

**OFFICE FOR
LEASE**

Deerwood Village Executive Center

9770 Baymeadows Road, Jacksonville, FL 32256



- Available Suite:**
 - Suite #131: +/-1,000 SF**
 - Suite #137: +/-1,000 SF** (available with 30 days notice)
- Lease Rate: \$16.50/SF NNN
- CAM: \$6.10/SF
- Utilities: Electric, water and sewer are separately metered
- Zoning: CN - Commercial Neighborhood (office, professional, medical and light retail)
- Signage at suite entrance
- Ample surface parking circulating the building
- One-story, multi-tenant professional office building
- Deerwood Village Executive Center is well located in the Baymeadows/Southside submarket with easy access to I95 and I295 via Southside Blvd. and Baymeadows Rd.



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	17,648	75,487	185,467
Average HH Income	\$87,734	\$108,314	\$108,314
Daytime Total Employees	7,185	78,124	143,206



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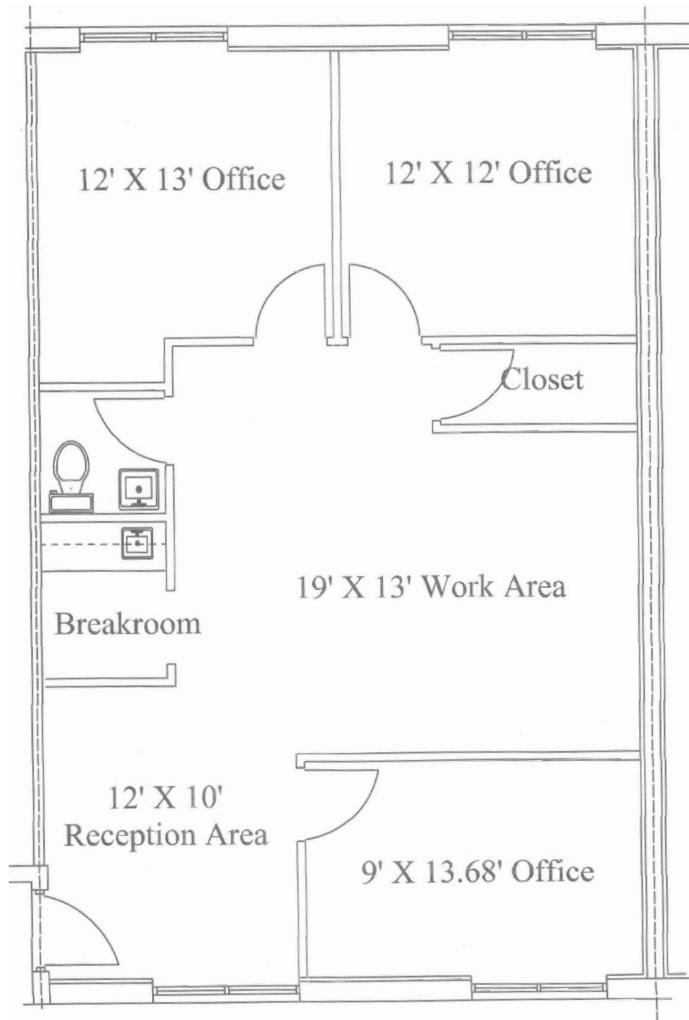
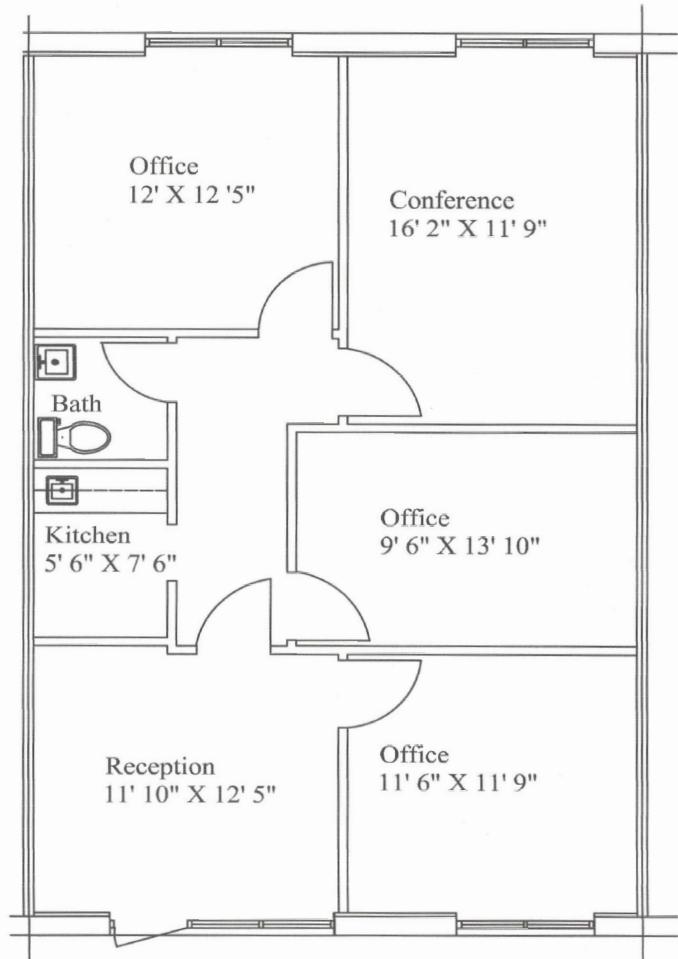
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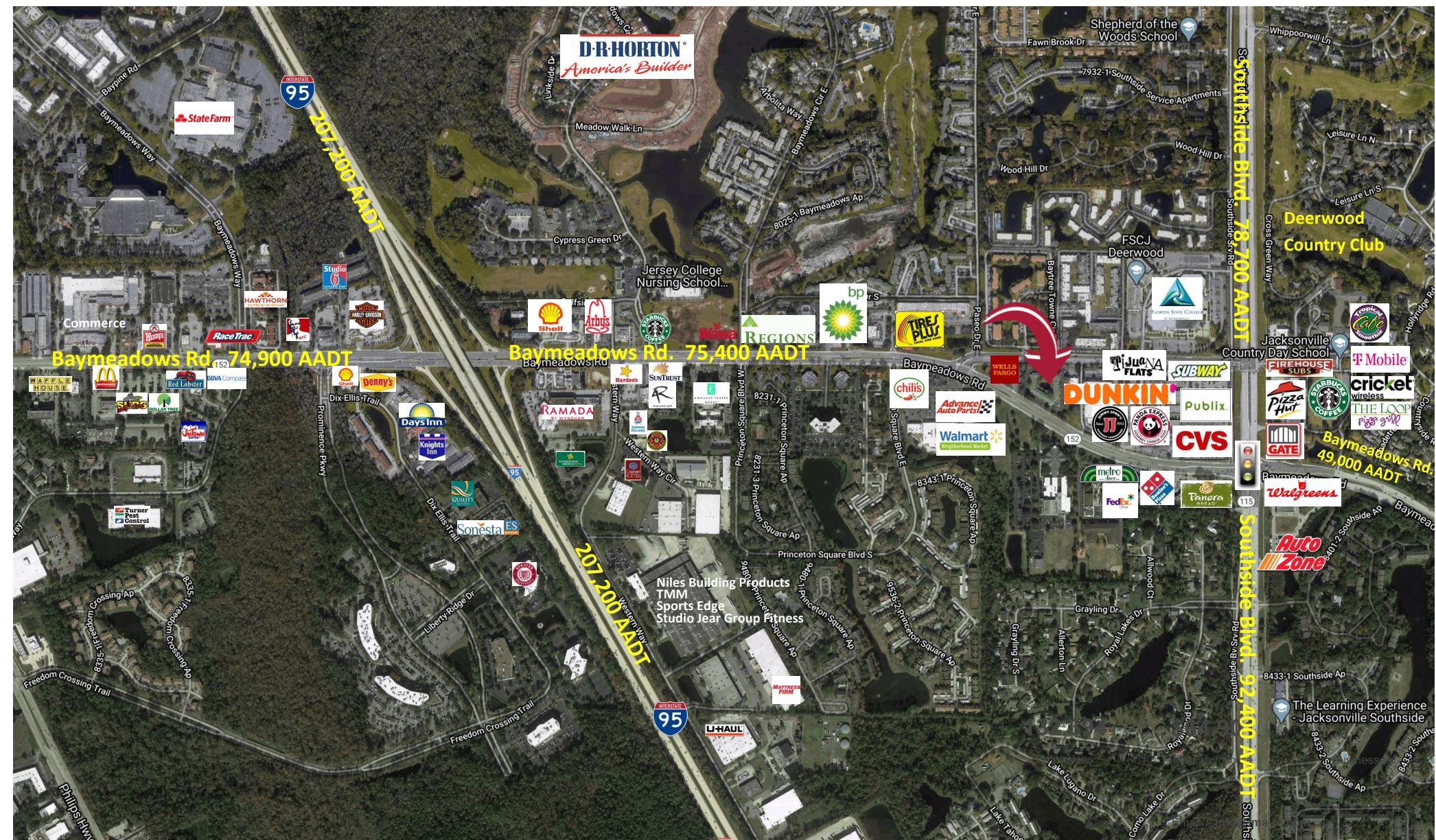
Floor Plans

Suite #137: +/-1,000 SF
 Floor plan includes:
 reception, 3 offices,
 conference room, kitchen
 and restroom



Suite #131: +/-1,000 SF
 Floor plan includes:
 reception, 3 offices, work
 room, break room and
 restroom

Aerial



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