

Renovated Second Floor Office Space

8431 Baymeadows Way, Jacksonville, FL 32256

MOMENTUM Presented By:
— REALTY — Momentum Realty



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Property Details

Renovated second-floor office space offering up to ±2,500 SF of flexible, modern workspace available as a full-floor lease or subdivided to suit your needs.

This professionally designed space features a welcoming reception area, private conference room, full kitchen/break room, two restrooms, and a rare on-site gym, perfect for business operations that prioritize both productivity and well-being.

- The space may also be leased furnished for an additional monthly rate, offering a turnkey solution for businesses seeking convenience and speed to occupancy.

Highly convenient location in Jacksonville’s Southside with immediate access to I-95, Baymeadows Road, and Philips Highway. The office offers excellent connectivity for employees and clients alike and is positioned within a vibrant, rapidly growing retail hub.

Within a half-mile radius, there are over 80 restaurants (per Uber Eats), along with national retailers, a Wawa convenience store and fuel center and a brand-new multi-tenant development that will feature a drive-thru coffee shop right around the corner, further enhancing the convenience and accessibility of this office location.

Lease rate includes taxes, insurance, and association dues. Tenants leasing the entire second floor will be responsible for their own electric/utility usage; partial-floor tenants will share electric on a pro rata basis.

Price: \$20.00 /SF/YR

- Option to lease entire floor or subdivide
- Can lease furnished at an additional monthly rate
- Ample on-site parking for staff and visitors
- Up to ±2,500 SF of renovated second-floor space
- Includes a rare on-site fitness room
- Highly accessible location

View the full listing here: <https://www.loopnet.com/Listing/8431-Baymeadows-Way-Jacksonville-FL/36648512/>

Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	1,000 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area	5,251 SF
:	
Year Built:	1985
Walk Score ®:	45 (Car-Dependent)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$1.67 /SF/MO

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Listing space

2nd Floor	Space Available:	1,000 - 2,500 SF
	Rental Rate:	\$20.00 /SF/YR
	Date Available:	30 Days
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	2 - 5 Years

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Location



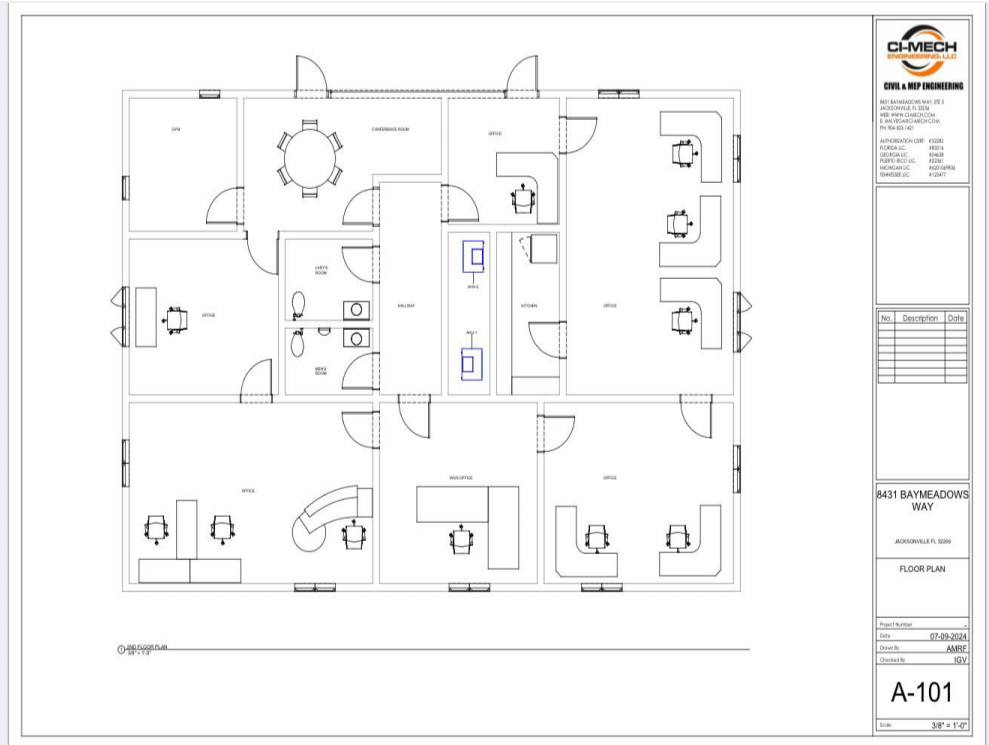
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Property Photos



Building Photo



Floor Plan

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Interior Photo



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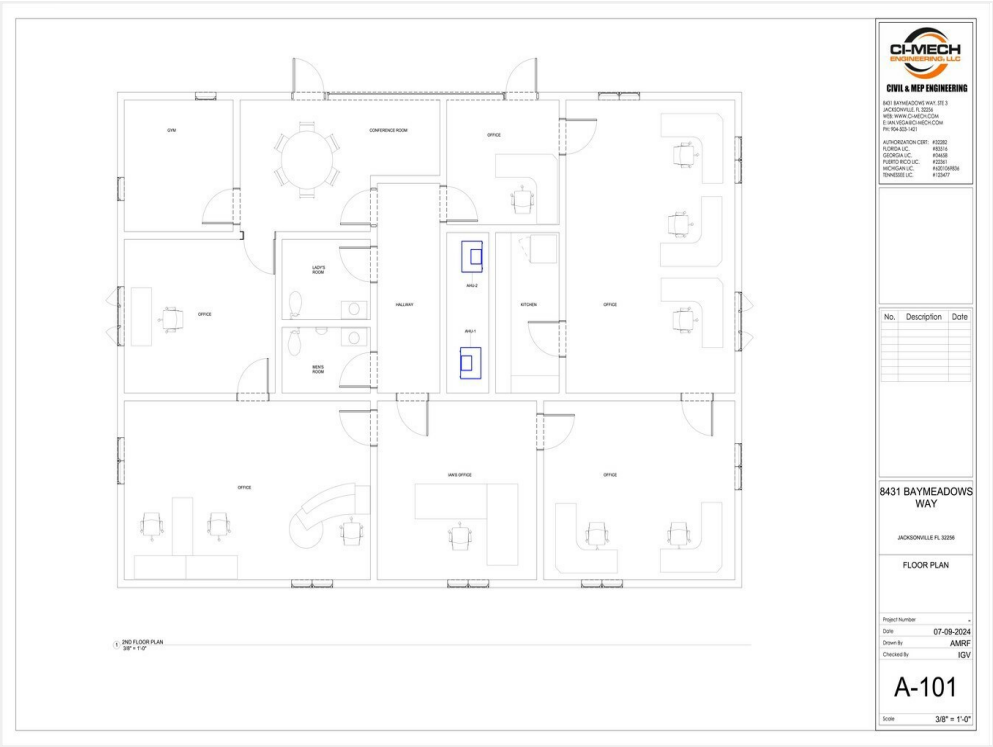
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Building Photo



Floor Plan 8431 Baymeadows Bay

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