

FOR LEASE



Lakeside Plaza



8665 Baypine Rd.
Jacksonville, FL 32256

Lease Details:

Lease Type: Full Service

Minimum Lease Term: Negotiable

Limited-Time NEW Lease Incentives

- Delayed Rent Commencement (Free Rent)
- Tenant Improvement Funding
- Tenant Rep. Compensation
- Professional Management Team

<i>AVAILABLE SUITES</i>	<i>LEASE RATE</i>	<i>SQFT</i>	<i>MONTHLY RENT</i>
110	\$18.75	2,962	\$4,630
215	\$18.75	1,678	\$2,622
220	\$18.75	2,166	\$3,384
230	\$16.95	7,215	\$10,190
300	\$16.50	10,112	\$13,900
3RD FLOOR	\$16.95	17,129	\$24,194

*Certified Measurements Completed 2024




Act Now!

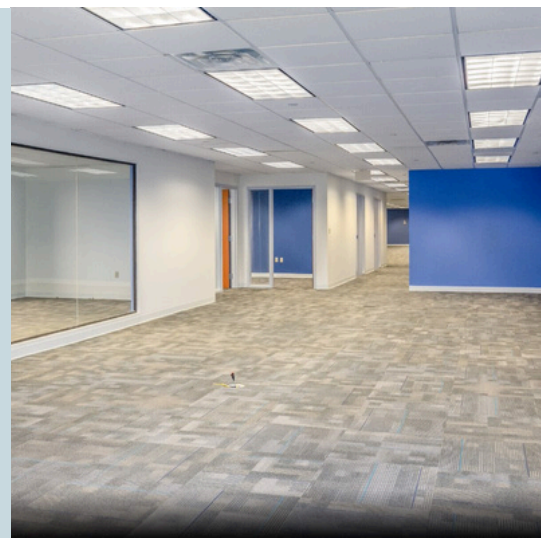
Contact us today to schedule a tour or learn more about our leasing options

Tom Narut

Nit Management LLC

 (407) 487-2006

tom@nitmanagement.com



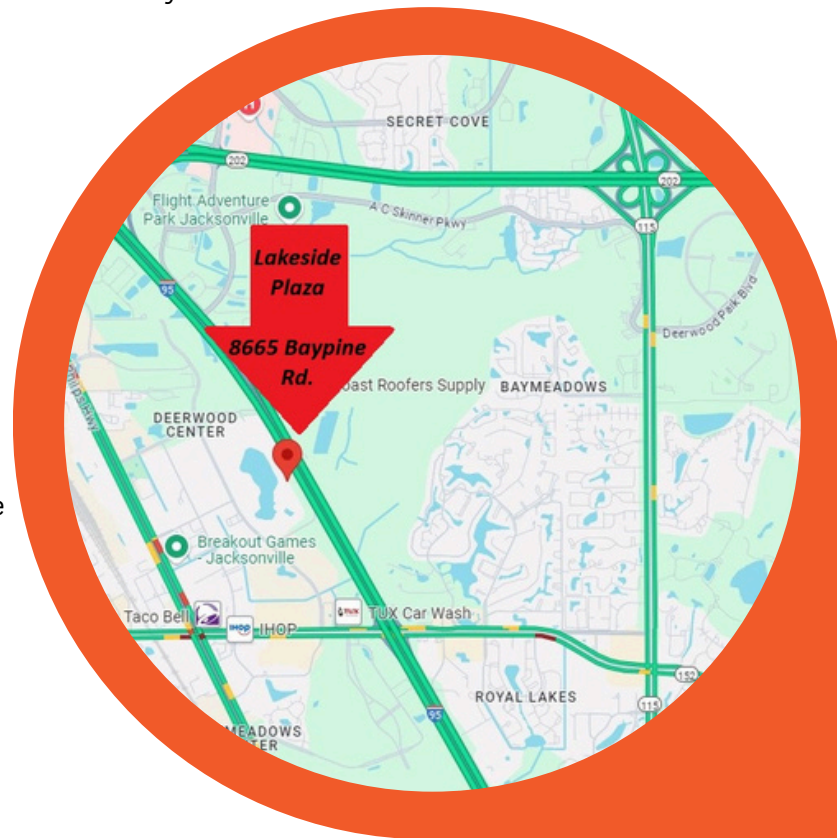


Property Features:

- **Significant Renovations in 2023 -2024:** New Roof, resealed/restriped parking lot, upgraded access security controls, lobby fountain, landscaping and a freshly designed grand entry with an open stairwell and ample natural light.
- **Variety of Office Spaces:** Explore a range of office spaces in various sizes, suitable for a diverse array of businesses and professions such as Corporate offices, Professional Services, Technology Firms, Financial Institutions and Medical Practices.
- **Ample Parking:** Plenty of parking spaces ensure convenience for tenants and visitors.
- **Serene Outdoor Spaces:** Enjoy lush landscaping, a gazebo, and a deck overlooking a picturesque central lake, providing a tranquil environment for work and relaxation.
- **Prime Location:** Nestled in the Deerwood Center Office Park, tenants benefit from swift access to upscale residential neighborhoods tapping into a robust labor pool with 149,071 daytime employees, national retailers, and diverse restaurants all within a 5-mile radius.
- **Excellent Connectivity:** Near-direct access to US Highway 1 and Interstate 95, with smooth connectivity to Interstate 295 less than 4 miles away

Incentives & Lease Terms:

At 8665 Baypine, we offer competitive lease packages tailored to meet your business needs. Our lease terms are flexible, with attractive incentives such as delayed rent commencement and tenant improvement funding, making this an ideal opportunity for businesses of all sizes. Contact us to learn more about how we can structure a lease that works for you!



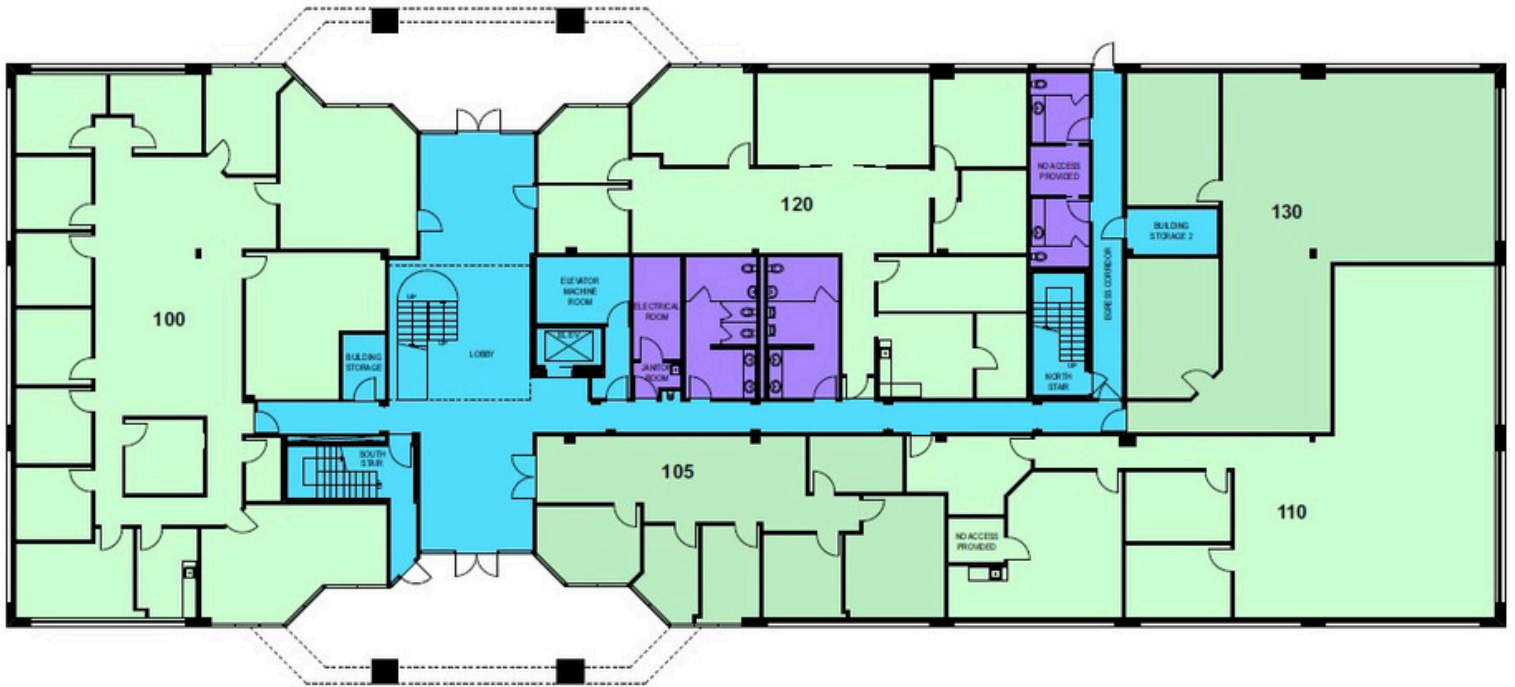
Market Context:

Located in Jacksonville's Butler/Baymeadows submarket, 8665 Baypine Rd benefits from the area's growing demand for high-quality office space. This submarket is known for its accessibility and proximity to major roadways, including US Highway 1, I-95, and I-295, offering businesses excellent regional connectivity.

The property is competitively priced at **\$18.75 per square foot**, which is below the submarket's average asking rent of **\$21.33 per square foot** for 1-3 Star properties, making it an attractive option for businesses seeking value in a prime location.

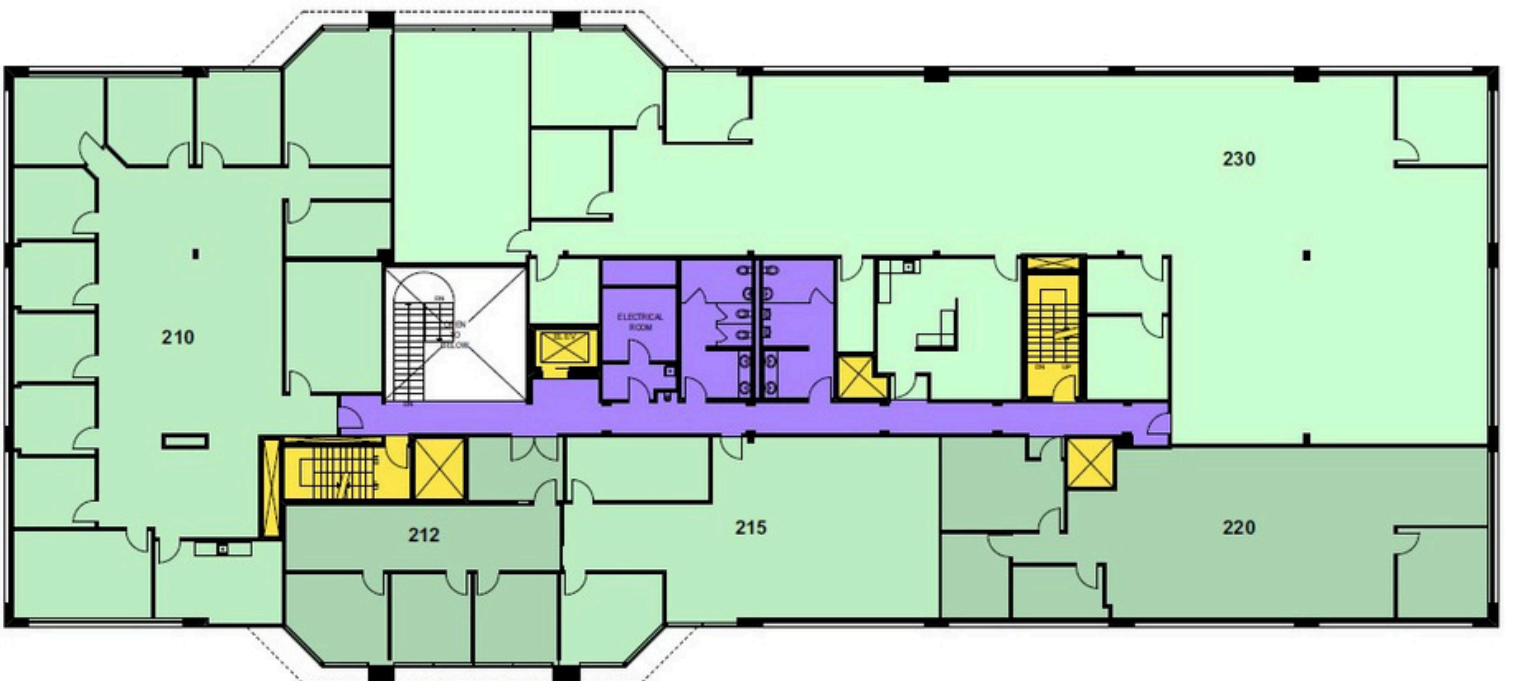
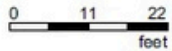
In addition to its strategic location and competitive leasing terms, 8665 Baypine Rd provides a modern office environment, recently updated in 2024. Tenants will appreciate the beautifully designed entry, abundant natural light, and serene surroundings, which contribute to a productive and welcoming workspace. The property is also close to dense residential areas, national retailers, and dining options, ensuring a balanced work-life environment for tenants and their teams.

Floors 1 - 2 Layout



BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)

- Rentable Exclusions
- Building Service Area
- Building Amenity Area
- Floor Service Area
- Tenant Area & Tenant Ancillary Area

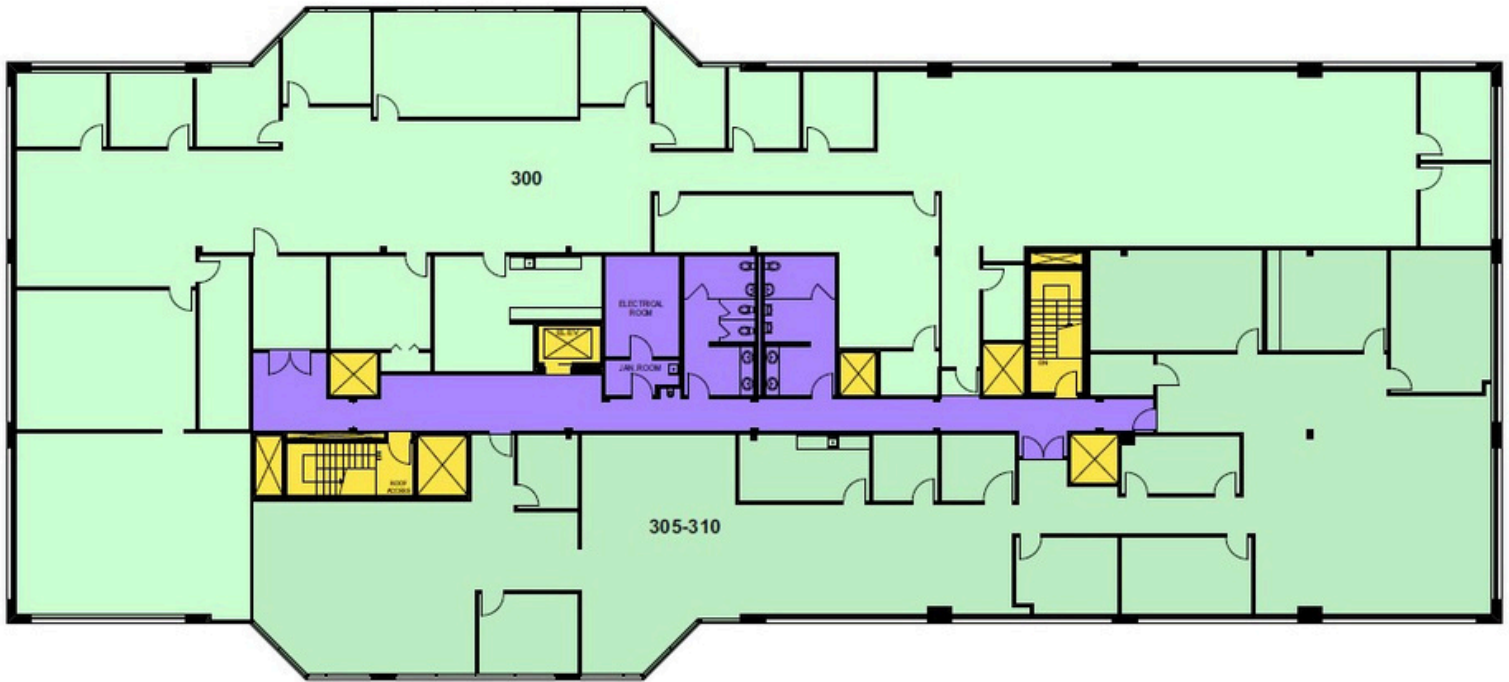


BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)

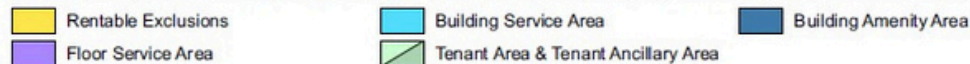
- Rentable Exclusions
- Building Service Area
- Building Amenity Area
- Floor Service Area
- Tenant Area & Tenant Ancillary Area



Floor 3 Layout



BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD A (ANSI/BOMA Z65.1-2017)



Suite Layout Customization:

We understand that every business has unique space requirements. Our flexible layout options across three floors are designed to accommodate a variety of industries and operational needs. Whether you're looking for open-plan offices, private suites, or a combination of both, we offer the opportunity to tailor the space to suit your team's workflow and preferences.

- **Customizable Space:** Each floor can be reconfigured to meet your specific requirements. Whether you need open collaborative work areas, individual offices, or specialized rooms like conference or break rooms, we can work with you to ensure the layout fits your vision.
- **Divisible Spaces:** For smaller tenants or businesses that require less space, portions of each floor can be subdivided to create efficient, private suites without sacrificing comfort or functionality.
- **Tenant Improvements:** With available Tenant Improvement (TI) funding, we support your vision to enhance the space to reflect your brand, culture, and business needs. This funding can be used to upgrade finishes, install custom furniture, or make other modifications that best support your operational goals.
- **Flexible Floorplans:** Our floor layouts are designed with versatility in mind, offering the flexibility to expand or reconfigure as your business grows. The building's infrastructure allows for quick and efficient changes, helping you scale without disruption.

Let us help you create the ideal work environment that fosters productivity and aligns with your business goals. Whether you're expanding, relocating, or upgrading your workspace, 8665 Baypine offers the adaptability and support you need.