

FOR LEASE



Lakeside Plaza



8665 Baypine Rd.
Jacksonville, FL 32256

Suites from \$3,384 – \$3,700 per Month (Full Service)

Renovated Full-Service Office Space

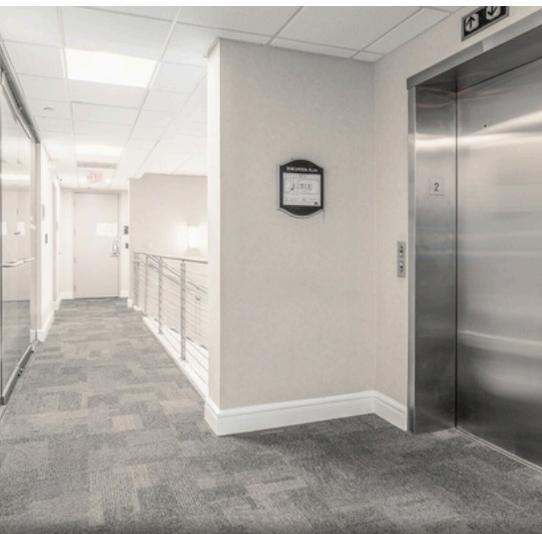
- 2,166 - 7,215 SF Available
- Recently renovated
- Professional, clean lobby
- Lakefront setting with outdoor space
- Ample parking
- Immediate occupancy

AVAILABLE SUITES

- Suite 220** - 2,166 SF - \$3,384 / Month (Full Service)
- Suite 130** - 2,314 SF - \$3,600 / Month (Full Service)
- Suite 315** - 2,625 SF - \$3,700 / Month (Full Service)
- Suite 230** - 7,215 SF - \$10,190 / Month (Full Service)

Divisible from 2,000 SF

*Certified measurements recently completed



Professionally Managed Responsive Local Ownership

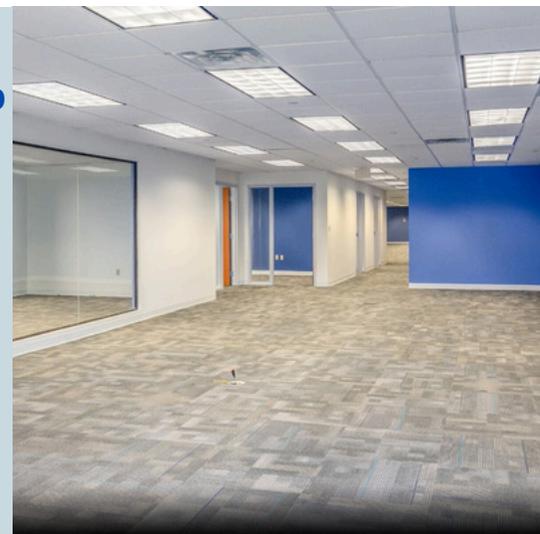
Contact us today to schedule a tour or
learn more about our leasing options

Tom Narut

Nit Management LLC

 (407) 487-2006

tom@nitmanagement.com





WHY TENANTS CHOOSE LAKESIDE PLAZA

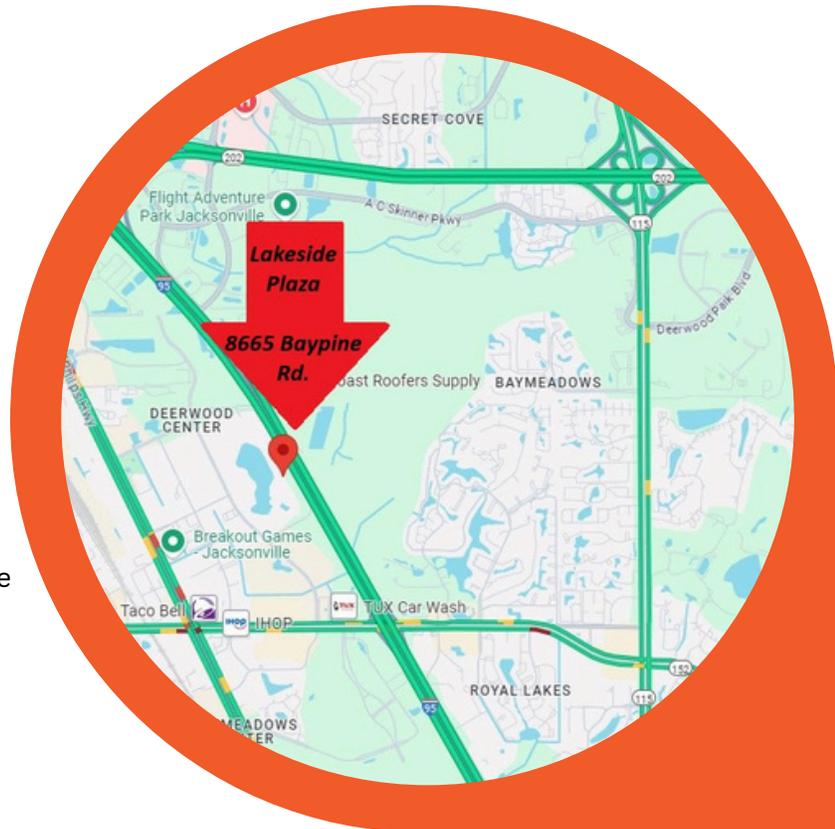
- Renovated building with completed capital improvements
 - Predictable monthly occupancy cost (no surprises)
 - Professional setting for established businesses
 - Quick access to I-95, I-295 & Baymeadows
 - Professionally managed for responsive service

Property Features:

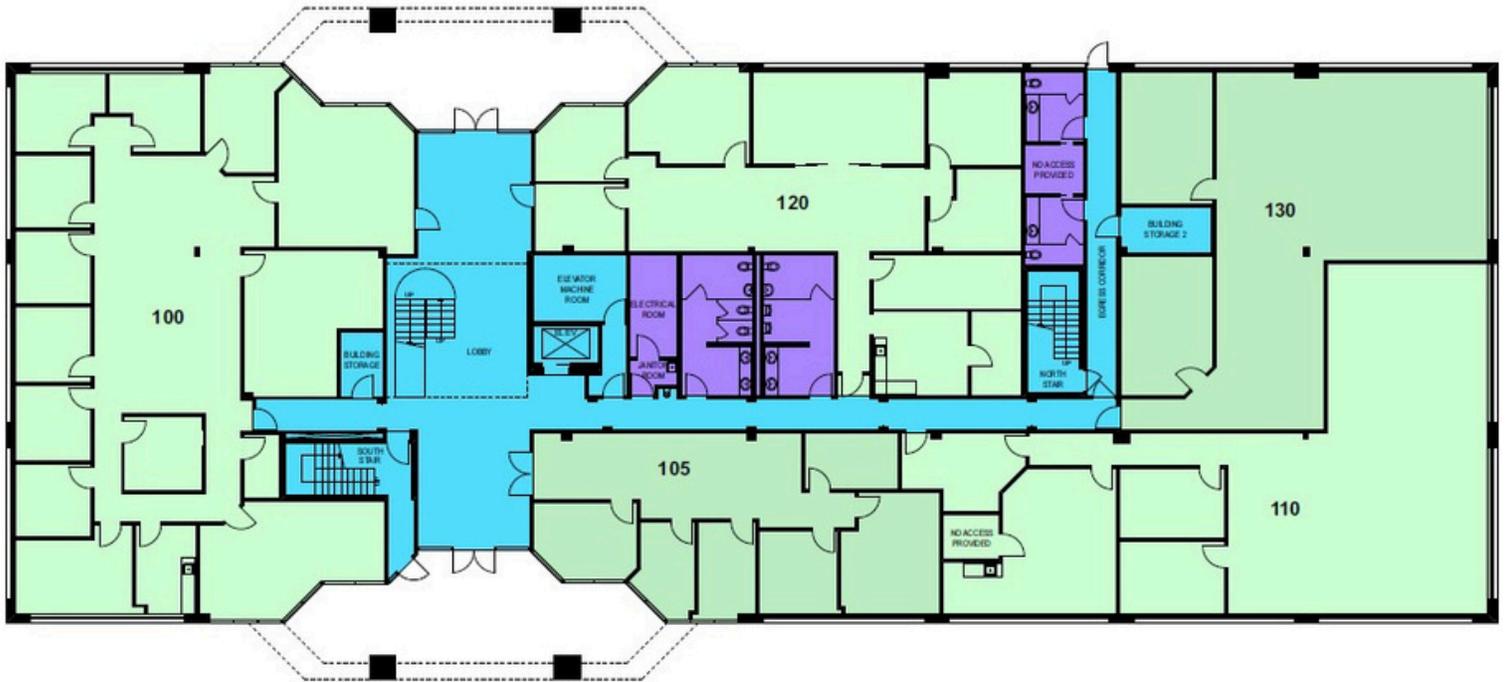
- **Significant Renovations:** New Roof, resealed/restriped parking lot, upgraded access security controls, lobby fountain, landscaping and a freshly designed grand entry with an open stairwell and ample natural light.
- **Variety of Office Spaces:** Explore a range of office spaces in various sizes, suitable for a diverse array of businesses and professions such as Corporate offices, Professional Services, Technology Firms, Financial Institutions and Medical Practices.
- **Ample Parking:** Plenty of parking spaces ensure convenience for tenants and visitors.
- **Serene Outdoor Spaces:** Enjoy lush landscaping, a gazebo, and a deck overlooking a picturesque central lake, providing a tranquil environment for work and relaxation.
- **Prime Location:** Nestled in the Deerwood Center Office Park, tenants benefit from swift access to upscale residential neighborhoods tapping into a robust labor pool with 149,071 daytime employees, national retailers, and diverse restaurants all within a 5-mile radius.
- **Excellent Connectivity:** Near-direct access to US Highway 1 and Interstate 95, with smooth connectivity to Interstate 295 less than 4 miles away

Incentives & Lease Terms:

Flexible lease structures available for qualified tenants, including tenant improvement allowances and delayed rent commencement. Contact us to discuss options tailored to your business.

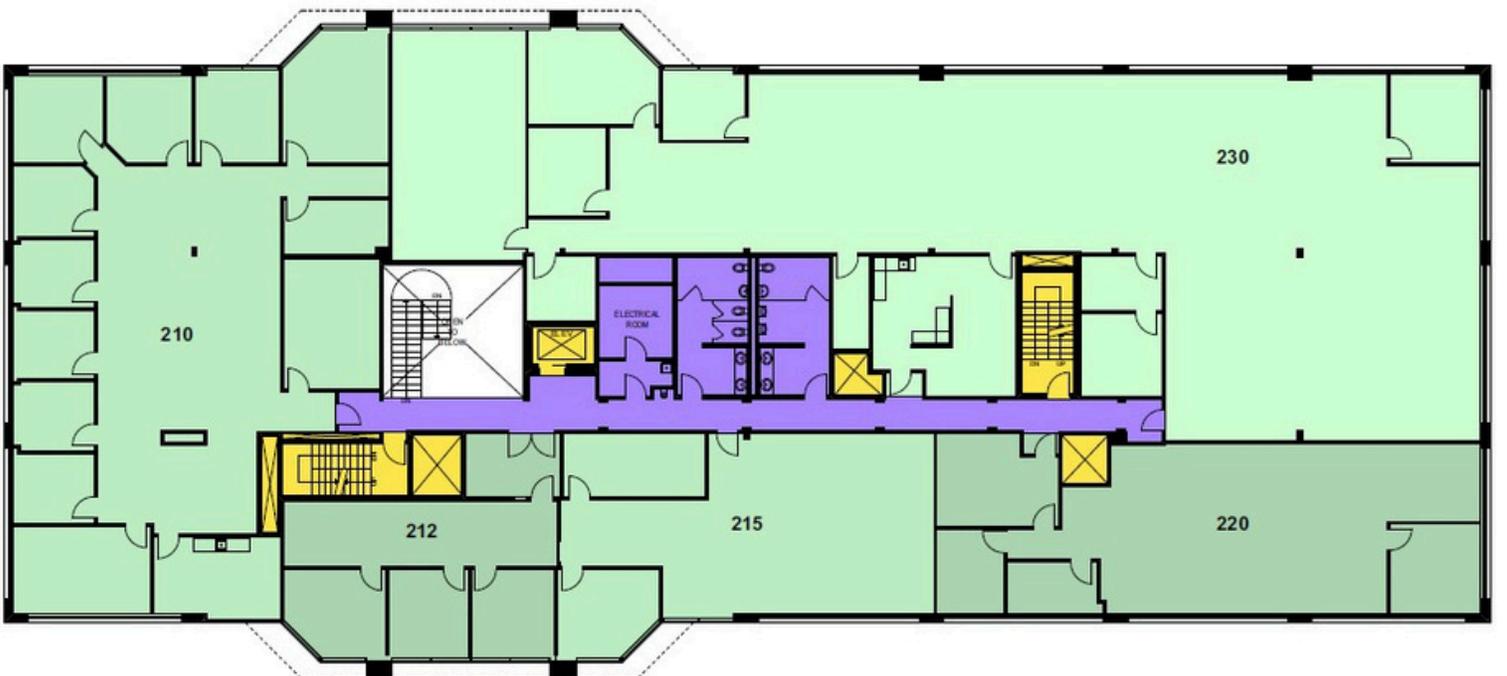
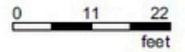


Floors 1 - 2 Layout



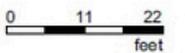
BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)

- Rentable Exclusions
- Building Service Area
- Building Amenity Area
- Floor Service Area
- Tenant Area & Tenant Ancillary Area

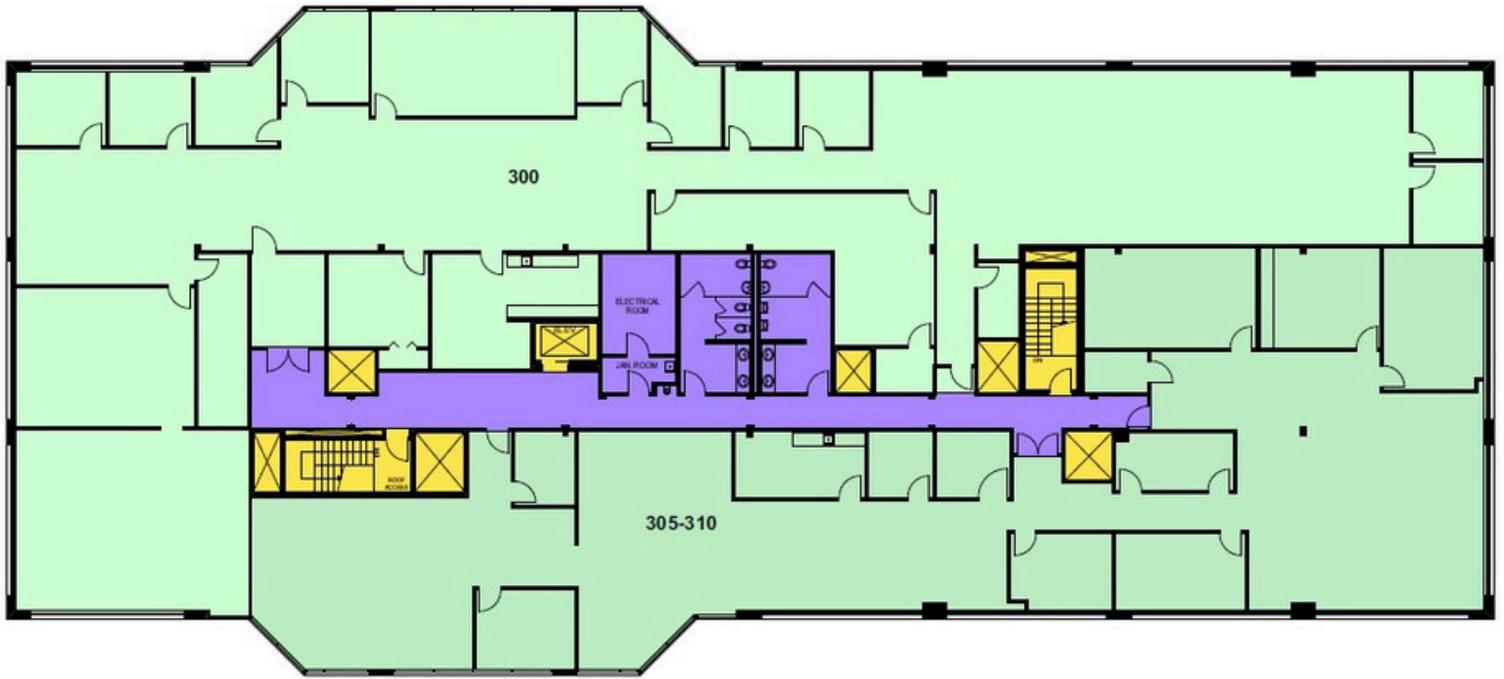


BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)

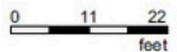
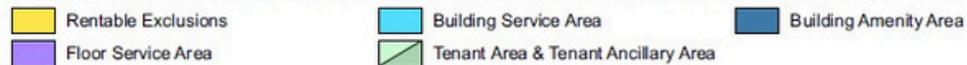
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Floor 3 Layout



BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)



Flexible Layout Options:

- Suites can be reconfigured
- Tenant Improvement allowance available
- Expansion options within the building
- Divisible space for smaller users

Let us help you create the ideal work environment that fosters productivity and aligns with your business goals. Whether you're expanding, relocating, or upgrading your workspace, 8665 Baypine offers the adaptability and support you need.