

# LEASE OPPORTUNITY

Office Lease Lease Space - Max. 8,000 SF Min. 4,000 SF  
6380 Philips Highway  
Jacksonville, FL 32216



## Property Highlights

- Well Appointed Existing Office Space
- Baymeadows Butler Submarket
- Available
- Building 1 Renovated 2016
- Building 2 Built 2017
- Class B Space
- Zoned: Industrial Light
- Property Use: Office
- Surface Parking 21 +/- Spaces
- Space Description: Lease Opportunity features a buildout for a general contractor that includes 2 conference rooms, 3 restrooms, lunch//breakroom, office suites, and training rooms.
- Potential Uses: Medical, Research & Development, engineering, architecture, CPA, IT, and numerous other types of professional uses.

## CONTACT:

### LINDA DANIELS

Founding Principal  
(904) 304-7222  
ldaniels@lindadaniels.com  
BK 3455251, Florida

## Video Link:

**Asking Lease Rate: \$21.00 PSF/  
Annual/Gross**

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## DISCLAIMER

2024-05 6380 Philips Highway - Standalone Office Building Lease Max. 8,000 SF  
6380 Philips Highway | Jacksonville, FL 32216

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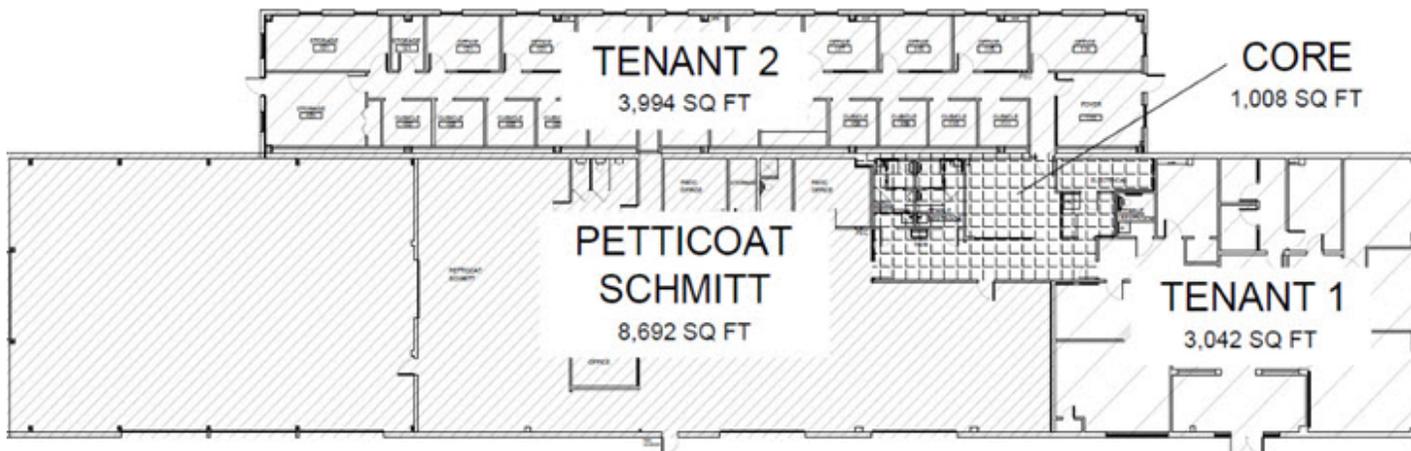
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# PROPERTY LEASE SPACE FLOORPLAN

OFFICE LEASE SPACE MIN. 4,000 MAX. 8,000 SF  
6380 Philips Highway | Jacksonville, FL 32216



## Property Summary

Building SF: 22,330  
Lease Rate: \$21.00/PSF Annual Gross Lease  
Lot Size: 2.03 Acres  
Lease Space Maxium 8,000

Lease Space Minimum 4,000  
Parking: 21  
Building 1 Renovated 2016  
Building 2 Built 2017  
Light Industrial Office & Light Industrial

RATE: \$21.00/PSF/ANNUAL/GROSS LEASE

## Property Overview

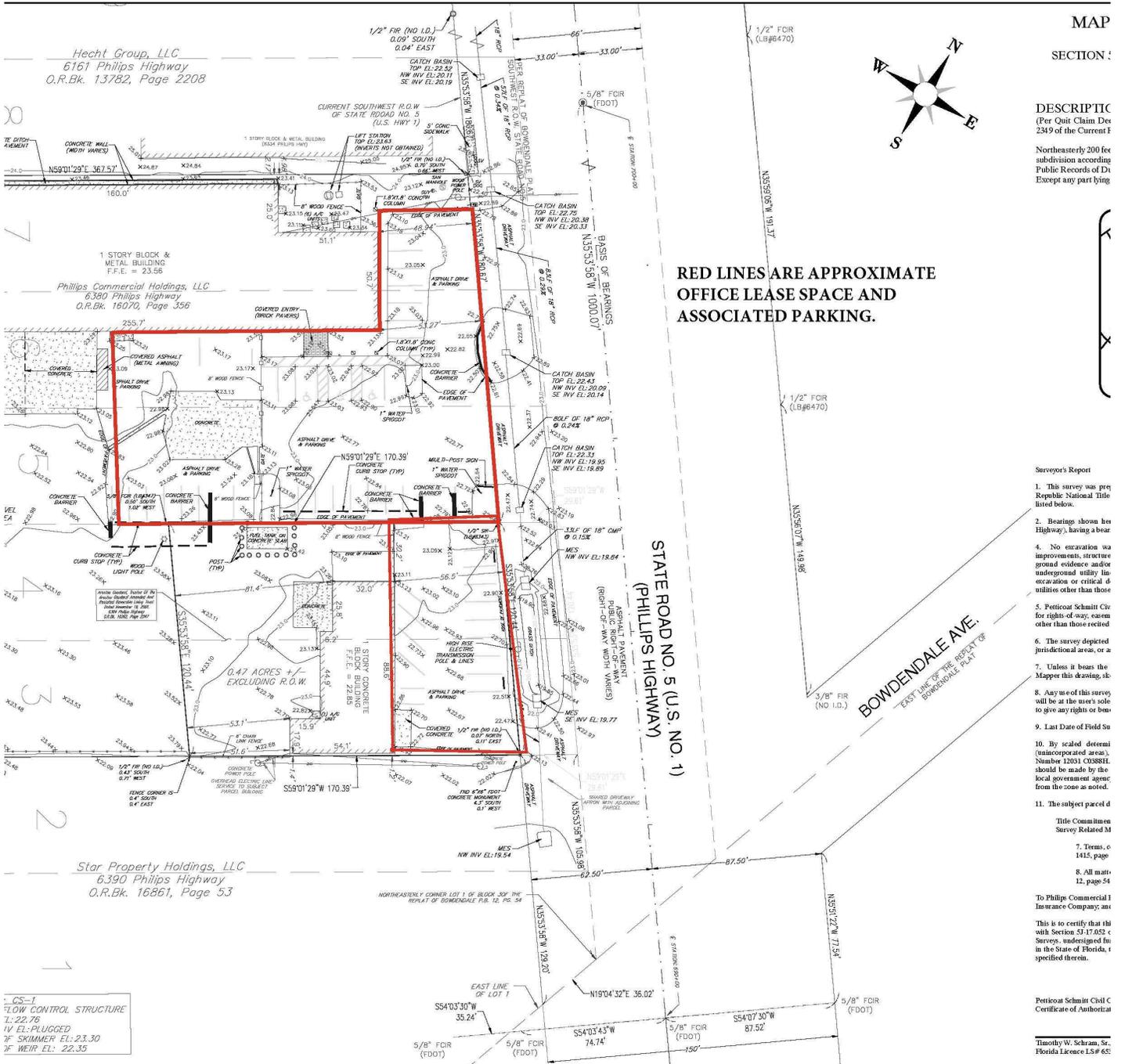
Well appointed existing office space available for lease.

## Location Overview

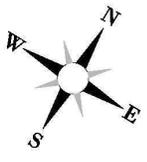
Baymeadows-Butler Submarket

# LEASE SPACE PARKING AREA

Standalone Office Building  
6380 & 6384 Phillips Highway | Jacksonville, FL 32216



**RED LINES ARE APPROXIMATE OFFICE LEASE SPACE AND ASSOCIATED PARKING.**



MAP SECTION:  
DESCRIPTIC  
(Per Quit Claim Des 2349 of the Current F  
Northeasterly 200 feet subdivision according Public Records of D Except any part lying

- Surveyor's Report
1. This survey was prepared in accordance with the Florida Statutes, Chapter 469, and the Public Record Laws, Chapter 39, of the State of Florida.
  2. Bearings shown here are true bearings.
  3. No excavation was made, nor were any underground utilities located, nor were any critical utilities other than those shown on the plat.
  4. No excavation was made, nor were any underground utilities located, nor were any critical utilities other than those shown on the plat.
  5. Petricot Schmitt Civil Engineering, Inc. is the Surveyor for this survey, and the Surveyor's Report is the legal document for this survey.
  6. The survey depicted here is a true and correct copy of the original survey, and the Surveyor's Report is the legal document for this survey.
  7. Unless it bears the signature of the Surveyor, this drawing is not a true and correct copy of the original survey.
  8. Any use of this survey will be at the user's sole risk, and the Surveyor is not responsible for any errors or omissions.
  9. Last Date of Field Work: 10/15/2023
  10. By scaled detail (unincorporated areas), Number 12531 CROSSHILL should be made by the local government agency from the zone as noted.
  11. The subject parcel is located in the City of Jacksonville, Florida.
- Title Commitment Survey Related M  
7. Terms, c 1415, page  
8. All matt 12, page 54  
To Phillips Commercial I Insurance Company, att  
This is to certify that this survey was prepared in accordance with the Florida Statutes, Chapter 469, and the Public Record Laws, Chapter 39, of the State of Florida, and that the Surveyor is duly licensed in the State of Florida, and is qualified to perform this survey.
- Petricot Schmitt Civil Engineering, Inc.  
Certificate of Authorization  
Timothy W. Schram, Sr.  
Florida License LSP# 655

	<p>6384 PHILLIPS HIGHWAY FOR PHILLIPS COMMERCIAL HOLDINGS, LLC.</p>	<p>BOUNDARY SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA</p>	<table border="1"> <tr><td>NO.</td><td>DATE</td><td>REVISION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION									
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# PROPERTY PHOTOS AERIAL

Office Building  
6380 Philips Highway | Jacksonville, FL 32216

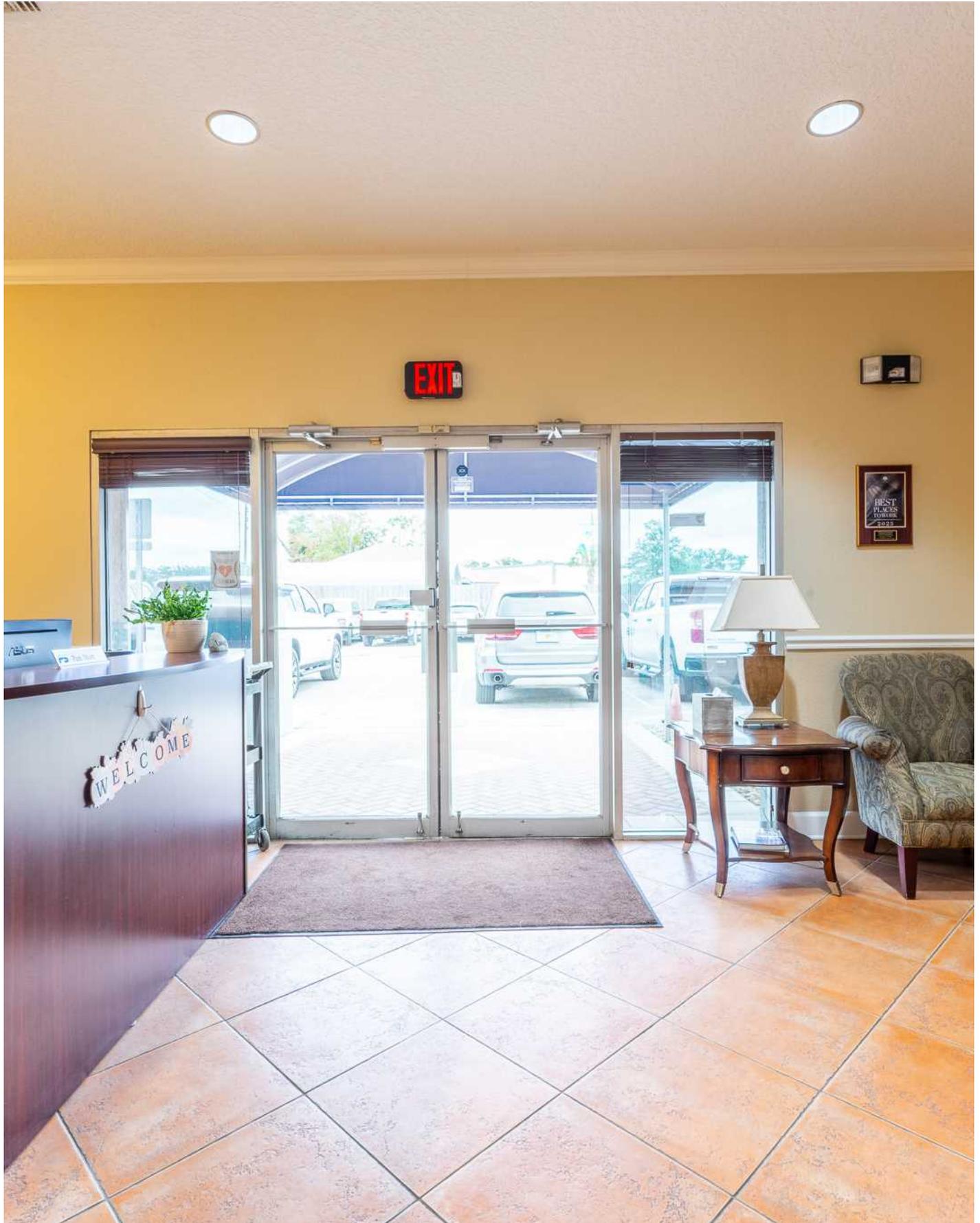


6380 Philips Hwy LEASE OPPORTUNITY

# PROPERTY PHOTO BUILDING ENTRY

Office Space  
6380 Philips Highway | Jacksonville, FL 32216

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# PROPERTY PHOTOS OFFICE

Office Space  
6380 Philips Highway | Jacksonville, FL 32216



# RESTROOM - 1 & CAFE PHOTOS

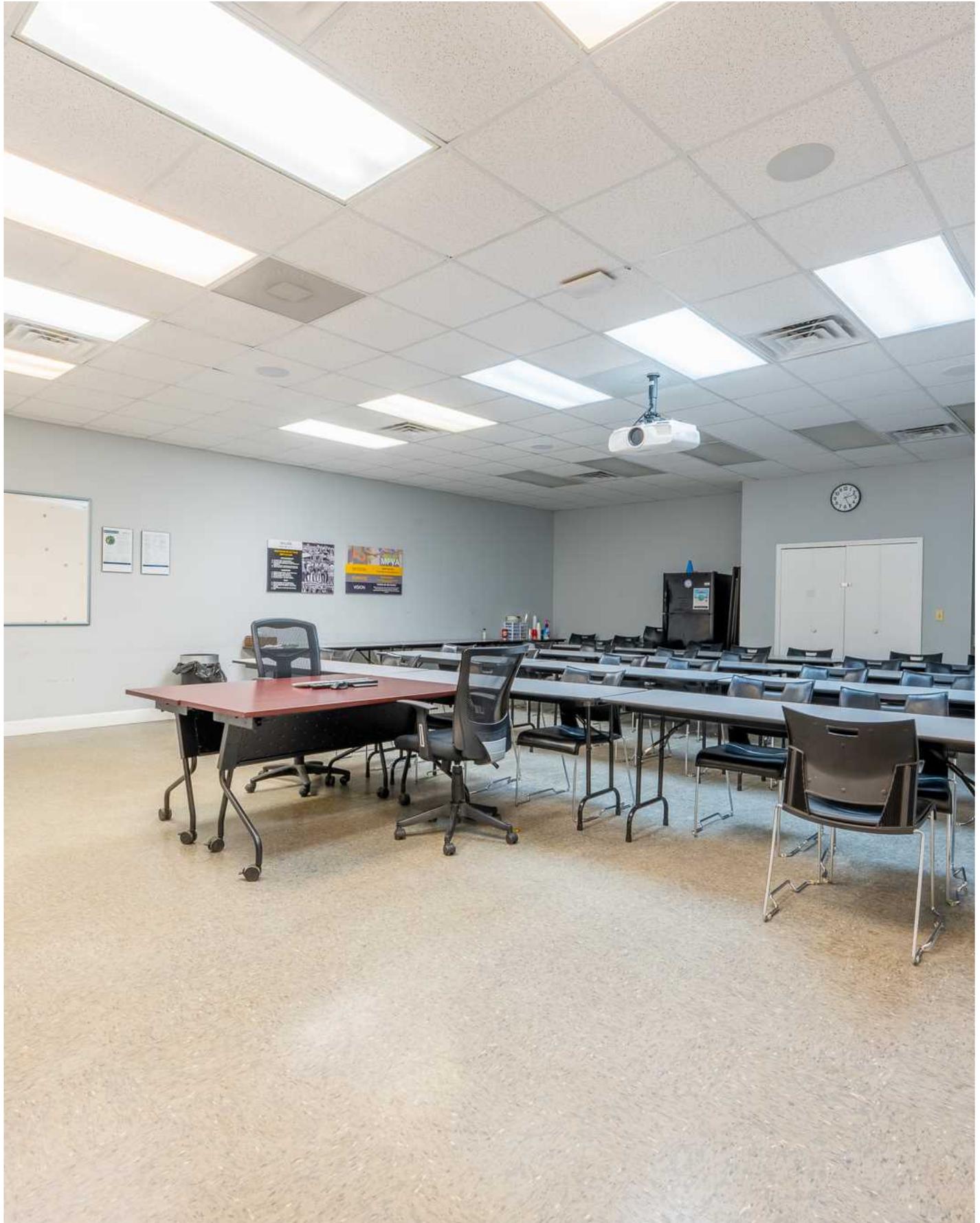
Office Space  
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# TRAINING ROOM PHOTO

OFFICE SPACE

6380 Philips Highway | Jacksonville, FL 32216



# TYPICAL HALLWAY & OFFICE

Office Space  
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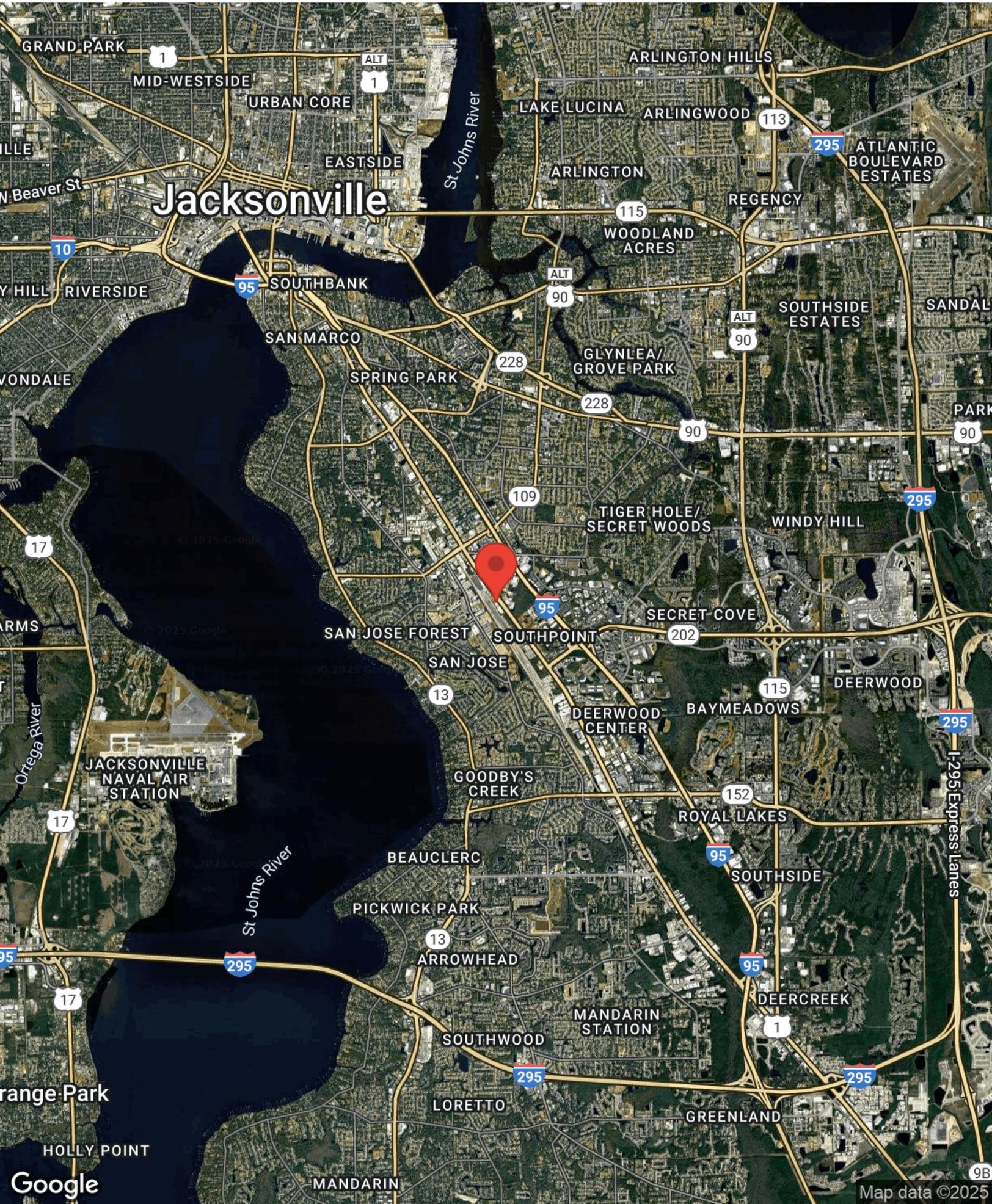
# KITCHEN & CONFERENCE ROOM PHOTOS

Office Space  
6380 Philips Highway | Jacksonville, FL 32216



# REGIONAL MAP

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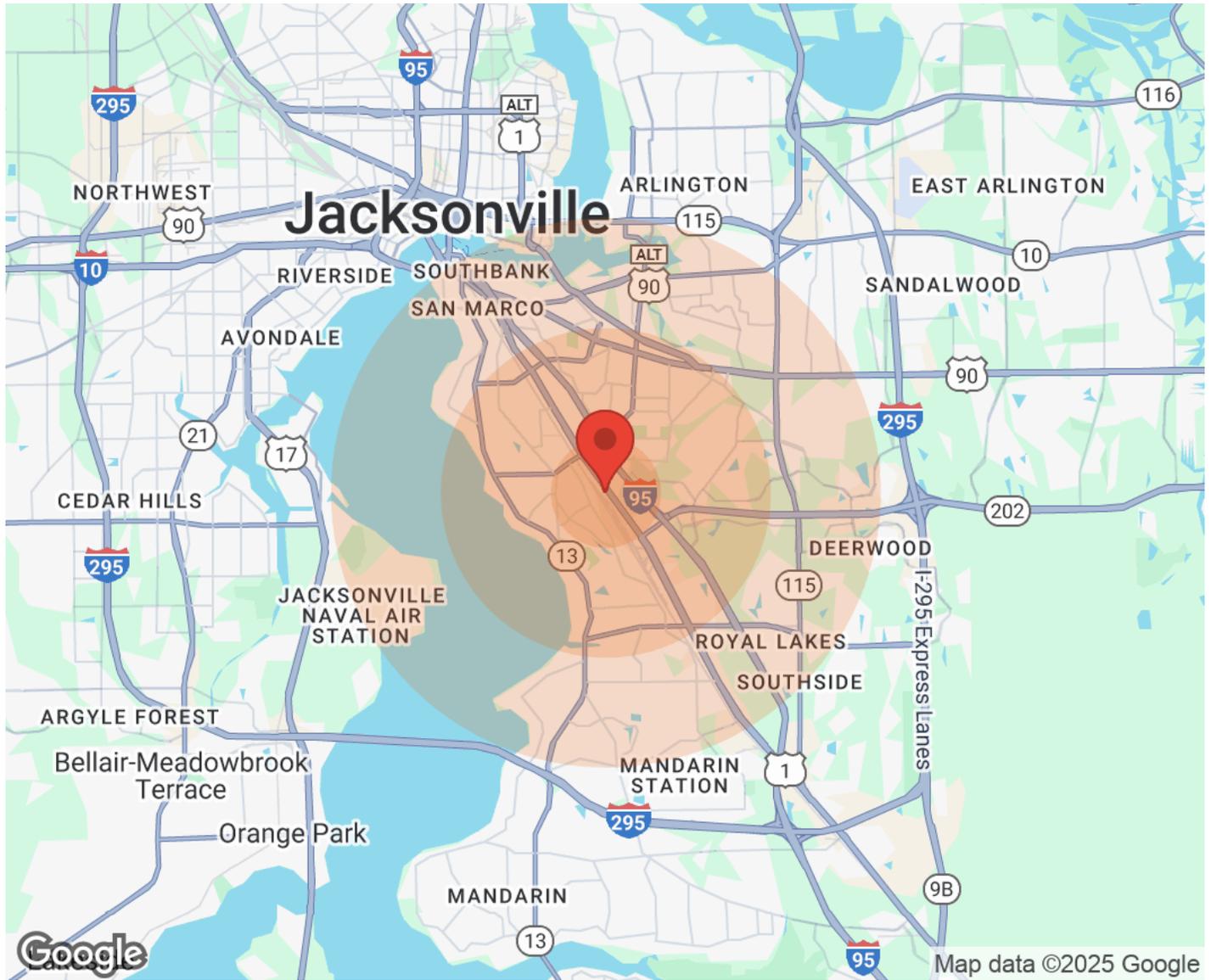
# AERIAL MAP

Office Building For Lease  
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# DETAILED DEMOGRAPHICS

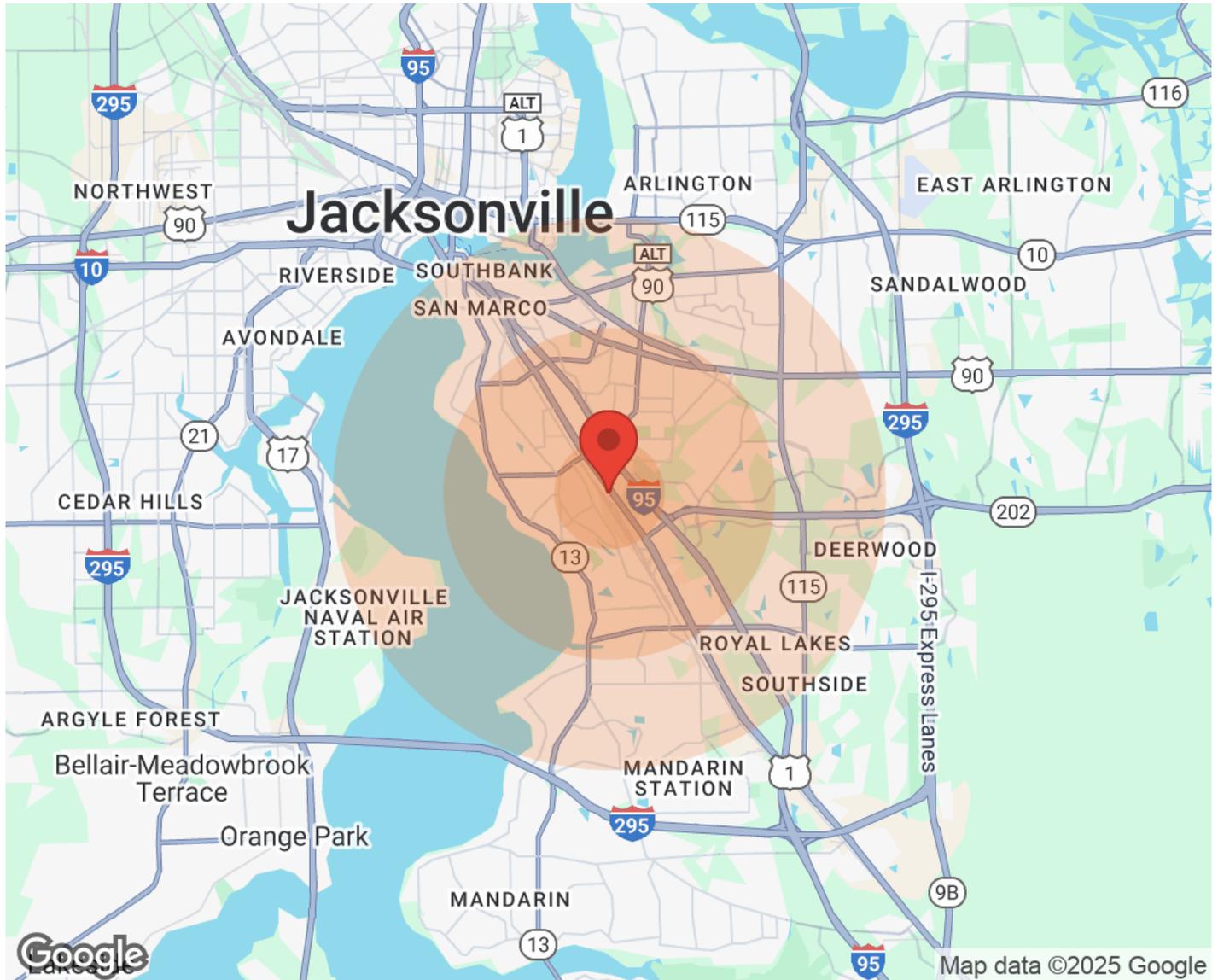
2024-05 6380 Philips Highway - Standalone Office Building Lease Max. 8,000 SF  
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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	3,200	29,157	76,482
Female	3,438	31,129	81,095
Total Population	6,638	60,286	157,577
<b>Housing</b>			
Total Units	3,561	31,496	78,781
Occupied	3,038	27,657	69,584
Owner Occupied	640	15,163	35,857
Renter Occupied	2,398	12,494	33,727
Vacant	523	3,839	9,197
<b>Race</b>			
White	3,544	44,265	113,091
Black	2,252	9,697	27,774
Am In/AK Nat	22	48	154
Hawaiian	N/A	N/A	13
Hispanic	1,224	6,581	17,821
Multi-Racial	1,100	6,702	18,678

# DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	443	3,333	9,122	Median	\$29,963	\$48,701	\$47,037
Ages 5-9	501	3,878	10,730	< \$10,000	270	2,089	6,126
Ages 10-14	407	3,311	9,333	\$10,000-\$14,999	250	1,353	3,408
Ages 15-19	382	3,259	8,983	\$15,000-\$19,999	117	1,445	3,825
Ages 20-24	416	3,642	9,560	\$20,000-\$24,999	345	1,257	4,402
Ages 25-29	449	3,920	10,010	\$25,000-\$29,999	417	1,553	3,959
Ages 30-34	492	3,929	10,342	\$30,000-\$34,999	225	1,620	4,434
Ages 35-39	539	3,911	10,730	\$35,000-\$39,999	147	1,245	3,501
Ages 40-44	529	4,026	11,310	\$40,000-\$44,999	194	1,451	4,140
Ages 45-49	511	4,304	11,767	\$45,000-\$49,999	93	1,386	3,051
Ages 50-54	452	4,354	11,320	\$50,000-\$60,000	252	2,005	5,507
Ages 55-59	394	4,300	10,604	\$60,000-\$74,000	172	2,869	7,158
Ages 60-64	310	3,882	9,370	\$75,000-\$99,999	226	3,319	8,432
Ages 65-69	240	3,192	7,712	\$100,000-\$124,999	56	1,782	3,950
Ages 70-74	190	2,410	5,810	\$125,000-\$149,999	34	1,063	2,259
Ages 74-79	148	1,727	4,168	\$150,000-\$199,999	43	801	2,078
Ages 80-84	98	1,189	2,768	> \$200,000	N/A	853	2,148
Ages 85+	137	1,719	3,938				