

9428 BAYMEADOWS ROAD

JACKSONVILLE, FL 32256

±244 - 9,414 RSF OFFICE & EXECUTIVE SUITE SPACE AVAILABLE FOR LEASE

- Prominent building signage available
- Backup generator available on 6th floor suites
- Highly visible and accessible from Baymeadows Road, with quick access to I-95, Southside Blvd, and I-295
- Baymeadows access assisted by dedicated traffic cop for afternoon rush hours
- Recently renovated and beautifully landscaped
- Conveniently located near retail, restaurants & banking
- Amenity furnished conference room available by reservation
- Weekly food truck rotation visits the office building every Tuesday from 11am - 2pm providing a variety of lunch options

AVAILABLE SUITES

Suite		Size (RSF)	Asking Rate (\$/RSF/YR)
110	HIGH CEILINGS, BREAKROOM IN PLACE	2,277	\$18.00
132	EXECUTIVE SUITE FOR RENT	244	\$600/month
140	REDUCED \$10/SF RENT FOR CAFÉ USER; CAFÉ ALREADY BUILT OUT	978	\$18.00
170	HIGH CEILING AND FLOOR TO CEILING WINDOWS	3,247	\$18.50
260	RIGHT OFF ELEVATOR	3,506	\$18.25
300	DOUBLE FULL GLASS ENTRY AT ELEVATORS	4,616	\$17.50
320	22 OFFICES AND OPEN FLOOR SPACE FOR CUBICLES	9,414	\$18.50
360	EXECUTIVE OFFICE FOR LEASE	850	\$19.00
420	15 OFFICES AND 5 PRIVATE CUBICLES	3,625	\$18.50
650	2 OFFICES, CONFERENCE ROOM AND OPEN SPACE	2,250	\$18.00

For further information, please contact our exclusive agents:

Jeffrey Frandsen Senior Vice President
jfrandsen@phoenixrealty.net

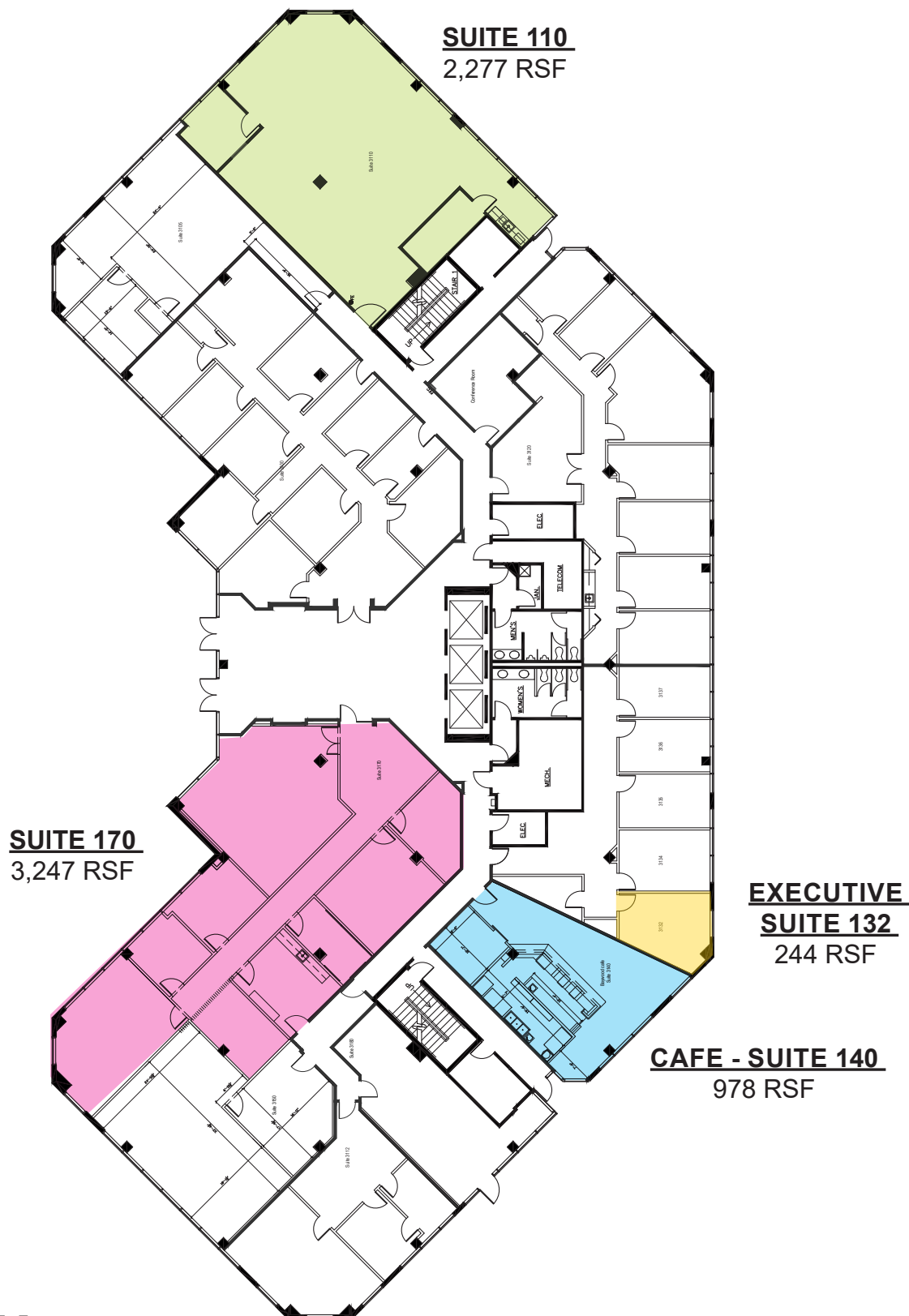
Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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 PHOENIX REALTY GROUP
www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although 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.

1ST FLOOR PLAN

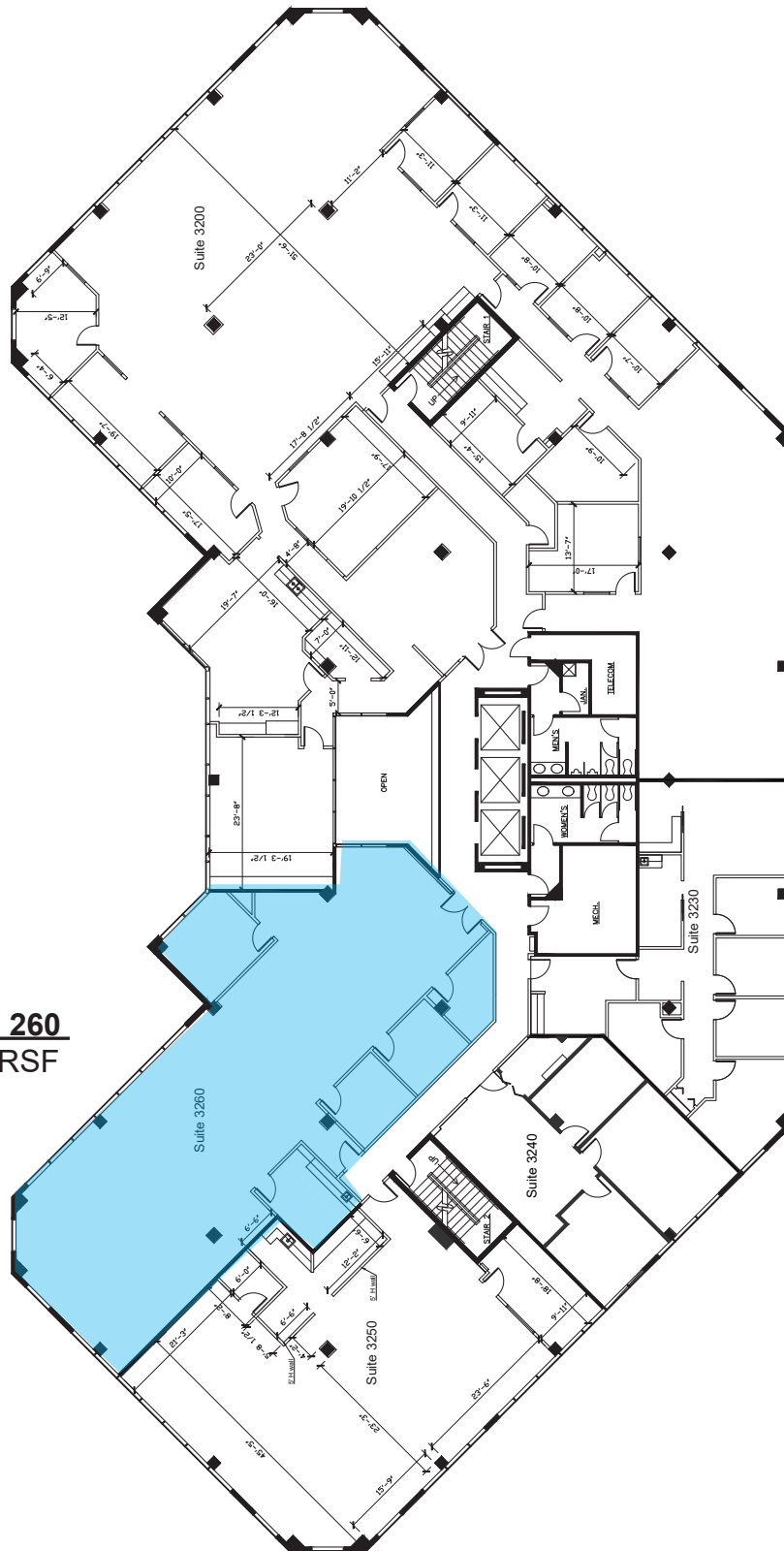
BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



2ND FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

SUITE 260
3,506 RSF



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3RD FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

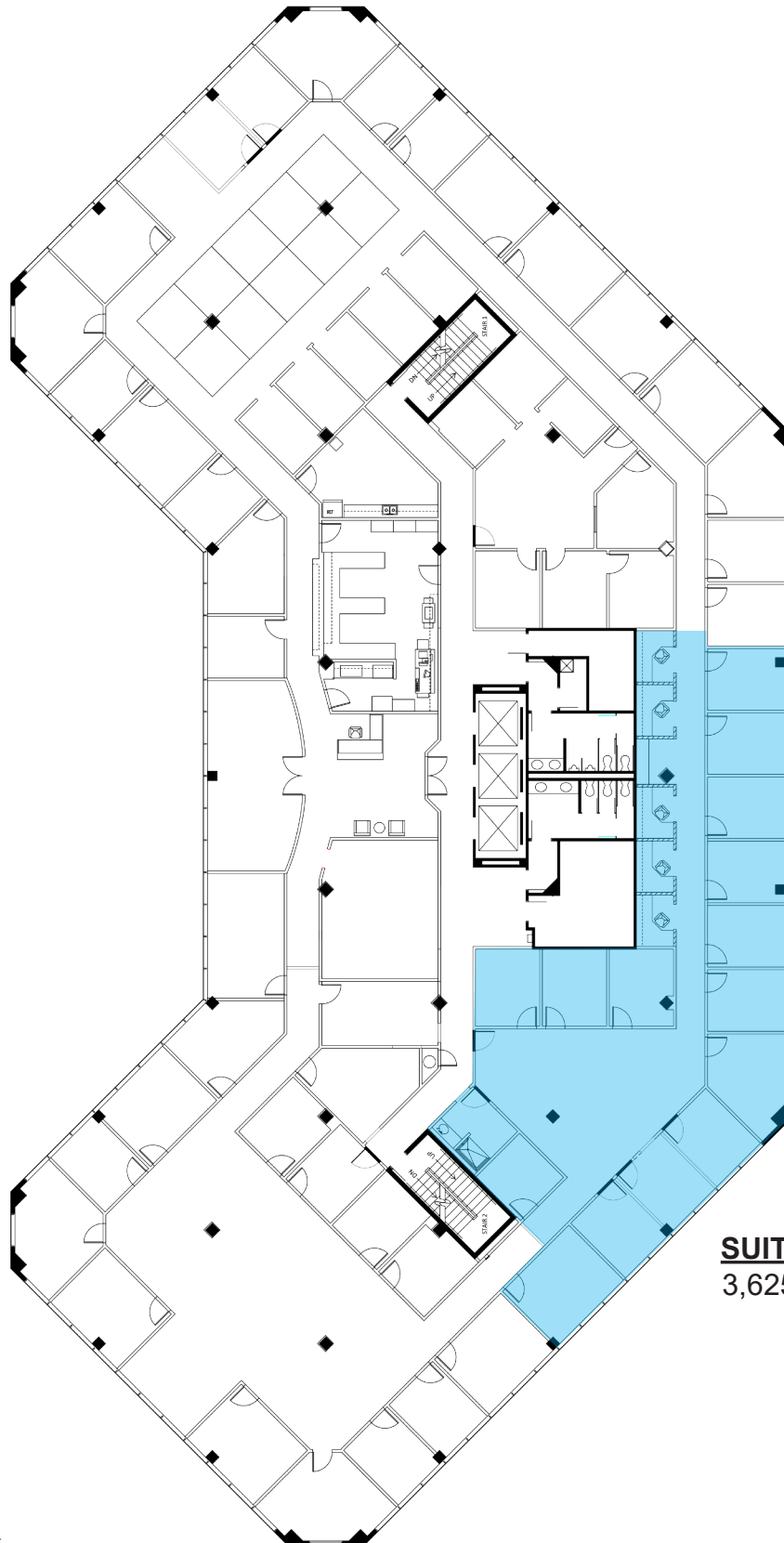


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4TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



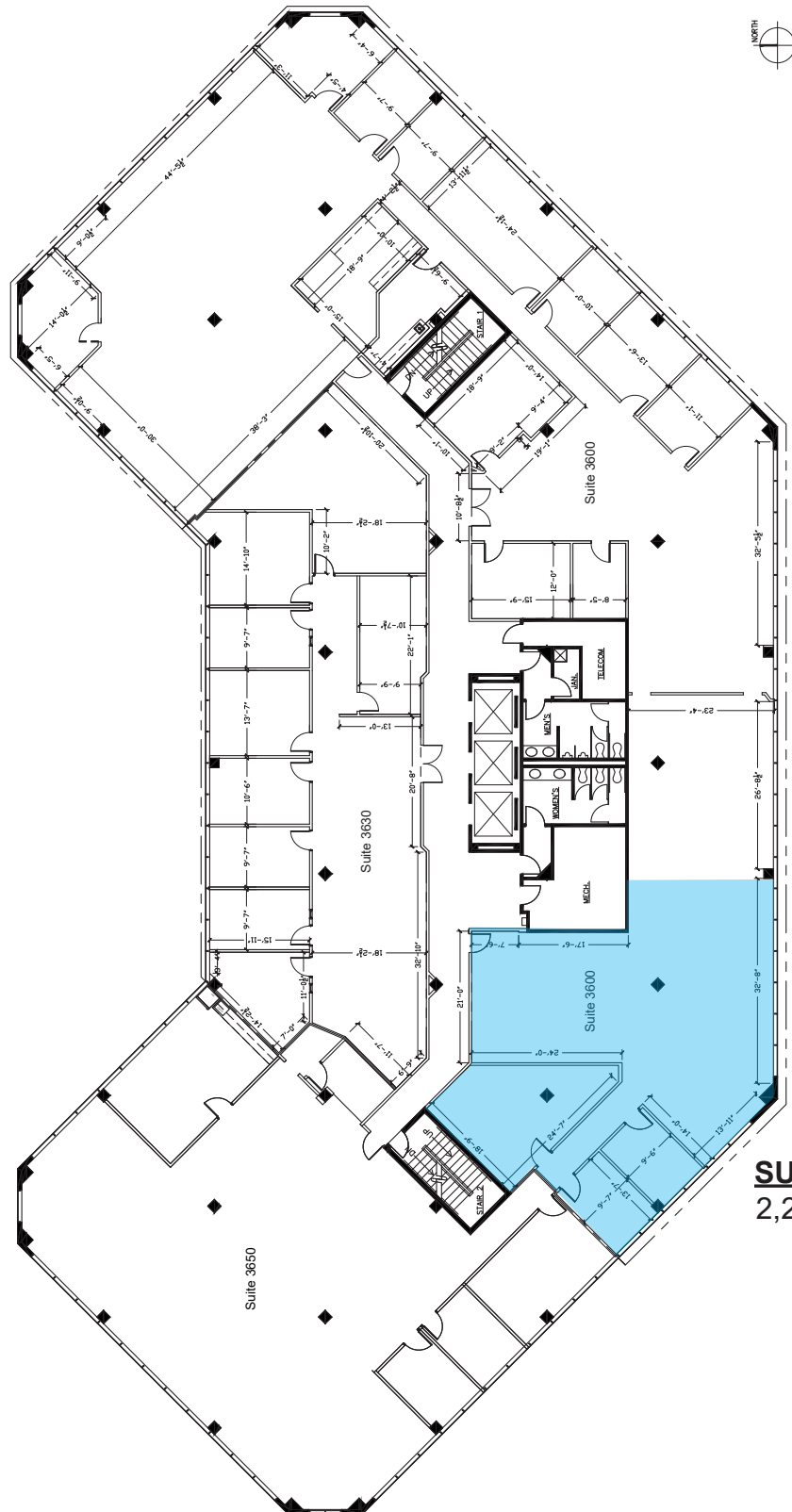
SUITE 420
3,625 RSF

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6TH FLOOR PLAN

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SUITE 650
2,250 RSF

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PROPERTY PHOTOS

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