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# Elevate Your Business

Office Space in Jacksonville, FL  
8421 Baymeadows Way, Jacksonville FL 32256



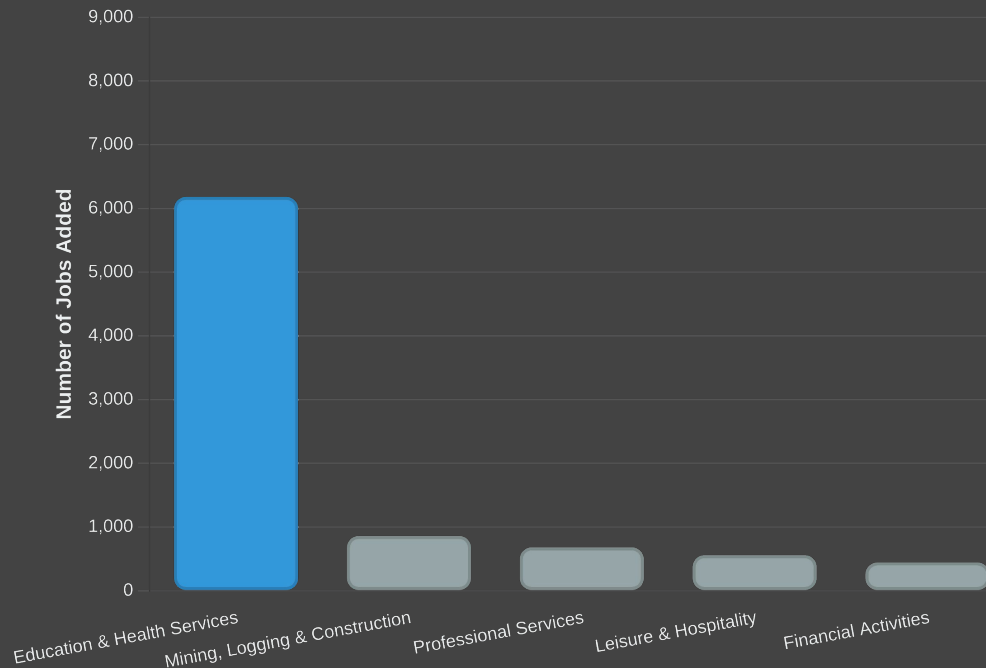
# Jacksonville's Economic Power

## Job Growth in Key Sectors

Jacksonville's economy continues to show remarkable strength, with the **Education and Health Services** sector leading job creation.

Over **6,000 new jobs** were added in this sector alone during the past year, demonstrating the city's growing importance as a healthcare and education hub.

This robust job growth creates an expanding customer base for businesses located in prime areas like Baymeadows Way, ensuring a steady flow of potential clients.



Source: Florida Department of Economic Opportunity, 2025



# Jacksonville's Economic Power



## 2nd Hottest Job Market

Ranked by The Wall Street Journal and Moody's Analytics

*Source: The Wall Street Journal, 2024*



## Strong Population Growth

Added 16,365 residents (2023-2024), ranking 10th in the nation for numeric increase

*Source: U.S. Census Bureau, 2024*



## Population Milestone: 1 Million+

Jacksonville crossed the 1 million population threshold with 1,009,833 residents

*Source: U.S. Census Bureau, 2024*



## Positive Job Growth

Total nonfarm employment: 809,300 jobs with 1.2% year-over-year growth

*Source: U.S. Bureau of Labor Statistics, 2025*

# Property Overview

 **Two-Story Office Building** with professional appeal

 **5,040 sq ft Total Space** (2,520 sq ft per floor)


 **Fully Renovated in 2025**

 **16 Executive Offices** with flexible configuration

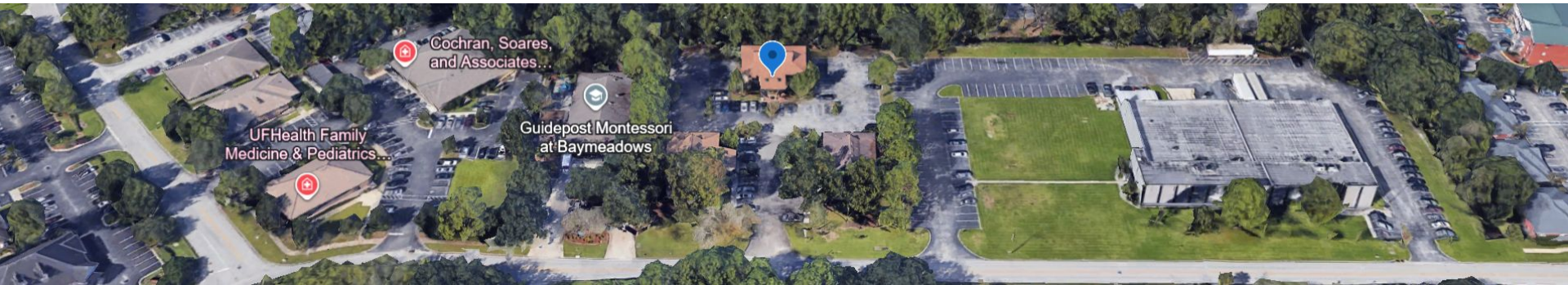
## Ideal for Professional Services

 Lawyers, CPAs, Financial Advisors

 Dentists, Medical Specialists

 Psychologists, Therapists

 Upscale Businesses (e.g., Salon Lofts)



# Prime Location & Accessibility

## Strategic Baymeadows Way Location

Situated in one of Jacksonville's most desirable business corridors, our location offers exceptional convenience for both clients and employees with easy access to major highways and local amenities.



### Strategic Location

Convenient proximity to I-95 for clients and employees



### Ample Parking

Newly resurfaced lot with dedicated spaces

## Surrounding Amenities



80+ Restaurants



Coffee Shops



Gas Stations



Retail



Hotels



Banks





# Building Features & Renovations



Completely Renovated in 2025



## Interior Renovation

Modern finishes and professional design throughout



## Dual AC System

Separate systems for each floor ensuring optimal comfort



## Exterior Updates

Fresh new paint, new roof with professional appeal



## Private Restrooms

Separate facilities for men and women on each floor



## Parking Lot

Newly resurfaced with clear markings,



## Receptions Area

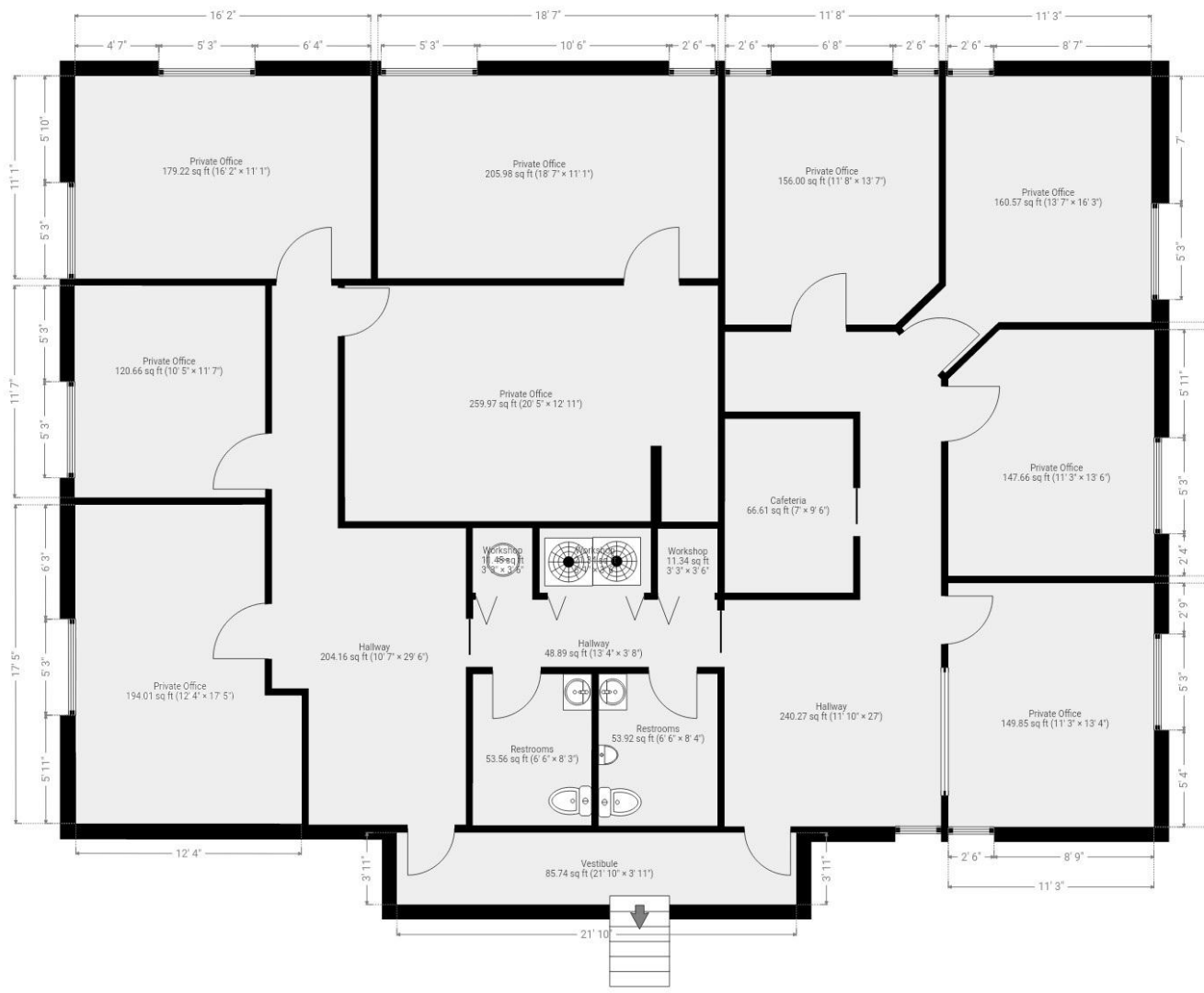
Spacious corner reception space with modern appeal. Welcome your customer the best way



Moving-In Ready

Our fully renovated office spaces offer a turnkey solution for businesses seeking convenience and speed to occupancy.

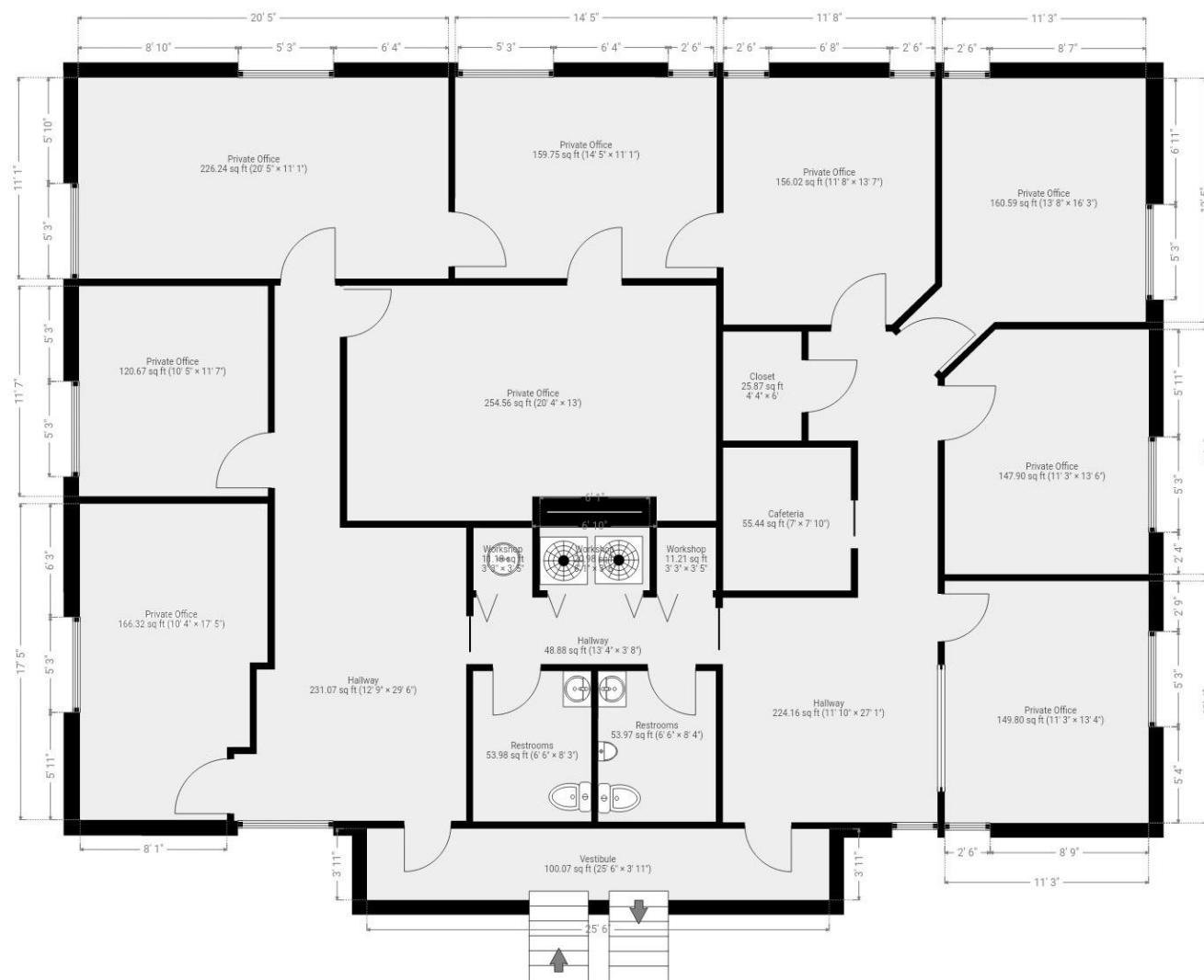
# Ground Floor



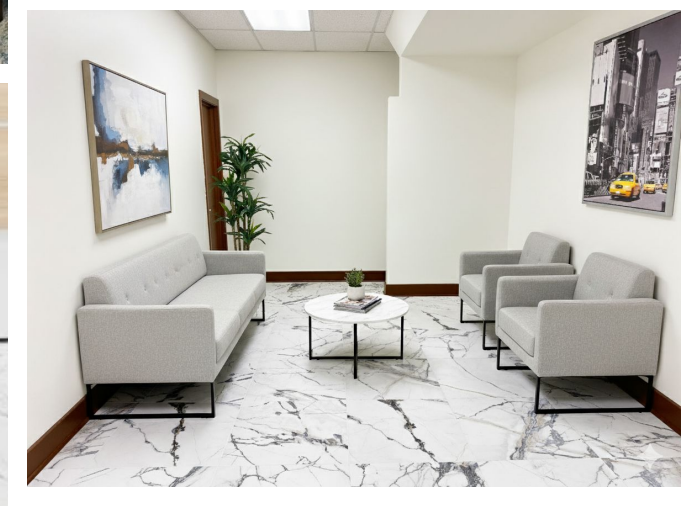
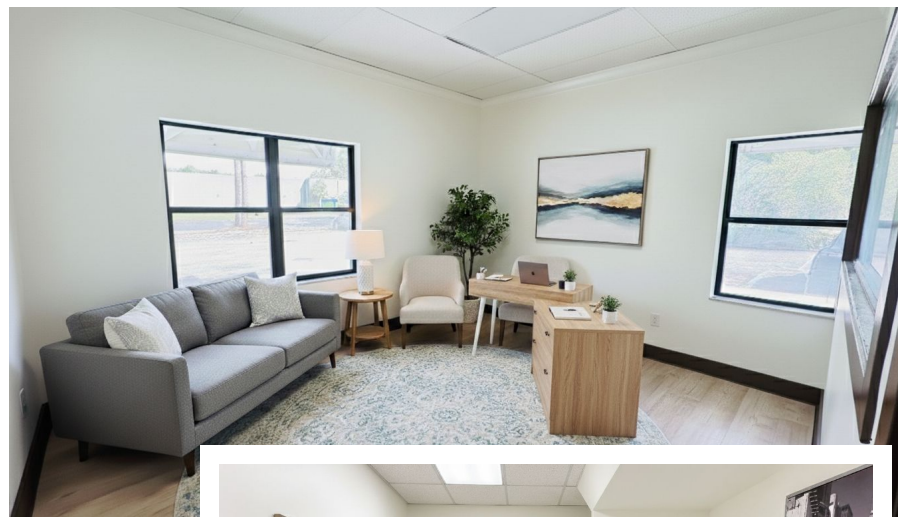
- ✓ 2050 sqft
- ✓ Offices (8x)
- ✓ Conference / Waiting room
- ✓ Rest/kitchen Area
- ✓ Entrance / Exit (2x)
- ✓ Women Restroom
- ✓ UNisex and ADA Restroom
- ✓ Water Heater Space
- ✓ 2 A/C units
- ✓ Technical Space



# 1st Floor



- ✓ 2050 sqft
- ✓ Offices (8x)
- ✓ Conference / Waiting room
- ✓ Rest/kitchen Area
- ✓ Entrance / Exit (2x)
- ✓ Women Restroom
- ✓ Men Restroom
- ✓ Water Heater Space
- ✓ 2 A/C units
- ✓ Technical Space (2x)





# Contact Us

Schedule a private tour today and see why this space is the perfect home for your business.



Phone

904.789.1144 | 321.831.9526



Email

omonard@northroyalcapital.com



Website

northroyalcapital.com



Address

8421 Baymeadows Way, Jacksonville, FL 32256

