



**Office/Flex
For Lease**

1,950± SF - 22,134± SF
contiguous availability



view
video



view
website

Lease rate:

Starting at

\$12.50/SF NNN

OPEX: \$3.57/SF

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Cypress Business Center

8301 Cypress Plaza Drive, Jacksonville, FL 32256

Total capital expenditures by current ownership since February 2020: \$2.539M

- Highlights: HVAC \$500k, roof replacements \$380k, mill & pave parking lot \$360k, new monument sign \$50k, other \$216k
- Tenant Improvements \$1.033M

Characteristics

- One and two-story office/flex spaces with adaptable floor plans
- Floor plans from 1,950± - 22,134± SF
- Philips Hwy. frontage offers excellent visibility
- Monument signage and directional signage at entrance
- Abundant parking ratio of 5.5 per 1,000 SF
- Separately metered electric, eliminating after hours HVAC fees
- Multiple points of ingress and egress
- Fanatics, Inc. is the anchor tenant in the park

Location

- Central Jacksonville location within the desirable Butler/Baymeadows submarket with direct access to US-1, and proximity I-95, JTB and I-295
- ½ mile from Butler Point with 16 fast casual restaurant options
- 2.5 miles from the intersection of Philips Hwy. and Baymeadows Rd. with abundant amenities
- 10-minute drive to St. Johns Town Center

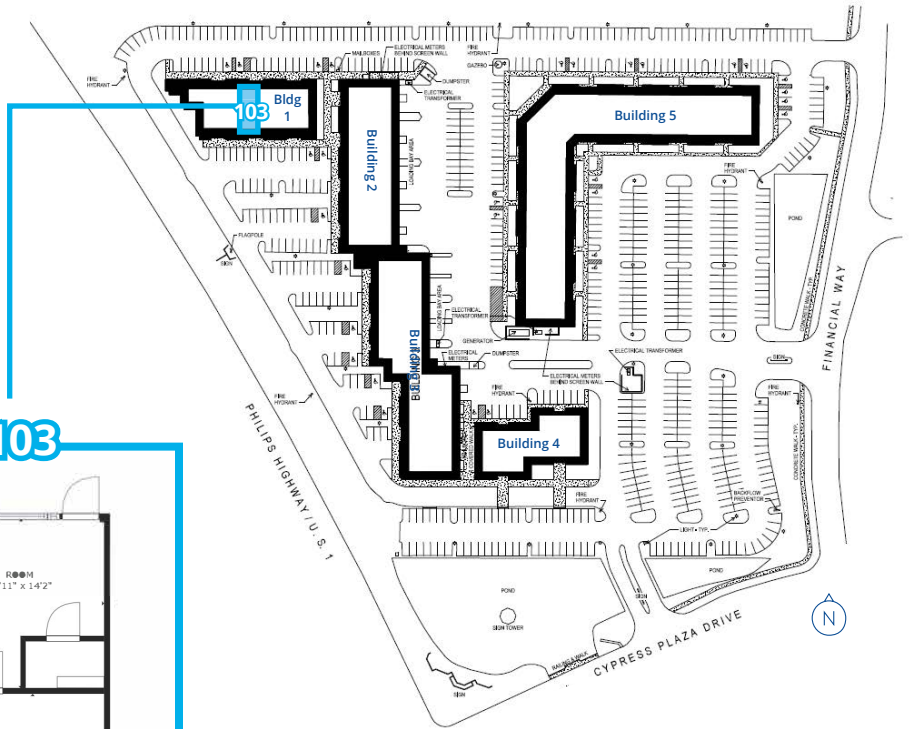
Availability

Building 1, Ste 103

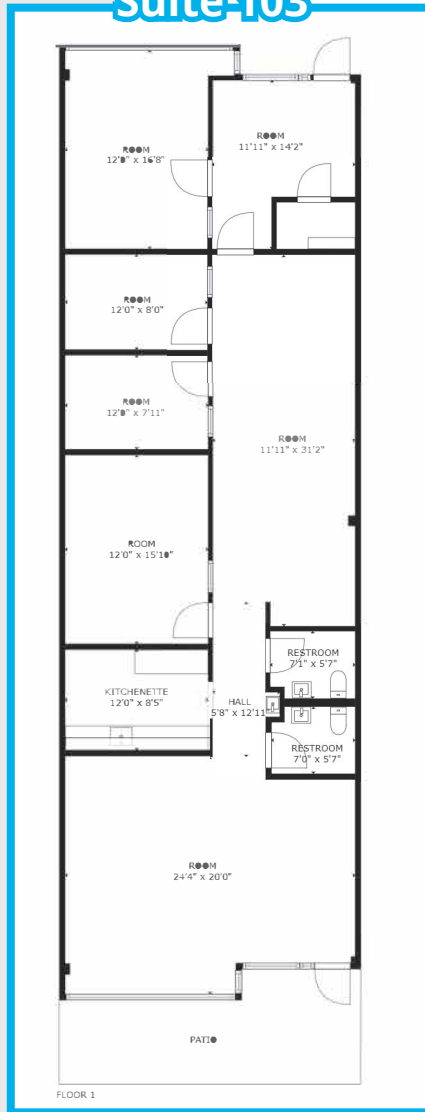
Size: 1,950± SF

Rate: \$13.50/SF NNN

- Available 12/1/24
- Turnkey space
- Tenant Improvement allowance available



Suite 103



Availability

Building 4, First Floor

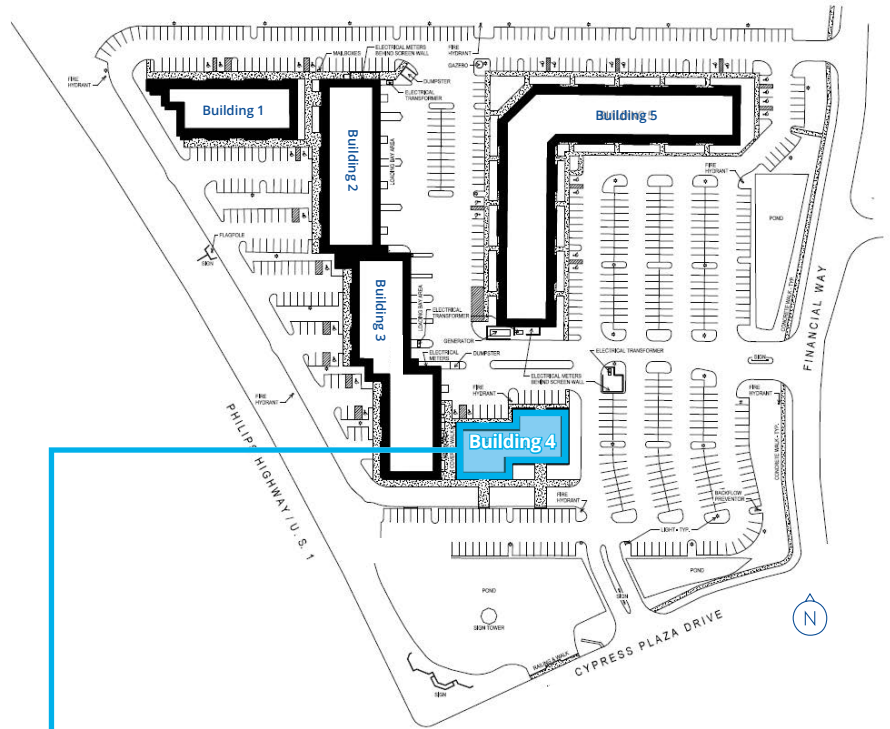
Available Suites

- Suite 100: 2,431± SF
- Suite 200-300: 5,051± SF
- Suite 400: 2,572± SF

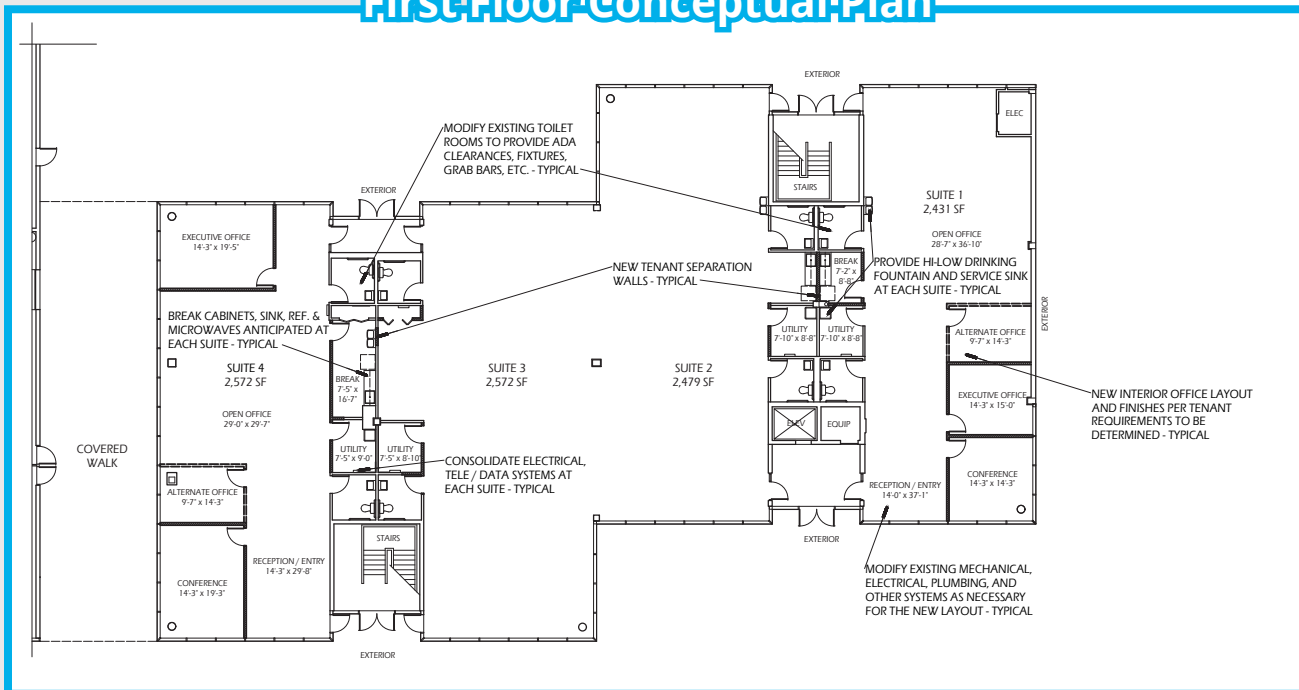
Rate: \$15.00/SF NNN

Grade level access doors can be added

Contiguous SF Available: Up to 22,134± SF*



First Floor Conceptual Plan



*Can be combined with second floor for a total of 22,134± contiguous SF

Availability

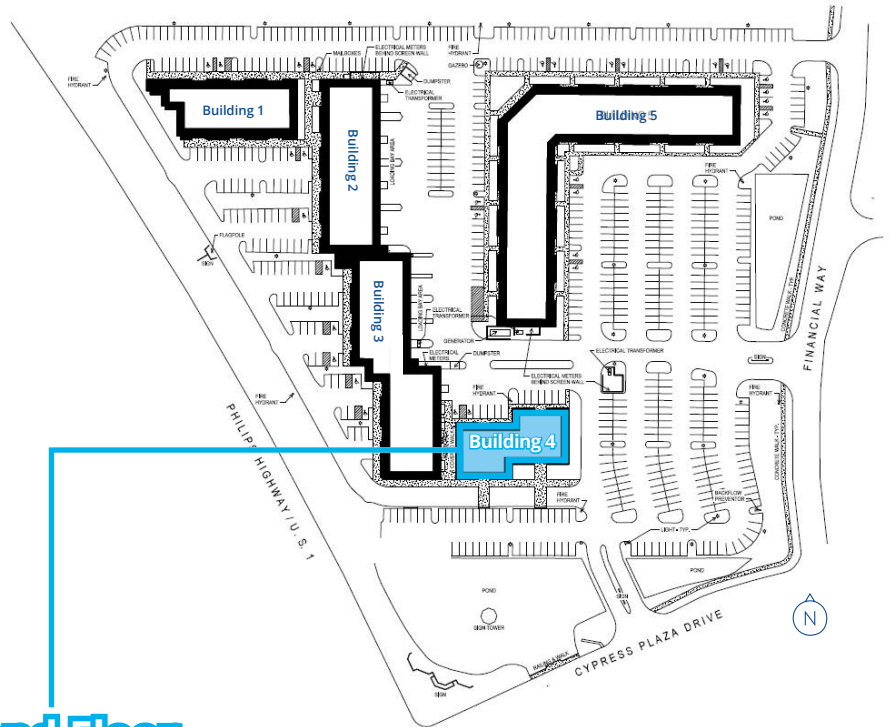
Building 4, Second Floor

Size: 11,703± SF

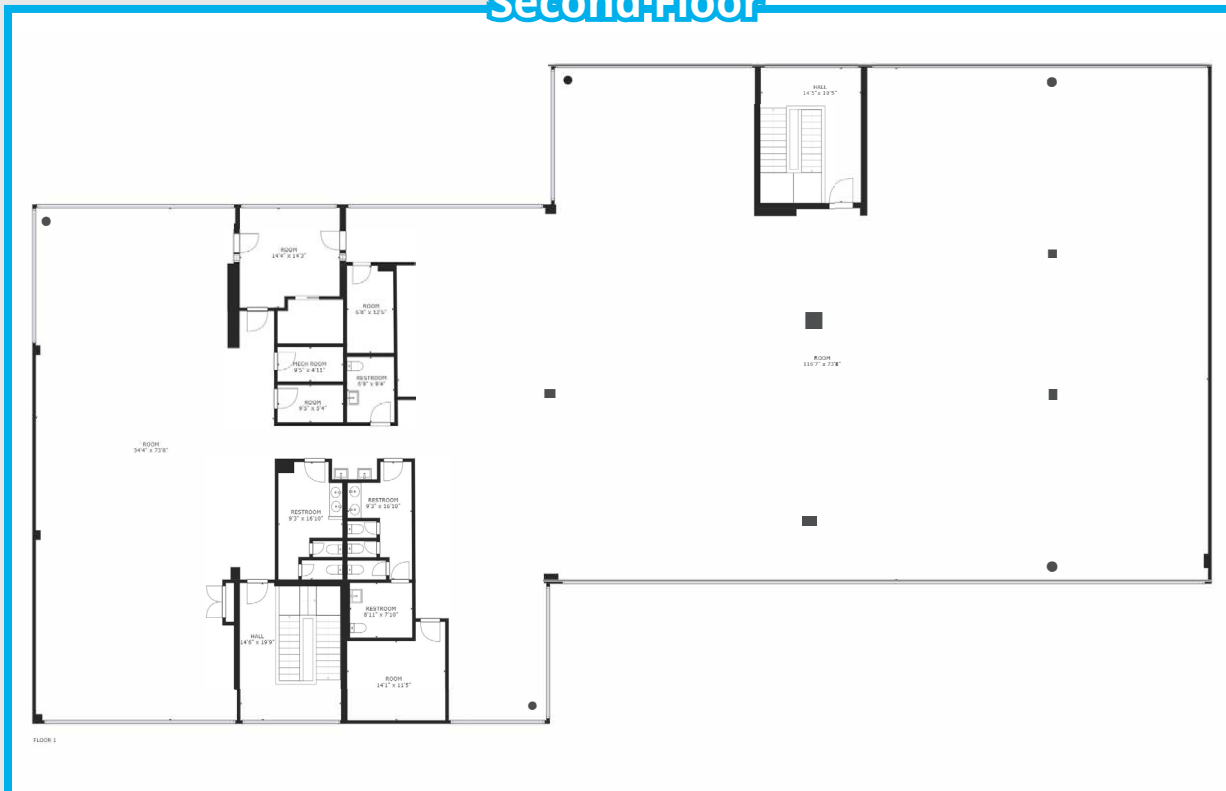
Rate: \$12.50/SF

- Tenant Improvement Allowance available (\$30/SF)
- Landlord is able to finance additional tenant improvements and fund the improvements without lender approval
- 2% finding brokers bonus (Building 4, second floor only)

Contiguous SF Available: Up to 22,134± SF*



Second Floor



*Can be combined with second floor for a total of 22,134± contiguous SF

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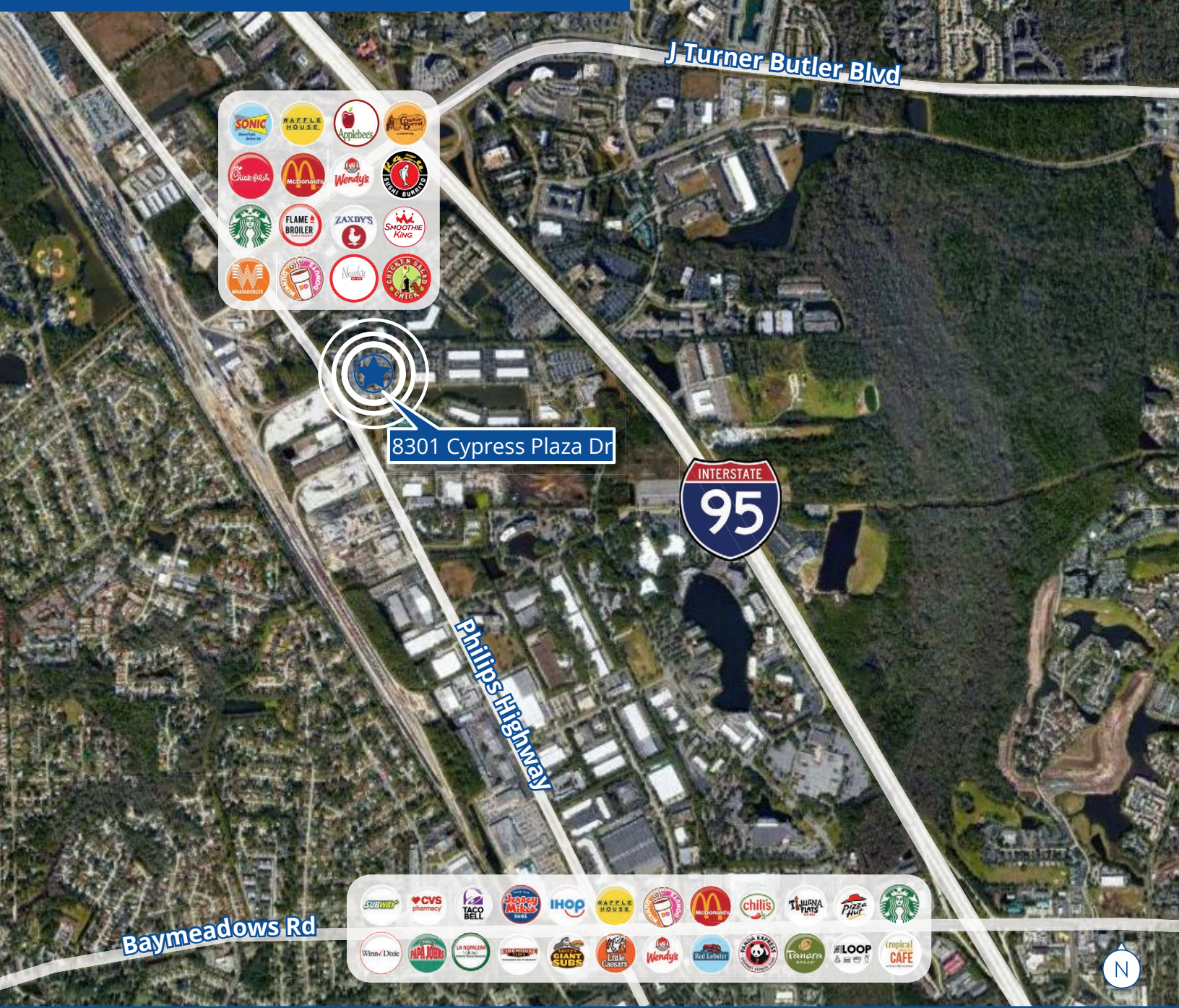
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Photo Gallery

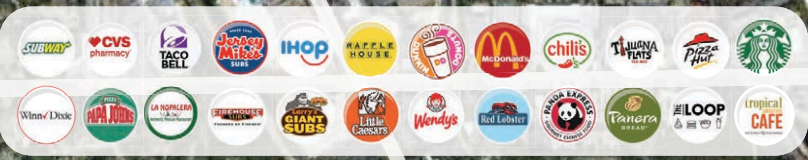


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Trade Area



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