



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
Suite 405, Jacksonville, FL 32256
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

**OFFICE SPACE
FOR LEASE**

7899 Baymeadows Way

Jacksonville, FL 32256

LAKEVIEWS

EASY ACCESS TO

I-95, U.S. HWY. 1 AND I-295

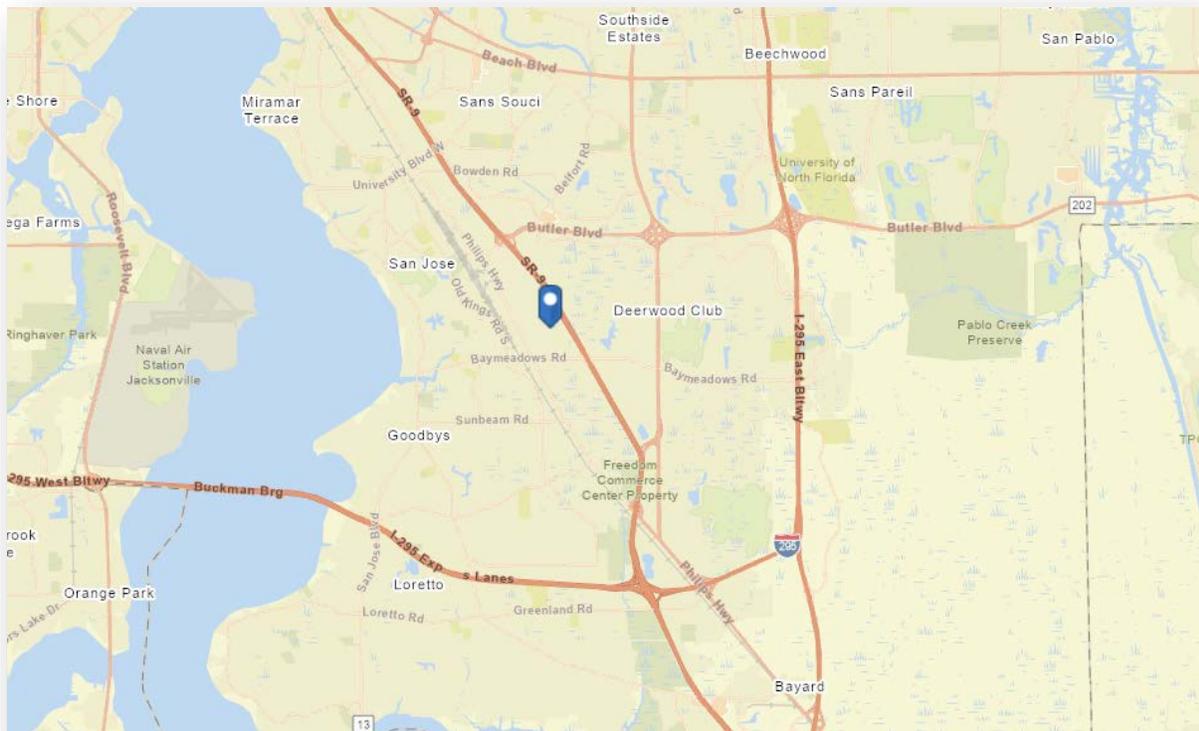
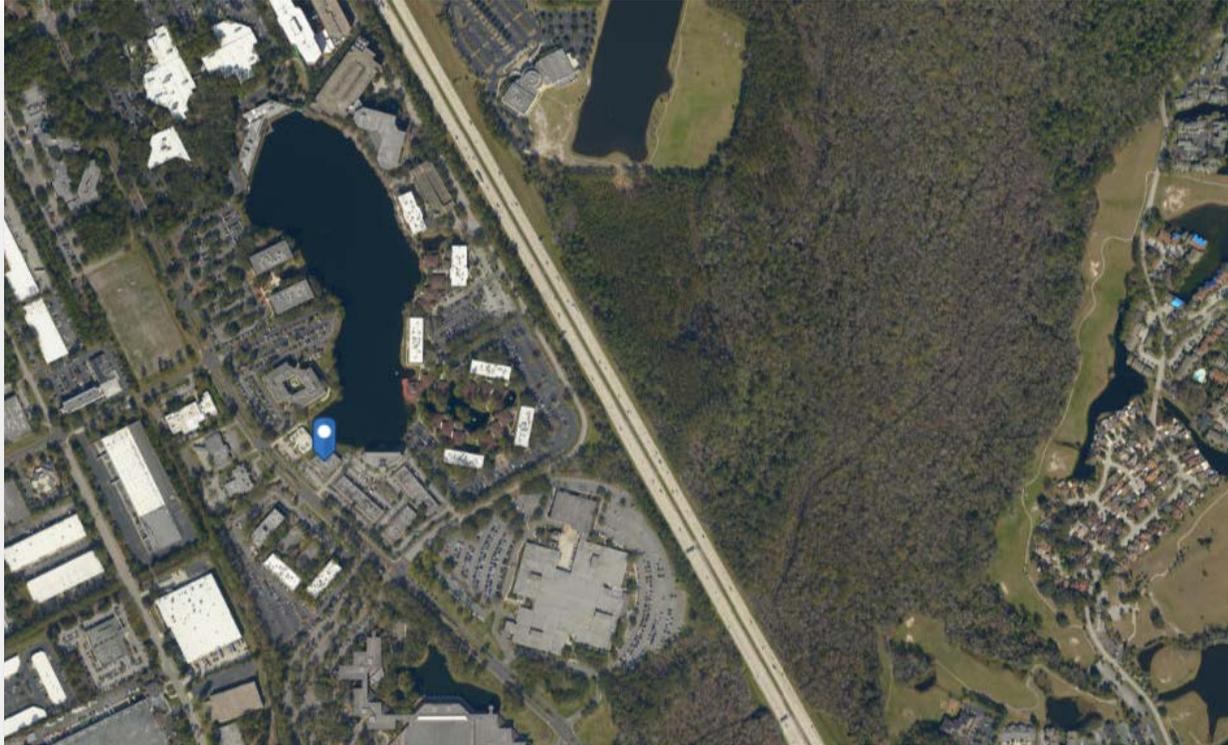


7899 Baymeadows Way, Jacksonville, Florida 32256

Building Size:	12,495 SF
Available Suites:	Suite 400 / 772 SF (Available 7-1-26) Suite 500 / 1,035 SF
Lease Type / Term:	Full Service / 5 Year Lease Term
Base Rental Rates:	\$22.00 PSF
Operating Expense/R.E. Tax Stop:	\$9.04 PSF (2026 estimate, included in base rent). Base Year to be established by the actual operating expenses and real estate taxes for the calendar year 2026, with Tenant paying any future increases exceeding the Base Year.
Parking:	Free. First Come, First Serve. 3.5 Spaces per 1,000 SF.
Location:	Located within a Highly Desirable Deerwood Center near the Intersection of Baymeadows Road and I-95. Easy Access to the U.S. Hwy. 1 / Philips Hwy.
Views:	Professional Office Park setting with Lake views.
Amenities:	Location offers easy access to Hotels, Banking, Restaurants and Retail Services.
Proximity:	In close proximity to the Baymeadows, Mandarin and San Marco areas of Jacksonville. Easy commute to the University of North Florida. And short drive times to Multi-Family & Single-Family housing in all price ranges.

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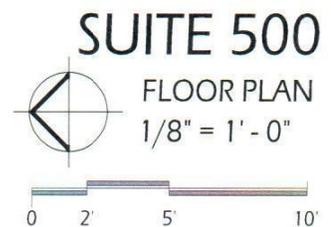
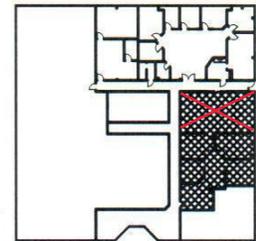
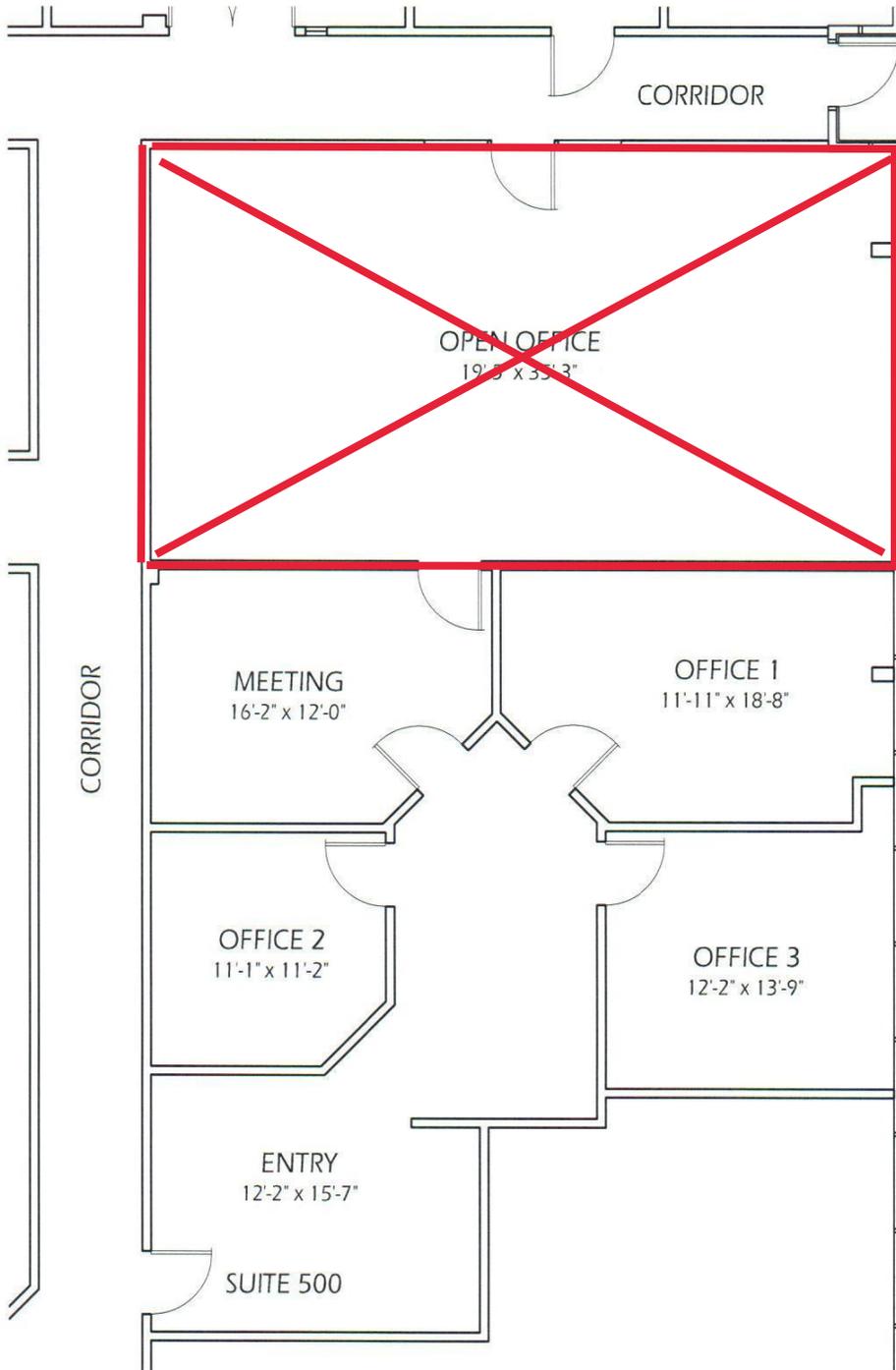
7899 BAYMEADOWS WAY



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SUITE 500
Floor Plan
1,035 SF

Michael Blake Architects LLC
904 Margaret Street
Jacksonville, Florida 32204
904.594.4994
AR96125



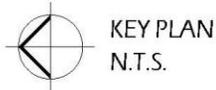
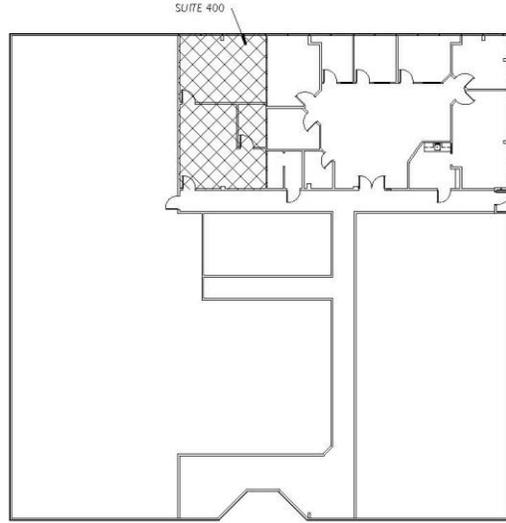


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SUITE 400

Floor Plan

772 SF



KEY PLAN
N.T.S.



Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
AR3518

