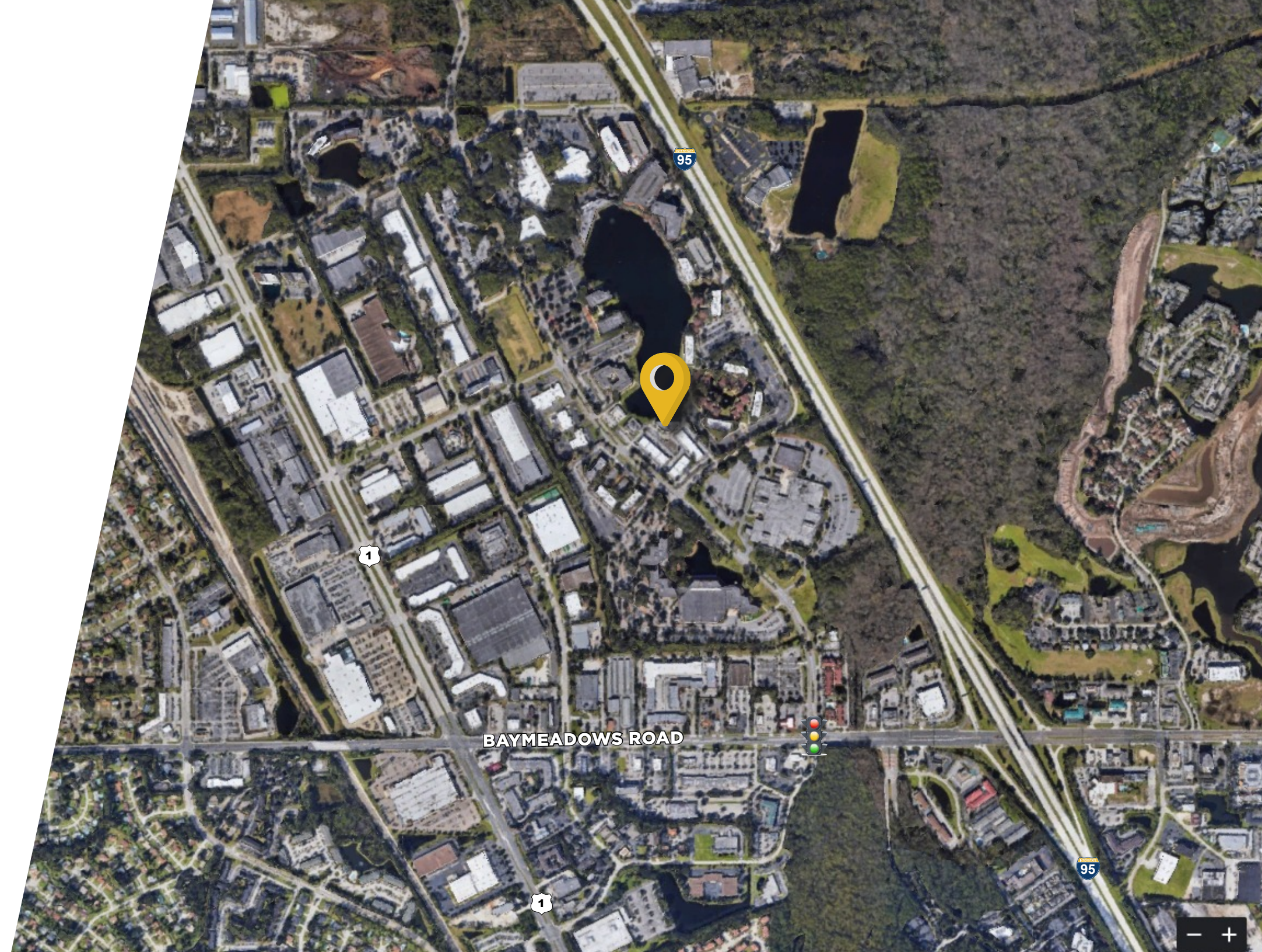


BUILDING AMENITIES

- 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





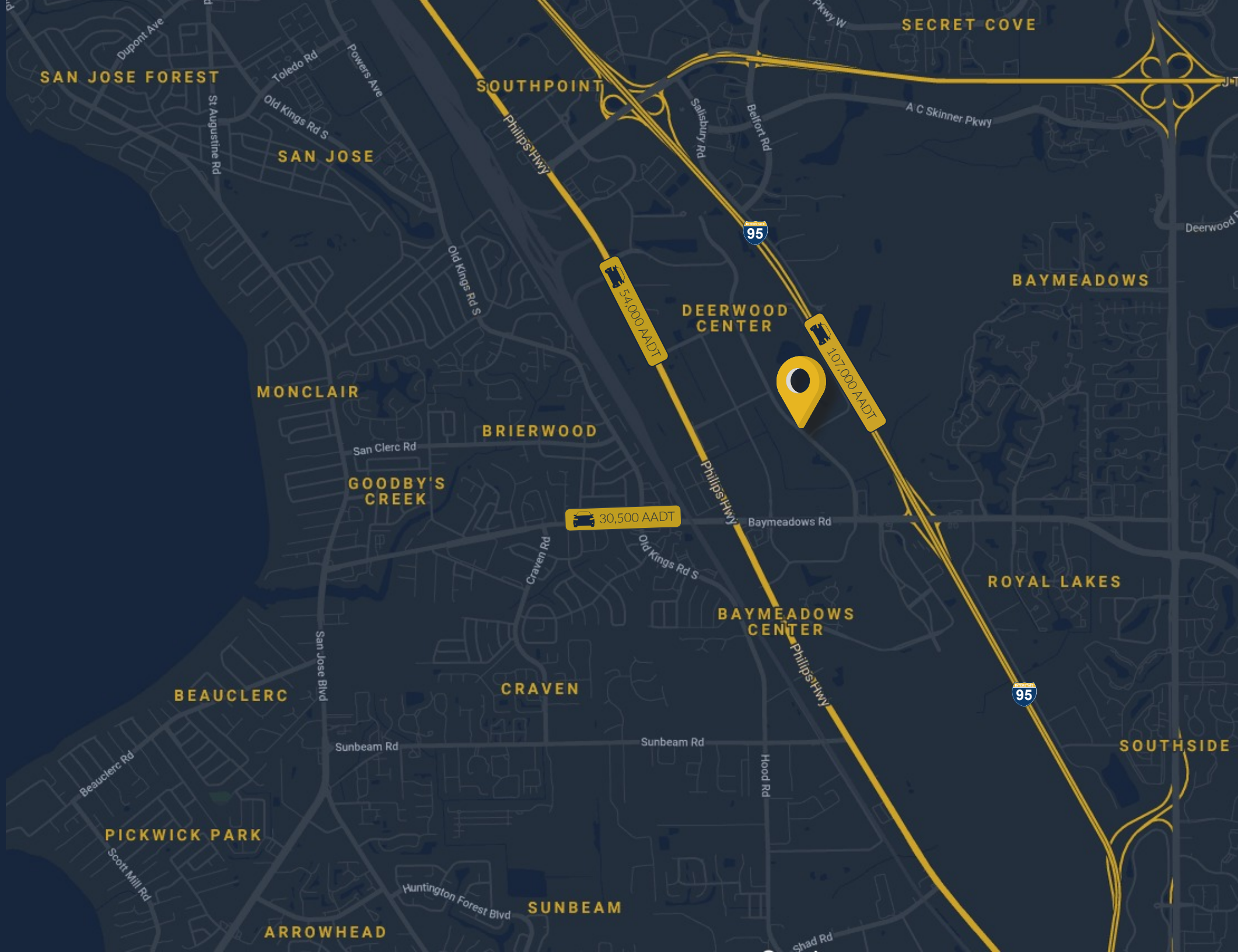




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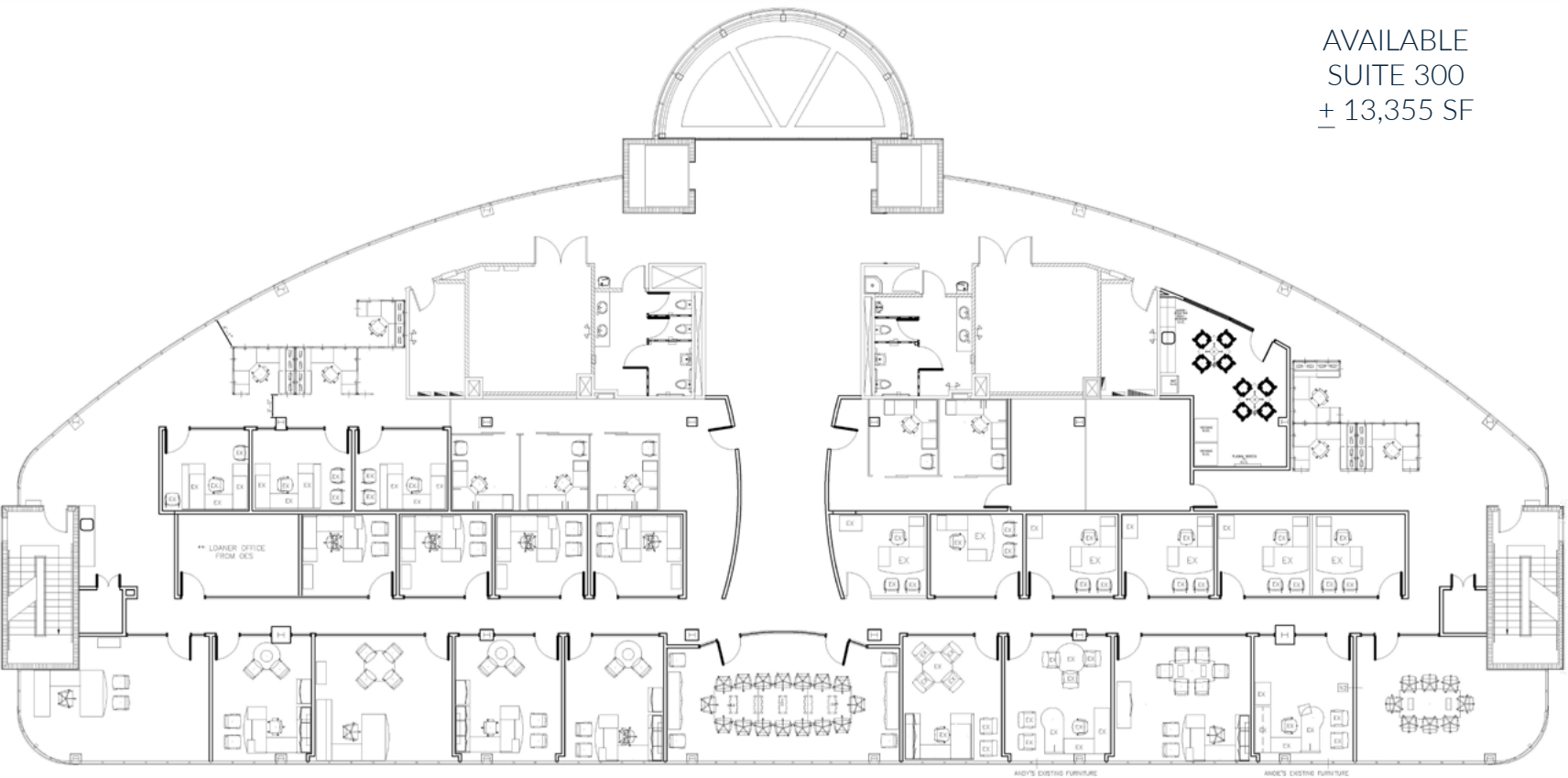
BUILDING FEATURES	
TOTAL SQ. FT.	40,641 SF
TOTAL AVAILABLE	±2,500 - 27,000 SF
LEASE RATE	NEGOTIABLE
ZONING	IBP

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



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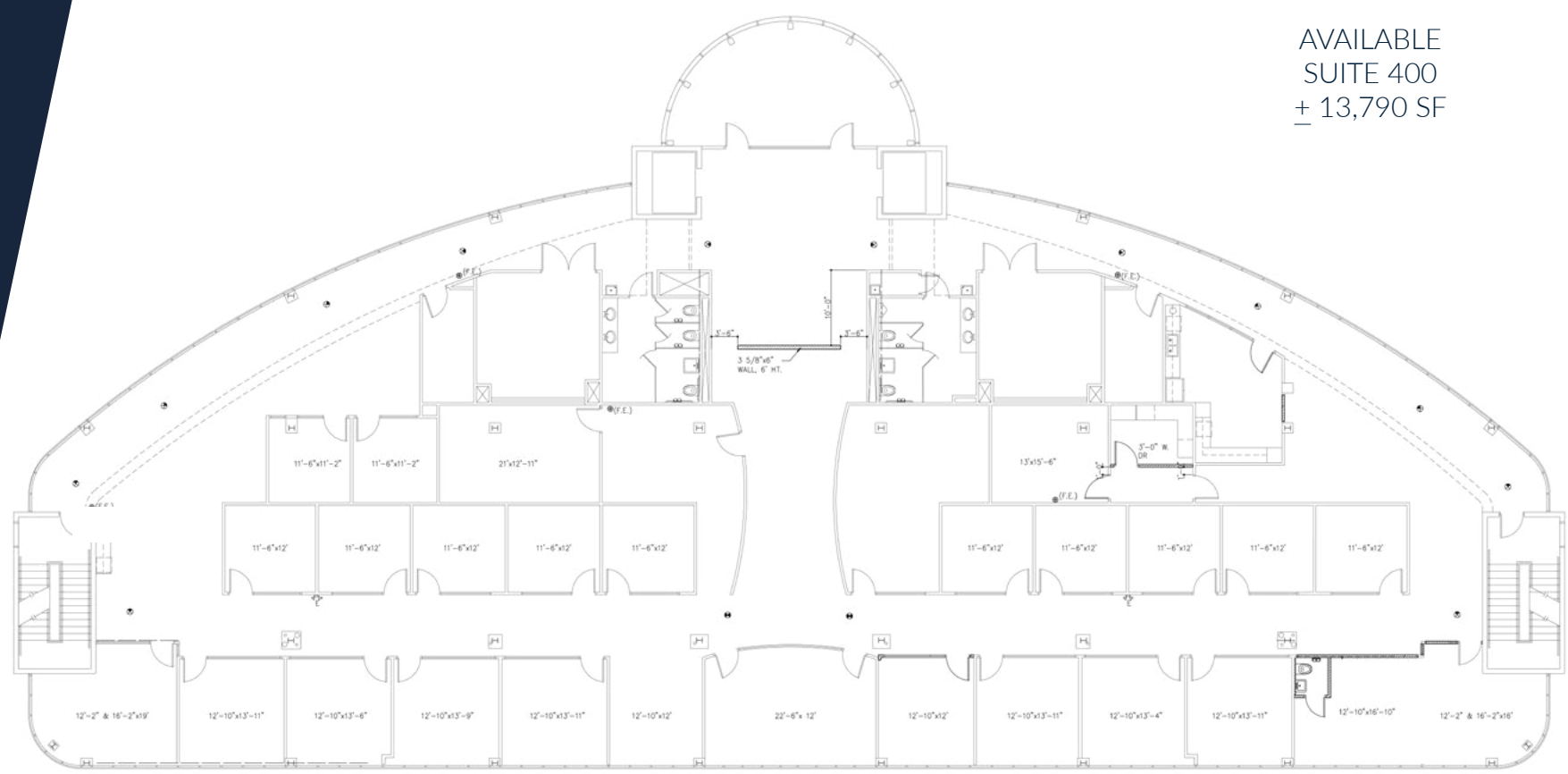
7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE
SUITE 300
± 13,355 SF

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7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE
SUITE 400
± 13,790 SF



John Hodges, Director of Real Estate Services
leasing@imc-jax.com

7915 Baymeadows Way
Suite 400
Jacksonville, FL 32256

T: 904.737.8846

www.imc-jax.com

