

8171 & 8173 BAYMEADOWS WAY WEST JACKSONVILLE FL 32256



TWO OFFICE BUILDINGS AVAILABLE FOR INDIVIDUAL SALES



For further information, please contact our exclusive agents:

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This "Class A" property is located in the heart of the Southside Deerwood corridor. The two buildings offer companies an opportunity to purchase their own building. The location and building features make the property an excellent location choice for any growing business in the market because of the Class-A finishes that businesses demand in that submarket.

- ◆ Opportunity to purchase significantly below replacement cost
- ◆ Convenient to St. Johns Town Center
- ◆ Excellent parking ratio
- ◆ Class A construction
- ◆ Beautiful park setting
- ◆ Excellent location with good proximity to interstate
- ◆ Convenient to St. Johns County residential market
- ◆ Cambridge East can be designed to company specs
- ◆ Zoned IBP
- ◆ Stop lighted entrance

CAMBRIDGE EAST

8173 BAYMEADOWS WAY WEST

- 4 story 70,000 SF traditional brick with glass curtains
- 17,500 SF Floor Plates
- 2 modern high speed elevators
- Fully sprinklered
- 7/1,000 parking
- On 9.27 Acres
- Built 2002

Asking Price: \$6,500,000



CONCEPT PHOTO



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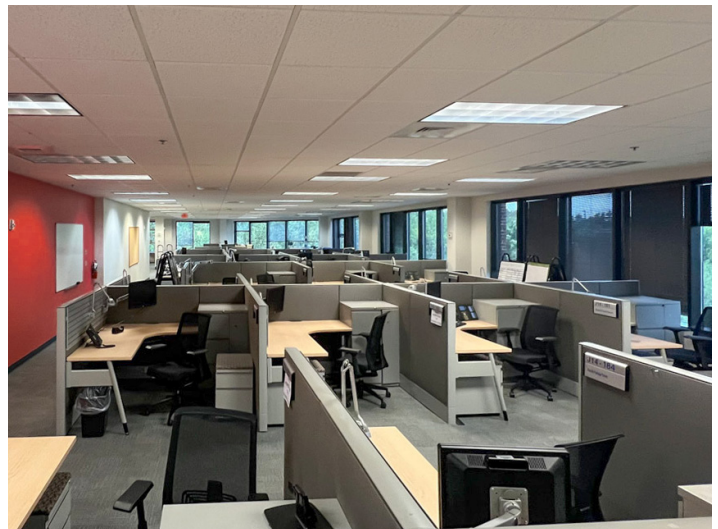
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

CAMBRIDGE WEST

8171 BAYMEADOWS WAY WEST

- 4 story 70,000 SF traditional brick with glass curtains
- 2 modern high speed elevators
- Fully sprinklered
- Generator on site
- 1st floor lobby/2nd floor available
- 3rd/4th floors leased thru 12/31/28
- On 9.01 Acres
- Built 1995

Asking Price: \$7,700,000



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LOCATION SUMMARY



CAMBRIDGE WEST LEASE TERMS

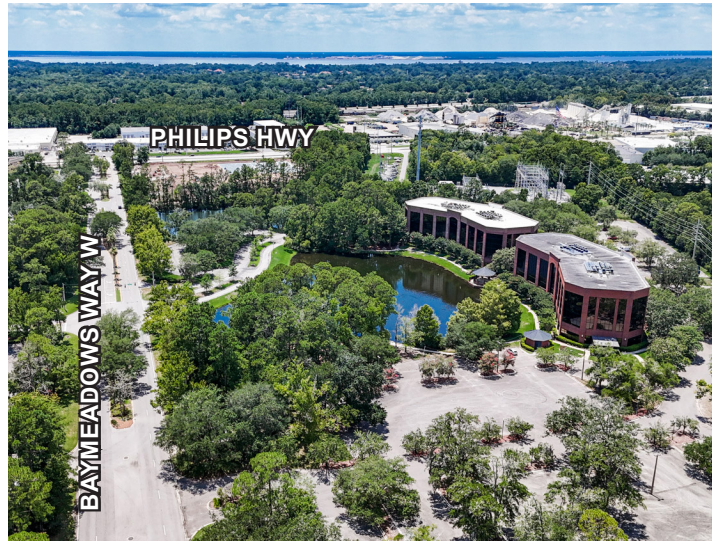
- ◆ Term: 1/1/24-12/31/28
- ◆ Space: 33,941 SF on 3rd/4th Floor
- ◆ T.I.: Over \$1MM Spent on Space
- ◆ Rate: \$20 PSF NNN Average rate over term
- ◆ OPEX: Tenant responsible for prorata share. (\$8.92 PSF Estimated)
- ◆ **Space Available:** 32,261 RSF (entire 1st and 2nd floors)
- ◆ **Parking Available:** 262 spaces



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EXTERIOR PHOTOS



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