

JACKSONVILLE, FL 32256

**7910 - 7960 BAYMEADOWS WAY**



**BAYMEADOWS WAY**  
**BUSINESS CENTER**

**VASHA CARTER**

202.905.8578

[vcarter@svrcom.com](mailto:vcarter@svrcom.com)

**JONYCE BROWN**

904.806.3328

[jbrown@svrcom.com](mailto:jbrown@svrcom.com)

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### OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (MG)
Building Size:	40,906 SF
Available SF:	1,800 - 15,000 SF
Lot Size:	117,698 SF
Number of Units:	13
Year Built:	1981
Renovated:	2018
Zoning:	IBP

### PROPERTY OVERVIEW

Discover a prime leasing opportunity at 7910 - 7960 Baymeadows Way, Jacksonville, FL. This well-maintained property offers adaptable office, featuring updated interiors and ample parking for tenants and visitors. With easy access to major roadways (Interstate 95) and prominent visibility, it presents an ideal location for establishing or expanding your business. The property's versatile layout, professional management, and proximity to a range of amenities make it an attractive choice for a wide variety of businesses. Don't miss this chance to elevate your operations in a vibrant commercial setting.

### PROPERTY HIGHLIGHTS

- Turn-key options available
- Ample parking for tenants and visitors
- Flexible layout for office use
- Easy access to major roadways
- Prominent visibility for businesses
- Professional property management
- Proximity to a range of amenities
- Cafe Onsite

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vcarter@svrcom.com

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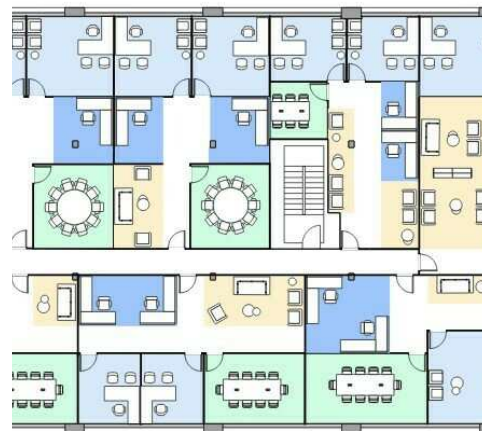
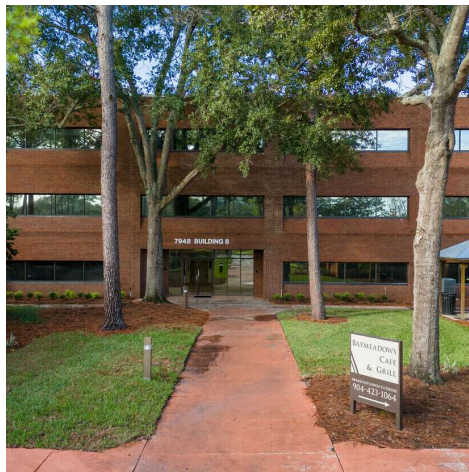
904.806.3328

jbrown@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

**SVR**  
Commercial  
svrcommercial.com

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**SVR**  
Commercial

svrcommercial.com

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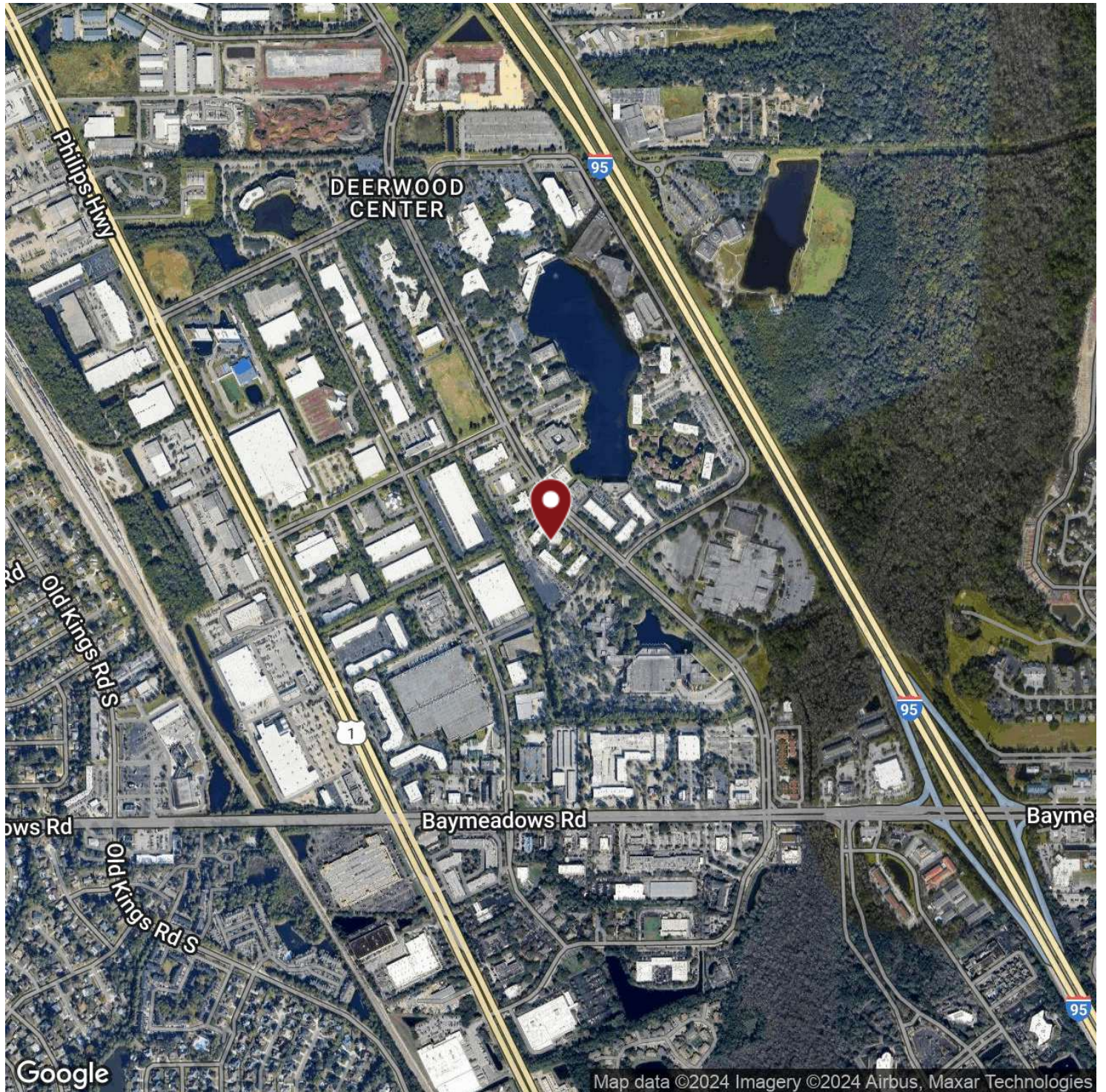
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**SVR**  
Commercial

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**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,800 - 15,000 SF	Lease Rate:	\$15.00 - \$18.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 7960	Available	1,800 - 15,000 SF	Modified Gross	\$15.00 - 18.00 SF/yr	-

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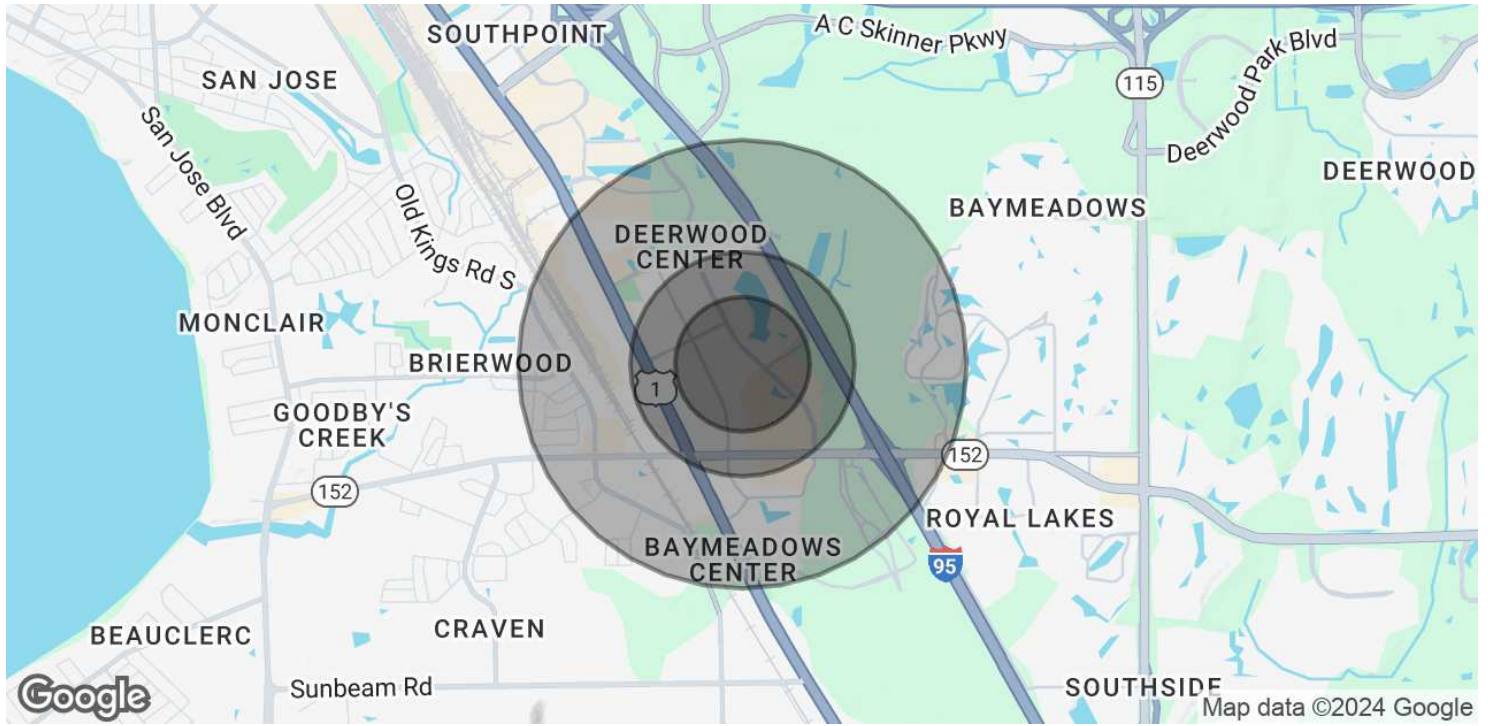
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	258	3,889
Average Age	38	37	39
Average Age (Male)	37	36	38
Average Age (Female)	39	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	124	1,790
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$81,614	\$78,617	\$81,028
Average House Value	\$179,711	\$178,890	\$248,611

Demographics data derived from AlphaMap

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