



## 9109 Baymeadows Rd

9109 Baymeadows Rd, Jacksonville, FL 32256



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# 9109 Baymeadows Rd

\$15.00 /SF/YR

Great Building with road frontage on Baymeadows Rd. This is a corner unit with side facing the car wash and gas station. It was a former dentist office and medical office. There are private treatment rooms, a large open area, waiting room, reception, and private bathroom. Air conditioning system is less than 2 years old....

- Natural Light
- Road Frontage
- Dentist office
- Medical Office



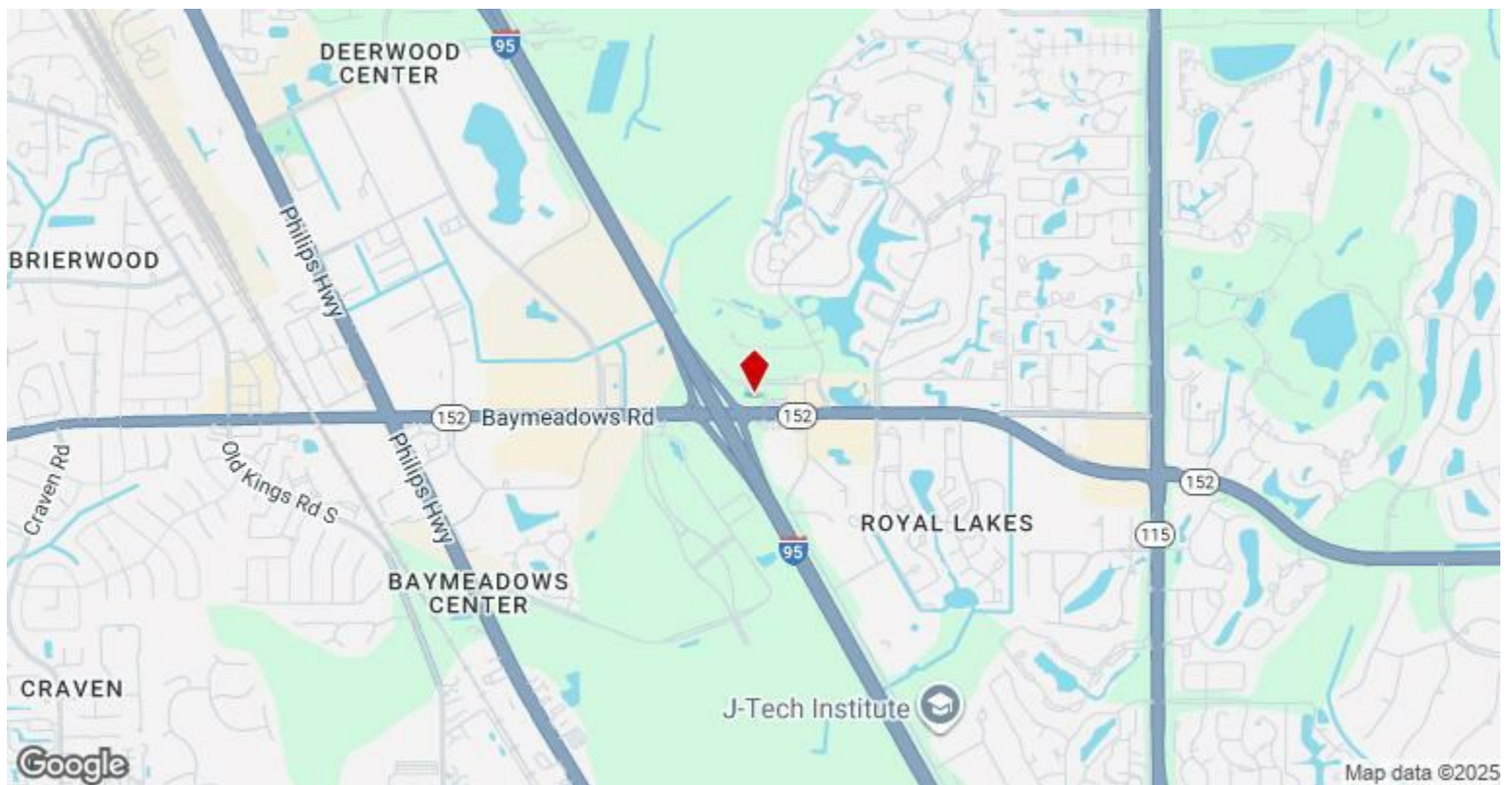
|                         |                    |
|-------------------------|--------------------|
| Rental Rate:            | \$15.00 /SF/YR     |
| Property Type:          | Office             |
| Property Subtype:       | Medical            |
| Building Class:         | B                  |
| Rentable Building Area: | 7,987 SF           |
| Year Built:             | 1976               |
| Walk Score ®:           | 39 (Car-Dependent) |
| Transit Score ®:        | 33 (Some Transit)  |
| Rental Rate Mo:         | \$1.25 /SF/MO      |

## 1st Floor Ste 3

|                 |                |
|-----------------|----------------|
| Space Available | 1,280 SF       |
| Rental Rate     | \$15.00 /SF/YR |
| Date Available  | Now            |
| Service Type    | Modified Gross |
| Space Type      | Relet          |
| Space Use       | Office/Medical |
| Lease Term      | 3 - 5 Years    |

This highly visible, 1,280 SF corner unit offers an ideal layout for dental or medical use. The space includes a spacious waiting room, open reception area, one private office, a kitchenette, and an exam room. The highlight is a large open room, fully plumbed for up to five dental stations. With excellent frontage on Baymeadows Road, this location offers high traffic exposure and easy access for patients and clients. Don't miss this turnkey opportunity in a thriving professional area! 3D Tour: <https://my.matterport.com/show/?m=3HTnc6kCoo4>





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Property Photos



Building Photo



Building Photo



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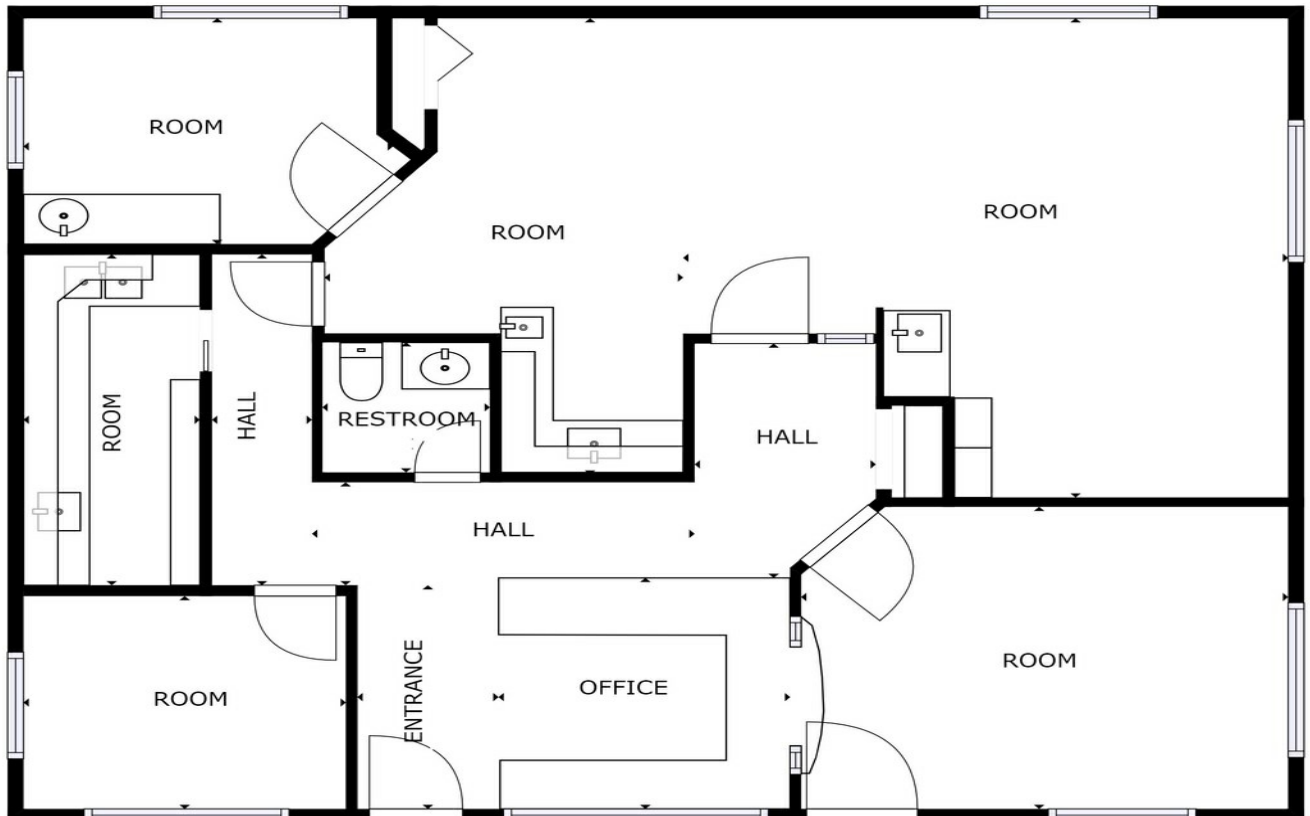




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