



THE OAKS at SOUTHPOINT
6621 Southpoint Drive North
OFFICE SPACE FOR LEASE



LOCATED IN A CAMPUS STYLE SUBURBAN OFFICE PARK

Location: Within the Highly Desirable Southpoint Business Park. Easy Access to I-95 & Butler Blvd.

Amenities: In close proximity to Retail & Restaurants. Surrounded by multi-family and single-family housing.

Space Sizes: 4,209 RSF, 3,113 RSF, 2,353 SF & 1,662 RSF.

Rental Rate: **\$19.00 psf Full Service.**

Lease Term: 3, 5 & Longer Year Leases Available.

Service: Professional Management & Maintenance Staff.

Tenant Improvements: T.I. Allowance Negotiable.

Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800
A Licensed Real Estate Broker

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



THE OAKS at SOUTPOINT
6621 Southpoint Drive North, Jacksonville, FL 32216

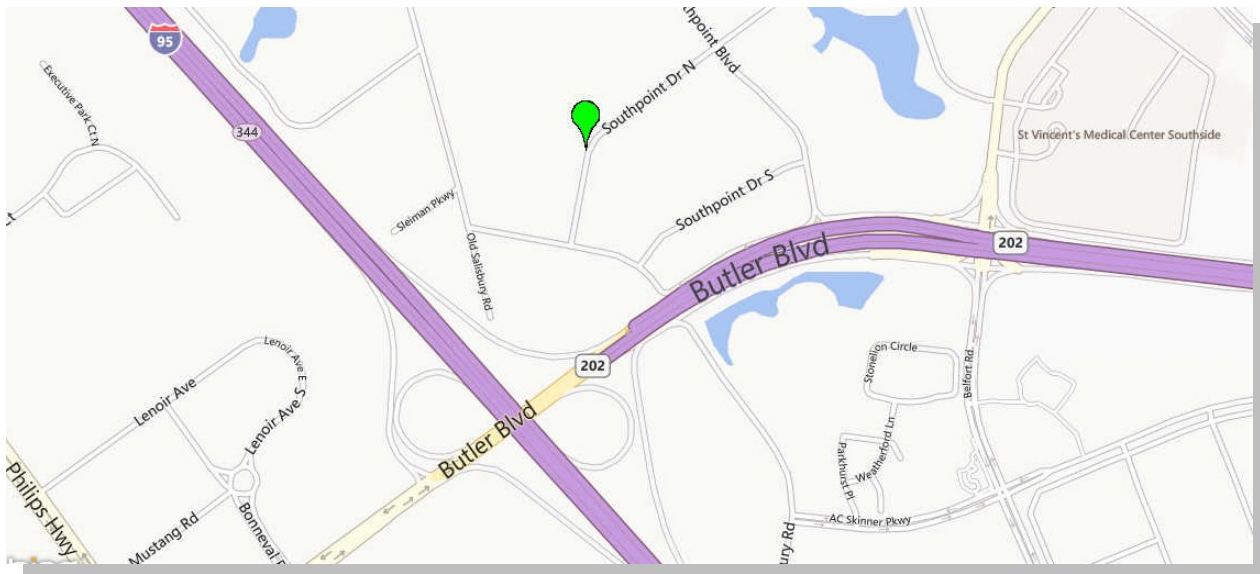
Building Type:	3 Story Suburban Office Building
Space Availability:	Suite 140: 3,114 RSF Suite 320-325: 4,209 RSF Subdivide: Suite 320: 1,662 RSF Suite 325: 2,353 RSF
Base Rental:	\$19.00 psf, (Full Service)
Operating Expense/R.E. Tax Stop:	\$8.75 psf (2025 estimate, included in base rental.)
Lease Term:	Three (3) and Five (5) Year Lease Terms available
Tenant Improvements:	Landlord Funded Tenant Improvement Allowances available.
Building Information:	<ul style="list-style-type: none">• Square Footage: 39,400 SF gross, 33,252 leasable.• Building hours: 8:00 a.m. to 6:00 p.m. Monday through Friday 8:00 a.m. to 1:00 p.m. Saturday.• Building Management: Professional and Attentive Management and Maintenance staff.• HVAC overtime usage: \$25.00 per hour.• Building Access: 24-hours.
Building Amenities:	<ul style="list-style-type: none">• Great Location within the Prominent Southpoint Business Park.• Excellent Access to Butler Blvd. and I-95.• Well-lighted Parking adjacent to the Building.• In close proximity to major retail projects and a wide variety of restaurants.• Minutes from Arlington, Southside, Mandarin, Beaches and Downtown.• In close proximity to St. Vincent's Medical Center Southside.• Surrounded by a wide variety of multi-family and single-family housing.
Parking:	116 On-Site Parking Spaces / 3.5 per 1,000 SF Ratio.

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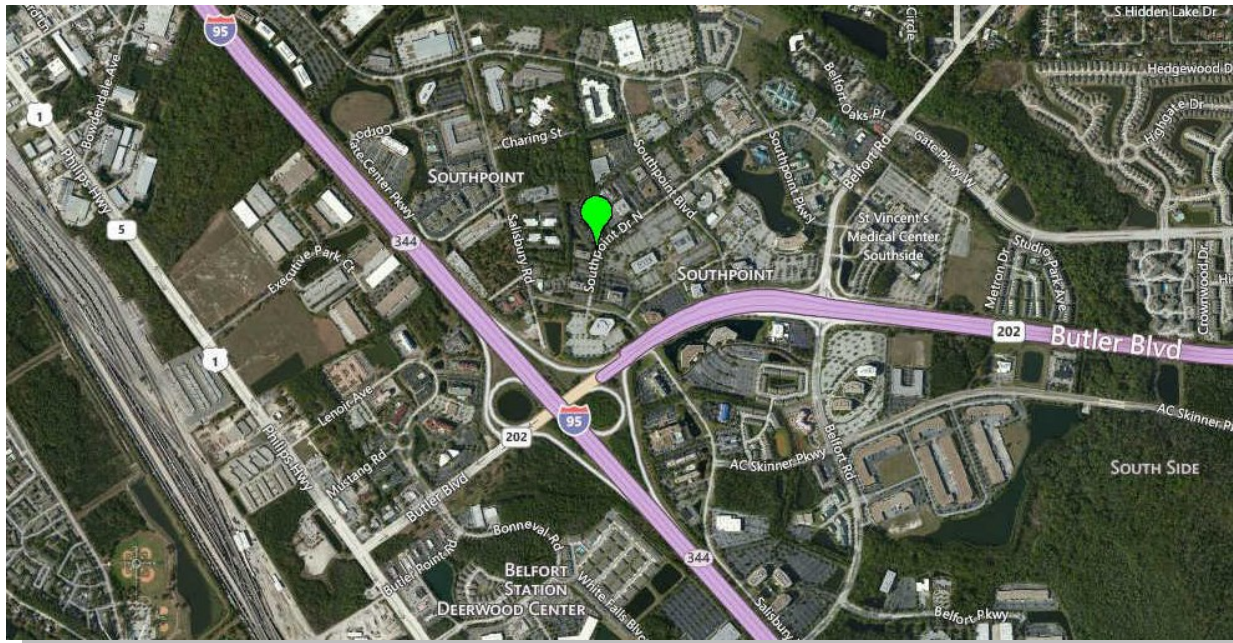
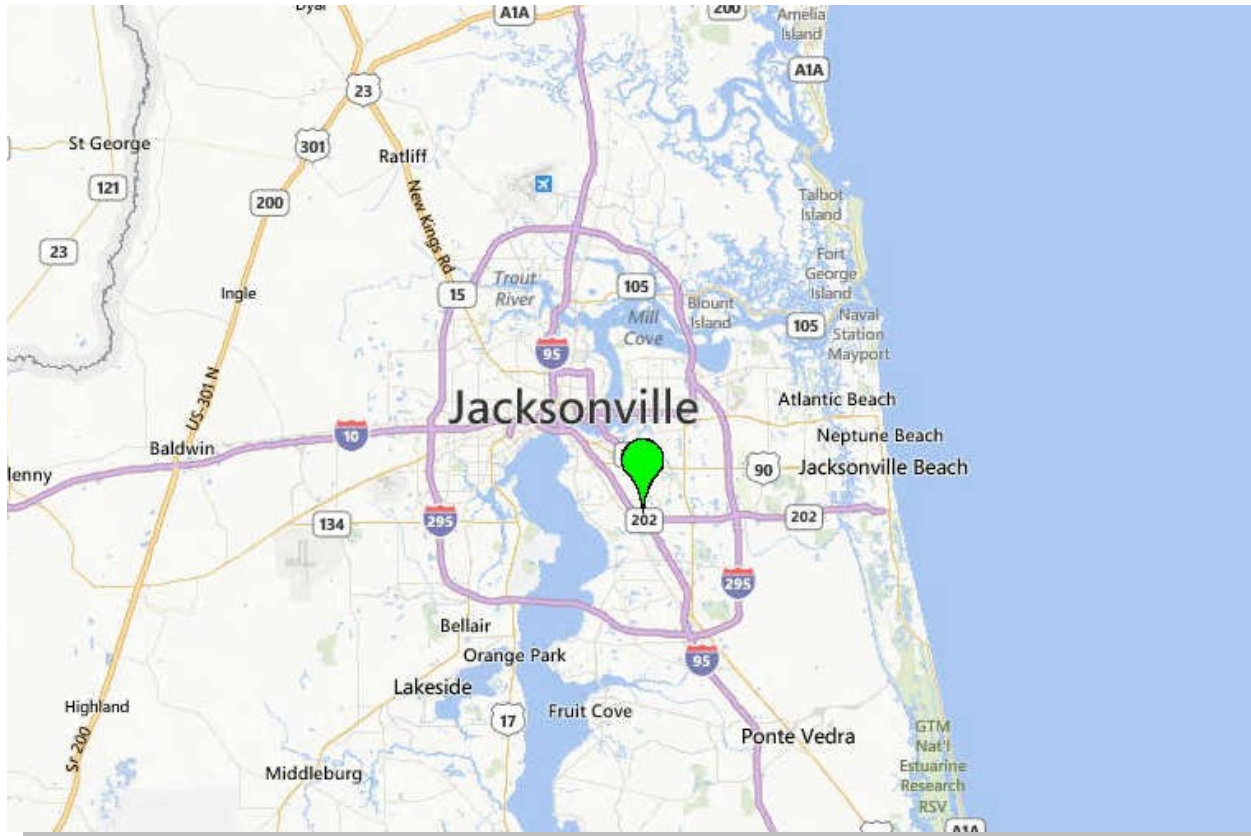


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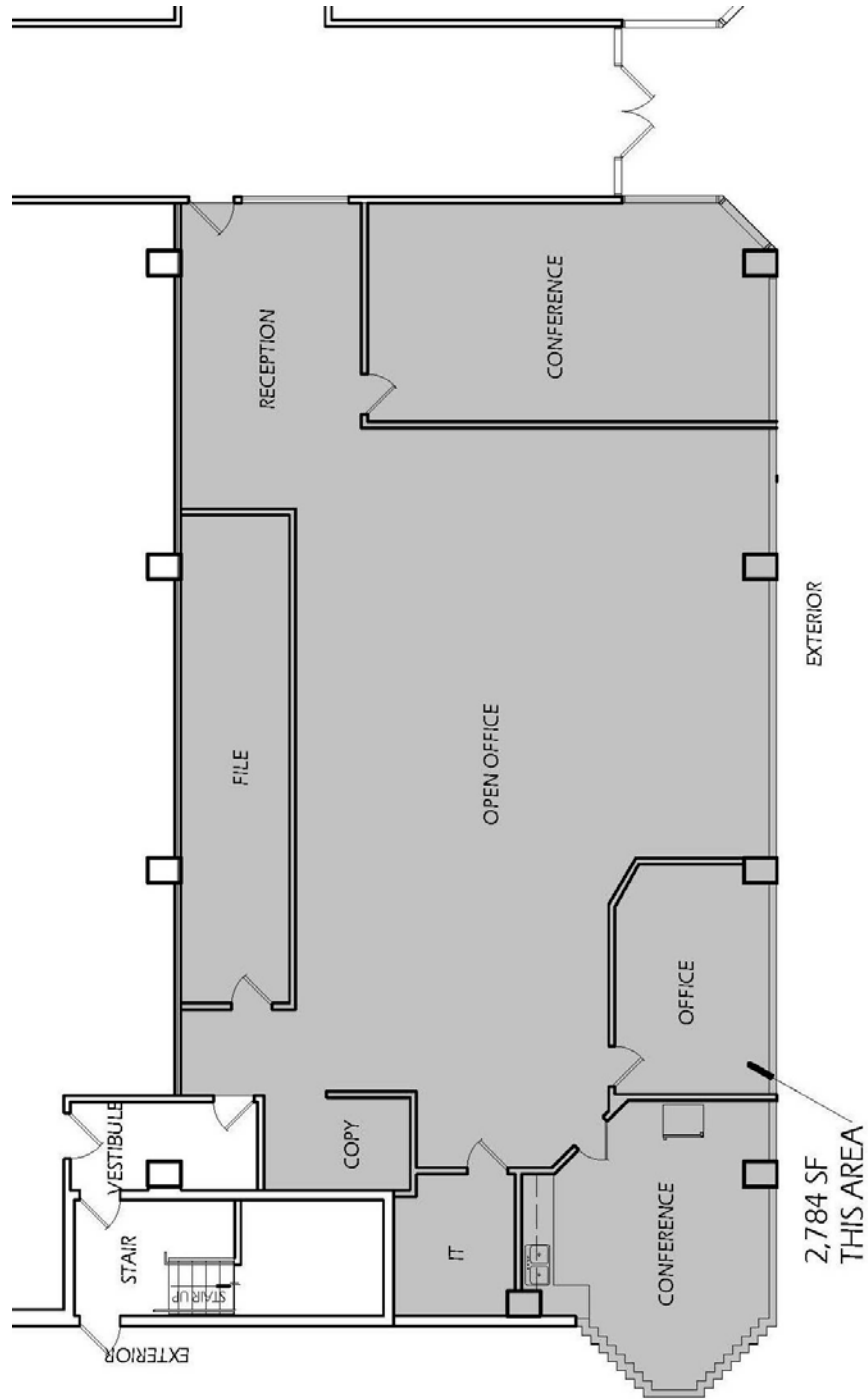


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Suite 140 – 3,113 RSF



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SUITE 320-325 – 4,209 RSF

