

OFFICE SPACE FOR LEASE

THE ARBOR BUILDING

1,363 - 5,356 RSF Available

7400 Baymeadows Way
Jacksonville, Florida 32216



FSOI, LLC | A Licensed Florida Broker # CQ1048040

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PROPERTY SUMMARY

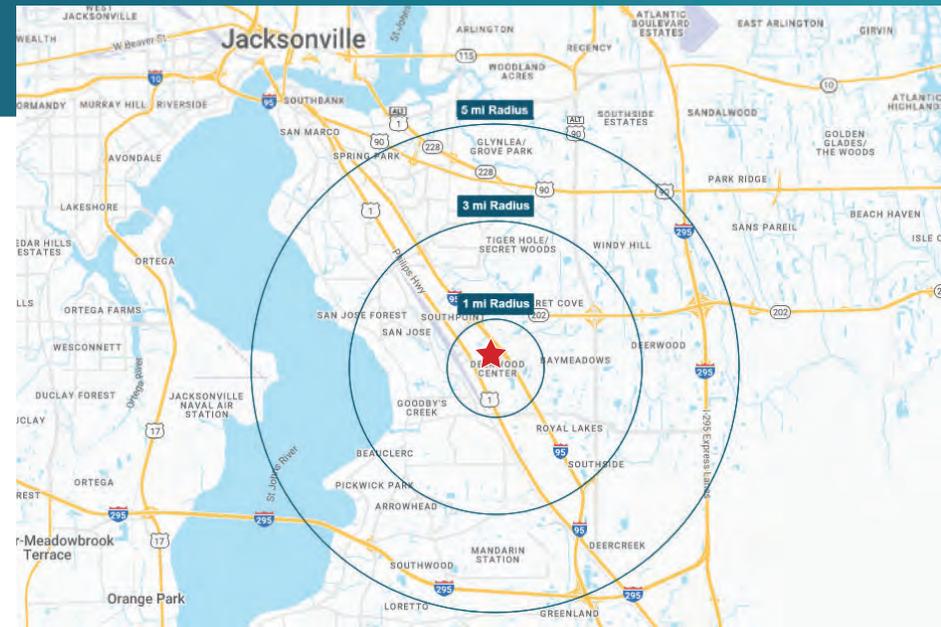


PROPERTY HIGHLIGHTS

- Move-in Ready Offices Available
- Great Natural Lighting
- Quick Access to I-95, Philips Hwy and JTB
- Ground Floor Spaces Available
- \$17.00/SF Full Service
 - Suite 100: 1,945 RSF
 - Suite 104: 2,112 RSF
 - Suite 200: 1,944 RSF
 - Suite 220: 5,356 RSF
 - Suite 300: 1,363 RSF
 - Suite 320: 2,170 RSF

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,790	81,926	191,716
Total Households	1,666	36,574	82,910
Average Income	\$80,121	\$78,559	\$83,840
Median Age	38.1	36.3	37.2
Daytime Population	12,413	76,662	145,036



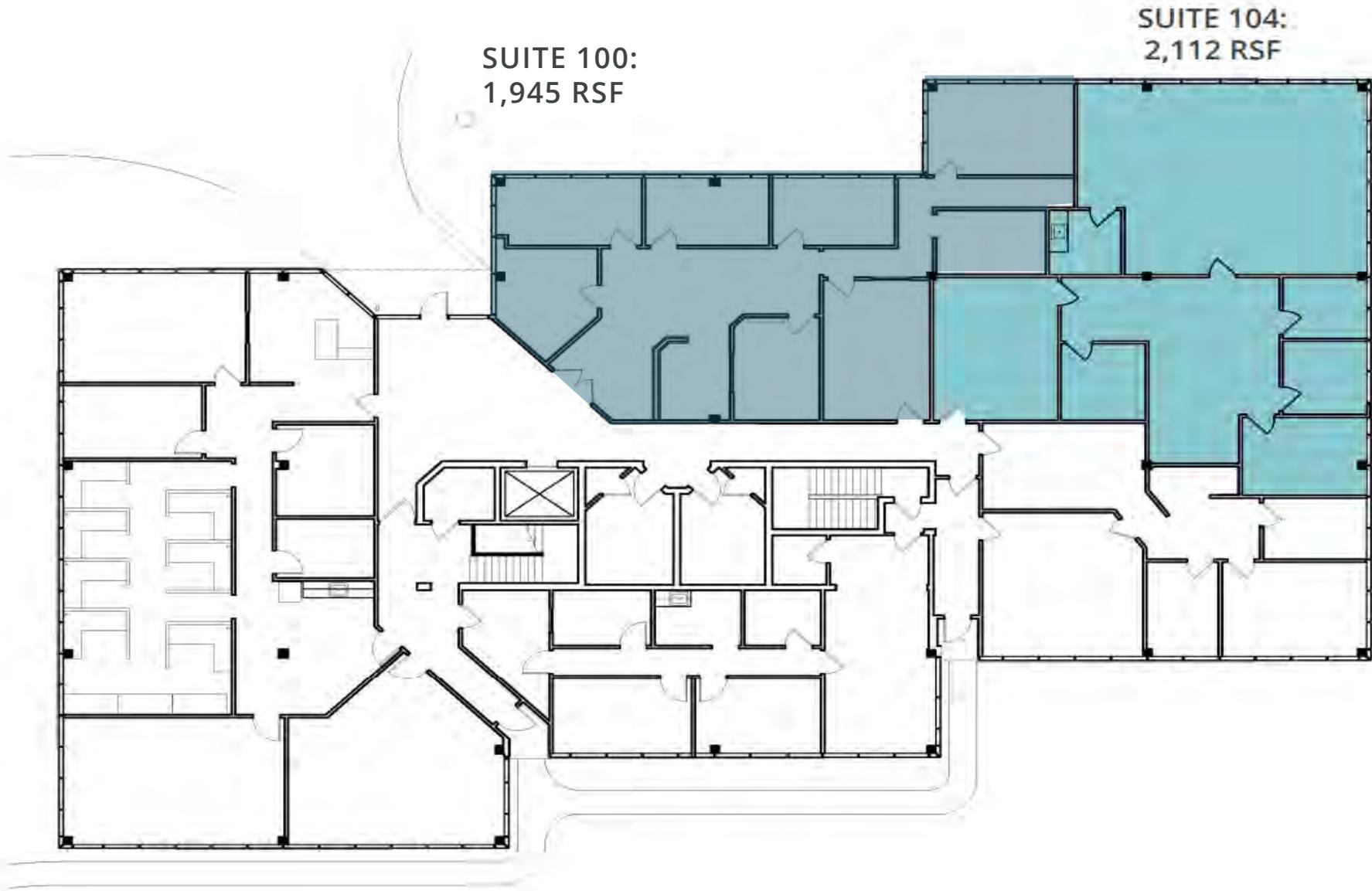
7400 BAYMEADOWS WAY | JACKSONVILLE, FL 32256

PROPERTY PHOTOS



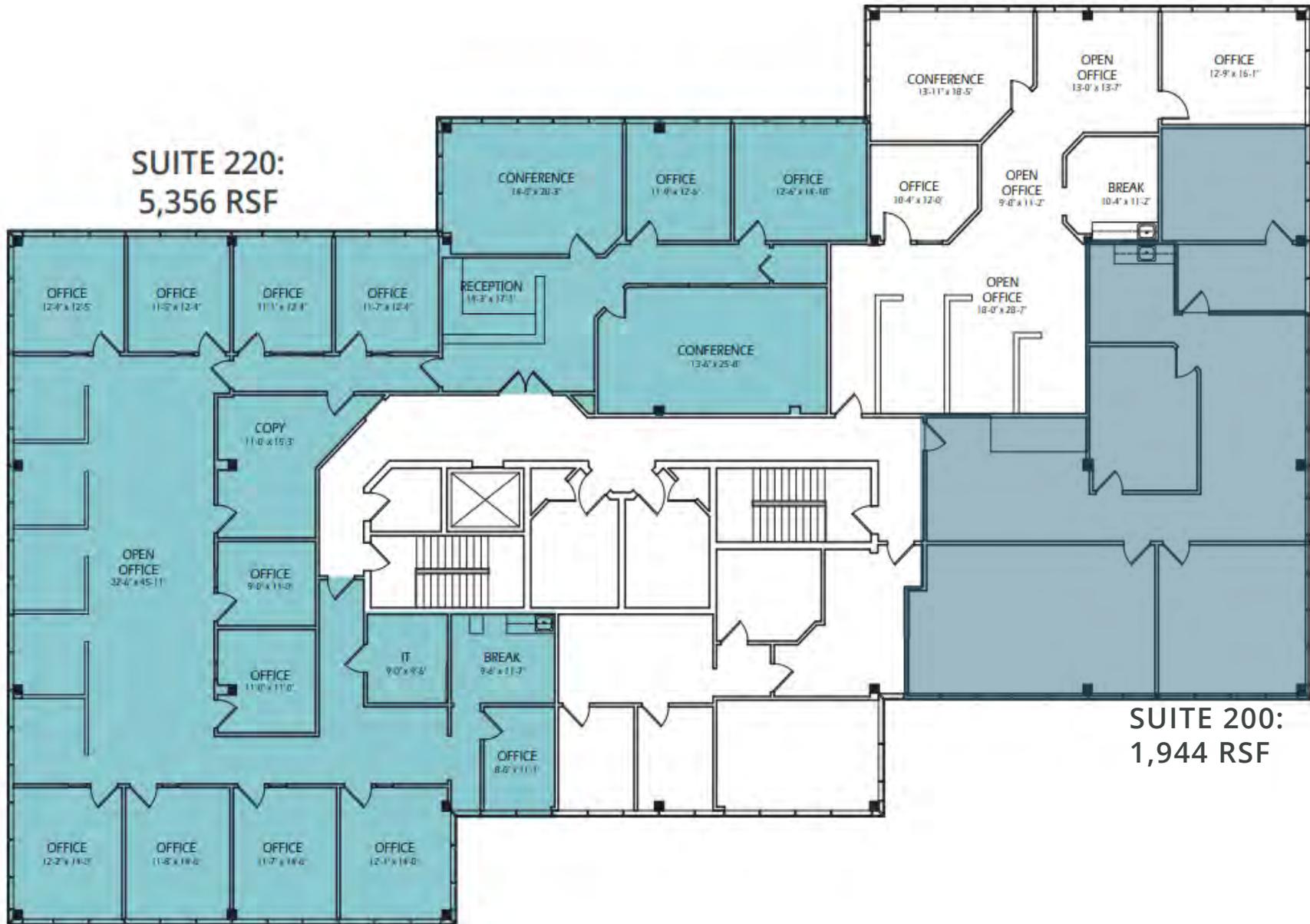
FLOORPLAN

FIRST FLOOR



FLOORPLAN

SECOND FLOOR



FLOORPLAN

THIRD FLOOR



SUITE 300:
1,363 RSF

SUITE 320:
2,170 RSF