



## 9109 Baymeadows Rd

9109 Baymeadows Rd, Jacksonville, FL 32256



**Jaime Goujon**

Hill Valley Properties, LLC  
1211 Tech Blvd, Suite 109, Tampa, FL 33619  
[info@hillvalleycommercial.com](mailto:info@hillvalleycommercial.com)  
(813) 488-5520



## 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)

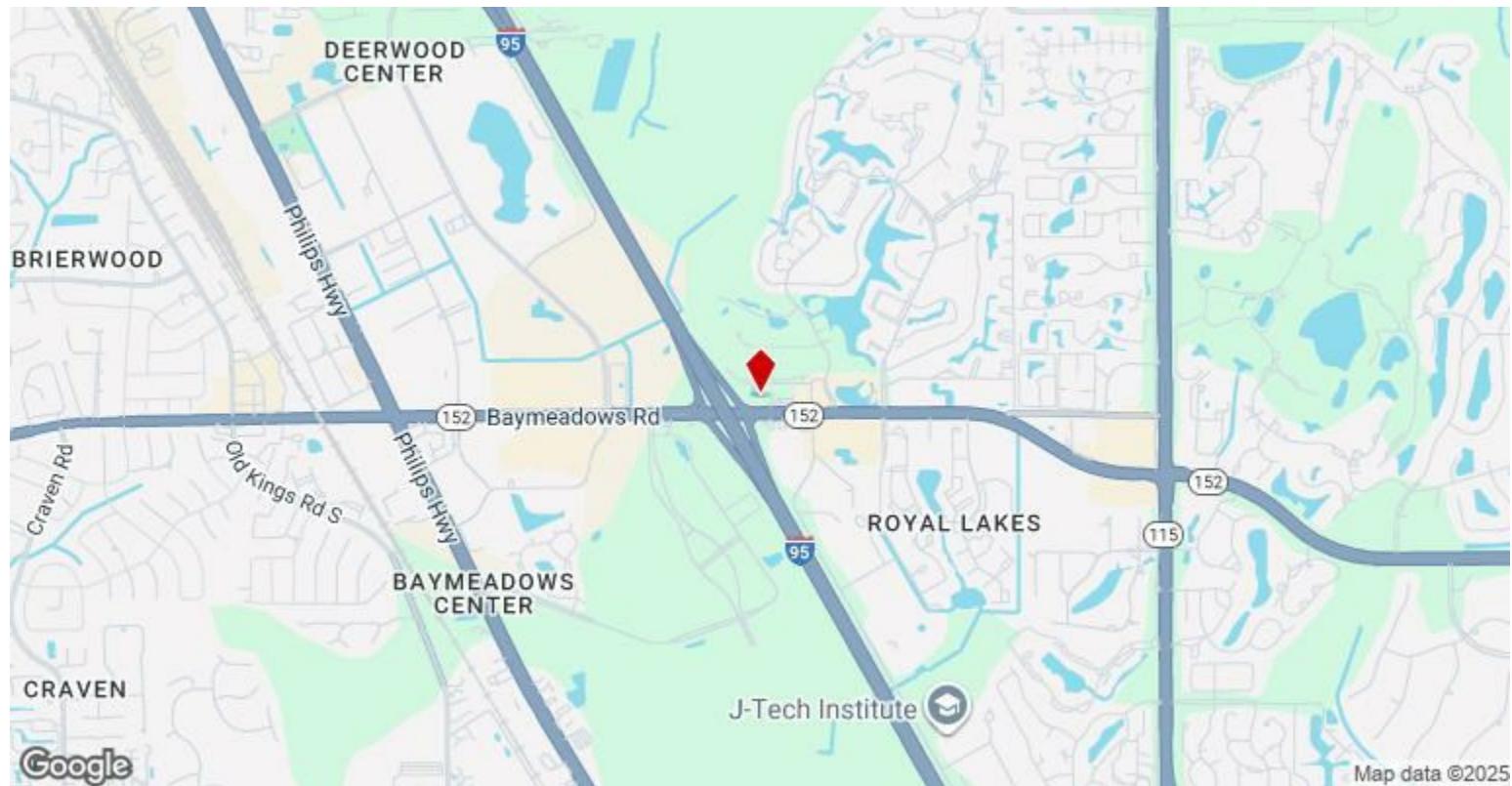
Transit Score ®: 33 (Some Transit)

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>



## 9109 Baymeadows Rd, Jacksonville, FL 32256

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.

# Property Photos



Building Photo



Building Photo

## Property Photos



Building Photo



Building Photo

## Property Photos

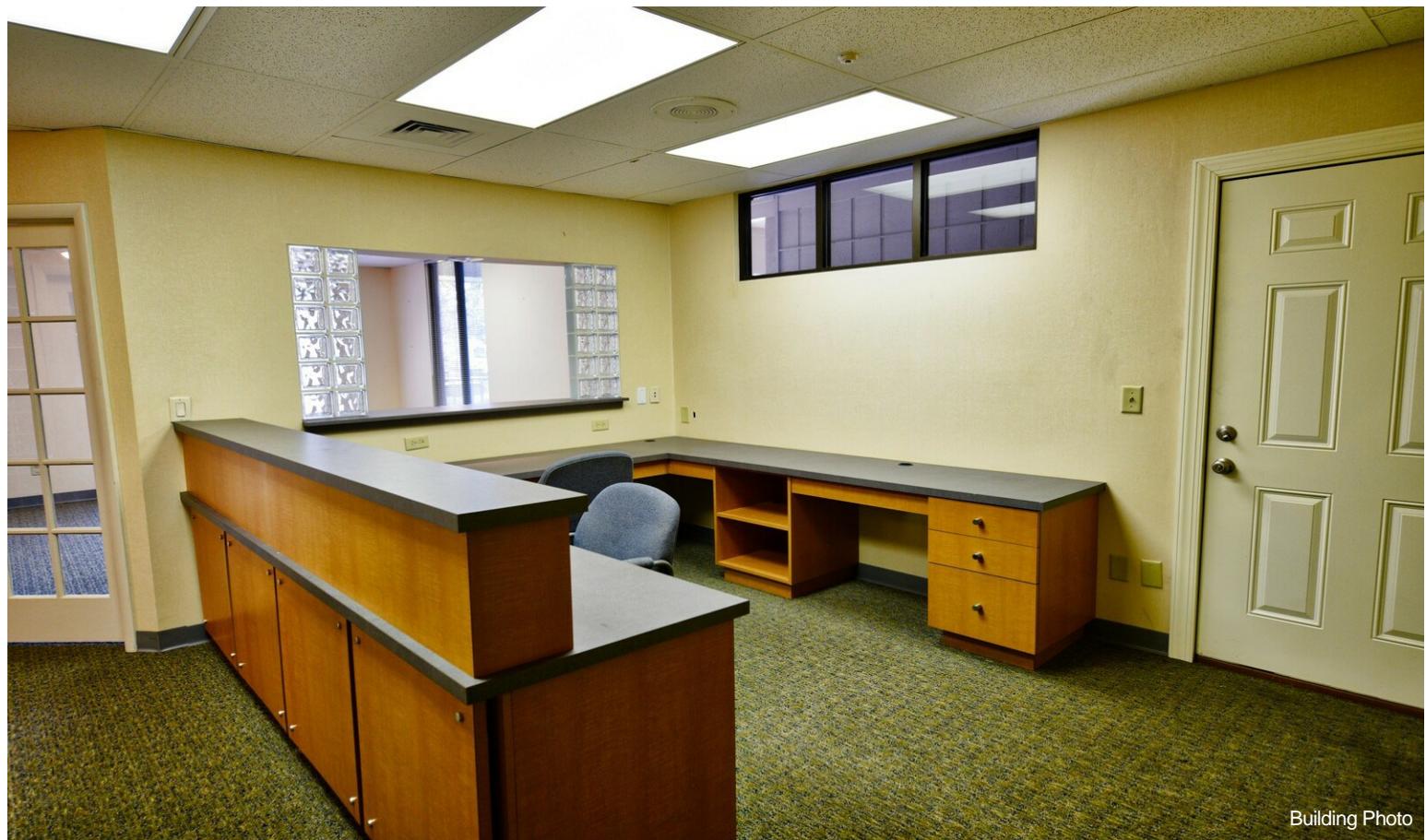


Building Photo



Building Photo

## Property Photos

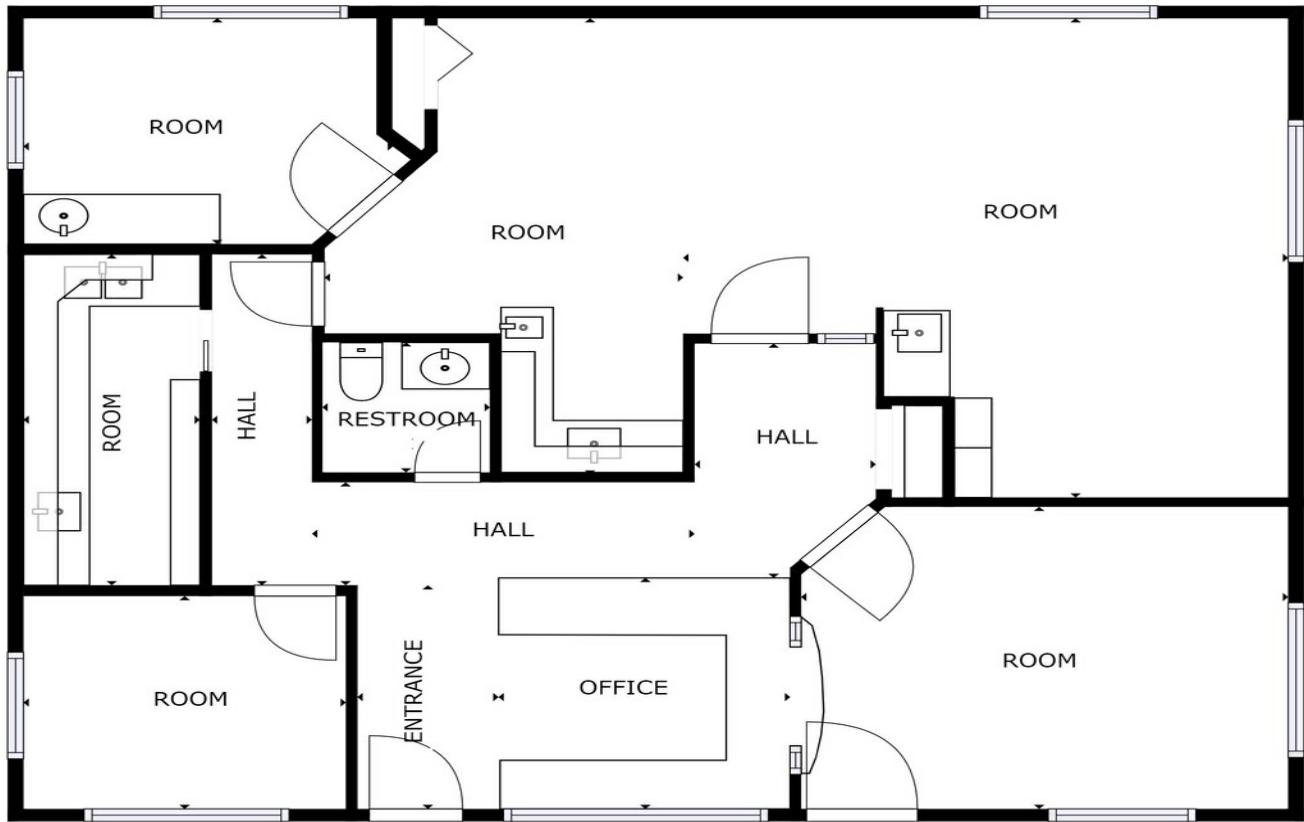


Building Photo



Building Photo

# Property Photos



# Property Photos

