

INCOME PRODUCING OFFICE PROPERTY
9428 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256

CALL FOR PRICING
120,485 SQ FT FOR SALE
PRIME OWNER-USER OPPORTUNITY

SELLER OFFERING AGGRESSIVE FINANCING TERMS. CALL FOR MORE DETAILS.



NAI Hallmark
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



DANIEL BURKHARDT
Senior Vice President
+1 904.404.4455
db@naihallmark.com



KEITH GOLDFADEN
Co-CEO
+1 904.404.4474
kg@naihallmark.com



ALEX CALIEL
Investment Analyst
+1 904.404.4451
afc@naihallmark.com

200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naihallmark.com

EXECUTIVE SUMMARY



NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Baywood Center, located at 9428 Baymeadows Road in Jacksonville, Florida 32256 (the "Property"). The Property consists of a six-story, multi-tenanted office building totaling 120,485 square feet. The Property is situated on 5.54 acres of land in Jacksonville's Butler/Baymeadows submarket, and has quick and easy access to Baymeadows Road, I-95, US-1 and Southside Blvd. It was built in 1985 and recently underwent several renovations including a complete exterior repainting, refinished brass on the elevators, parking lot reseal/restripe, and parking lot LED light installation.

OFFERING SUMMARY

Address	9428 Baymeadows Road Jacksonville, Florida 32256
Asking Price	Call for Pricing
Number of Buildings	One (1)
Number of Floors	Six (6)
Tax Real Estate Number	152683-0530
Year Built	1985
Gross Building Area	120,485 SF
Rentable Building Area	115,096 SF
Land Size	5.54 acres
Zoning	CRO (Commercial, Residential, and Office)
Parking	415 spaces, including 6 ADA accessible spaces
Current Occupancy	74%

INVESTMENT HIGHLIGHTS

NEARBY RESTAURANTS AND AMENITIES FOR TENANTS

Numerous popular restaurants, grocery and drug stores are located close to the Property, many within walking distance, including Starbucks, First Watch, Four Rivers BBQ, Chipotle, Publix, Wal-Mart Neighborhood Market and Walgreens. The walkability to some of these services distinguishes the Property from many of its suburban competitors.

PROXIMITY TO MAJOR ROADS AND HIGHWAYS

Centrally located just east of the intersection of Interstate-95 and Baymeadows Road with over 115,000 AADT, the Property is a convenient commute for employees throughout the Jacksonville MSA. In addition, the property is 0.5 miles from Southside Blvd (54,000 AADT) and 1.5 miles and 3.0 miles from US-1 and I-295, respectively.

VALUE ADD OR OWNER USER OPPORTUNITY

There is an opportunity to increase occupancy and rates to the submarket average. In addition to the value add opportunity, there is also the possibility for a buyer to occupy a portion of the building. The Property is also currently positively cash flowing.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



VIEW TO THE SOUTHWEST



928
BAYMEADOWS

extended
STAY
AMERICA

RAMADA
WORLDWIDE

117,000 A.A.D.T.

INTERSTATE
95
Dailys

Comfort
SUITES

Krystal
GATE
CHIPOTLE
Hardee's

Arbys

FirstWatch
The Daytime Cafe

Starbucks

EMBASSY SUITES
HOTELS*

BAYMEADOWS RD - 43,000 A.A.D.T.



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