



- **Available Suite:**
  - Suite #127: +/-988 SF
  - Suite #131: +/-1,000 SF
  - Suite #137: +/-1,000 SF (available with 30 days notice)
- Lease Rate: \$16.50/SF NNN
- CAM: \$6.10/SF
- Utilities: Electric, water and sewer are separately metered
- Zoning: CN - Commercial Neighborhood (office, professional, medical and light retail)
- Signage at suite entrance
- Ample surface parking circulating the building
- One-story, multi-tenant professional office building
- Deerwood Village Executive Center is well located in the Baymeadows/Southside submarket with easy access to I95 and I295 via Southside Blvd. and Baymeadows Rd.



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	17,648	75,487	185,467
Average HH Income	\$87,734	\$108,314	\$108,314
Daytime Total Employees	7,185	78,124	143,206



**STRATEGIC SITES**  
Clifford Commercial

JC Clifford  
jcc@strategicsites.com

Katie Kirchner  
katiek@strategicsites.com

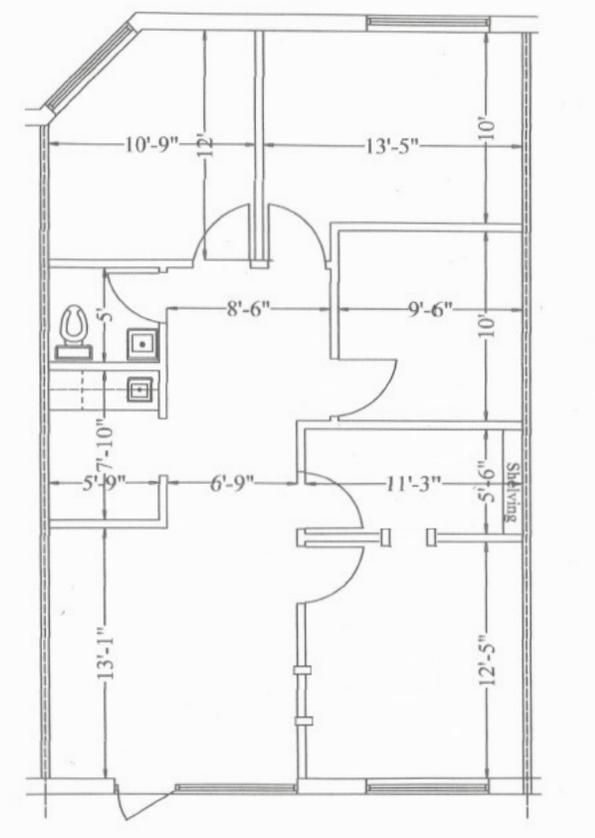
For Additional  
Information Contact:

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

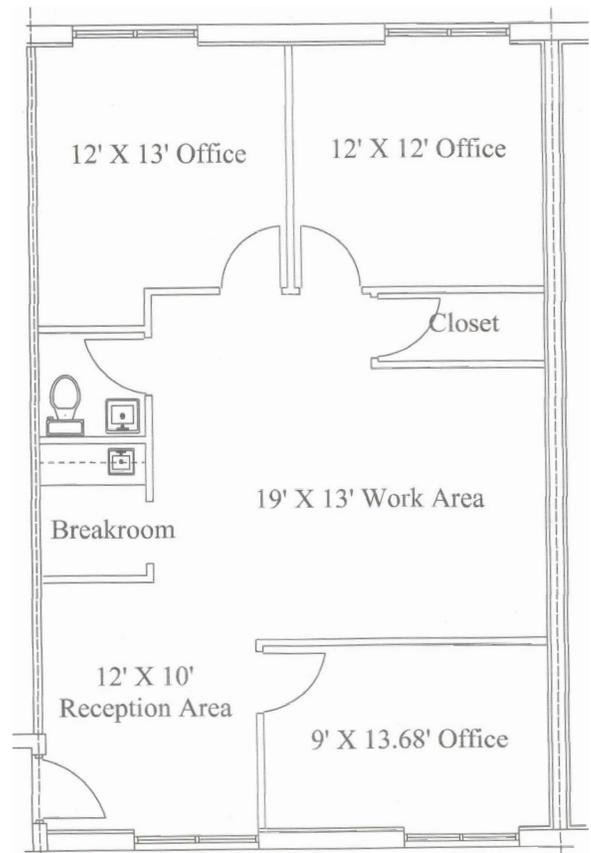
**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

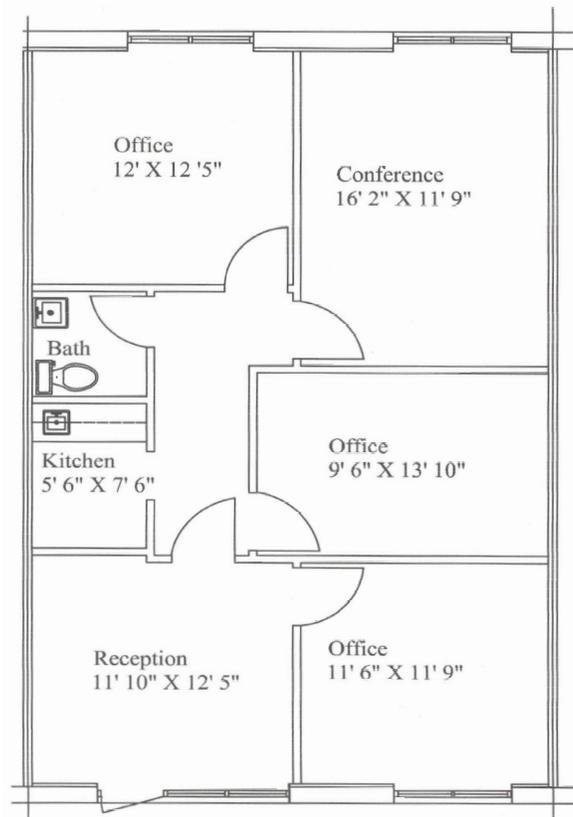
# Floor Plans



Suite #127: +/-988 SF

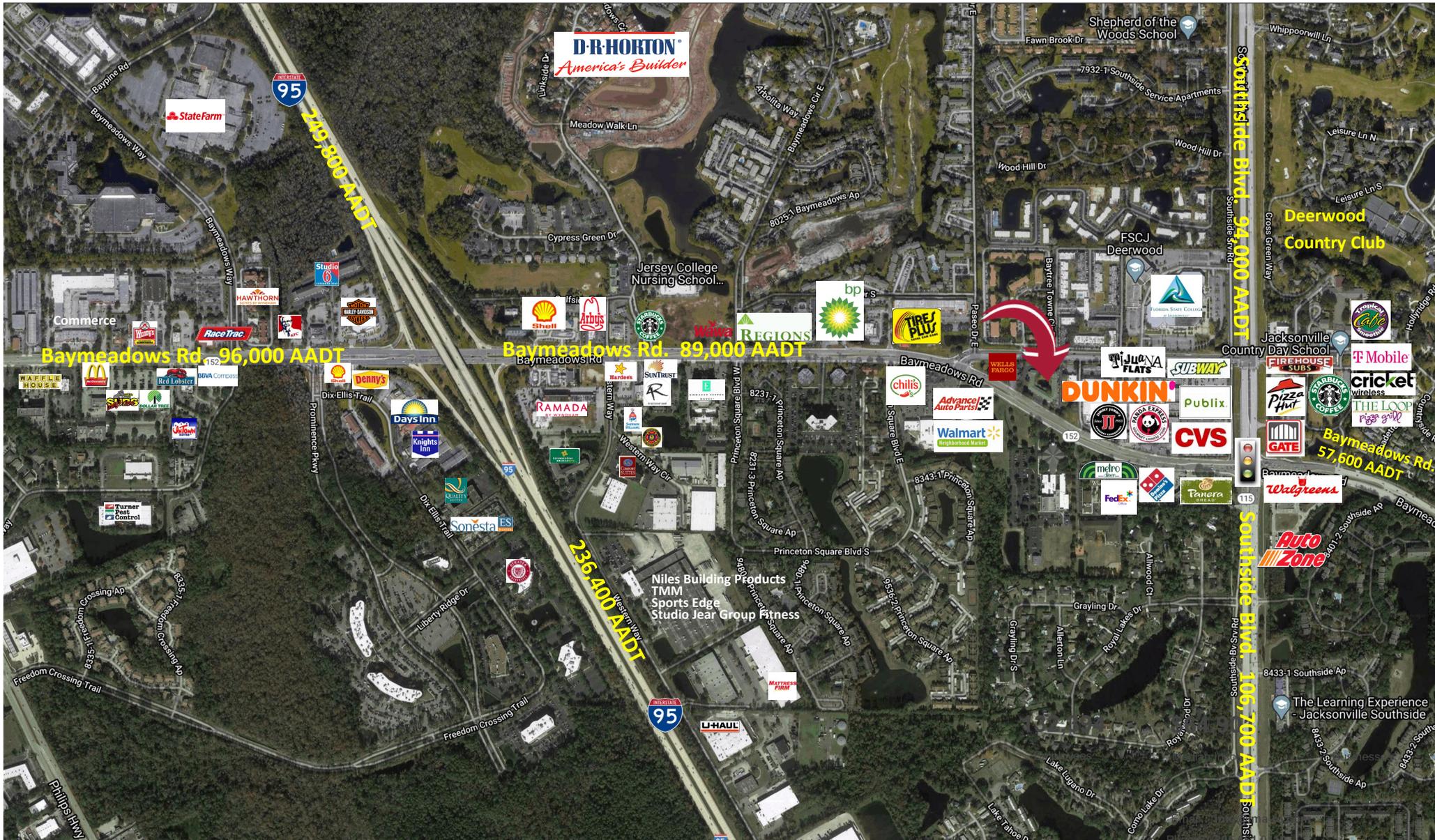


Suite #131: +/-1,000 SF  
Floor plan includes:  
reception, 3 offices, work  
room, break room and  
restroom



Suite #137: +/-1,000 SF  
Floor plan includes:  
reception, 3 offices,  
conference room, kitchen  
and restroom

# Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

## Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice