



FOR LEASE

EL LAGO

7915 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA 32256



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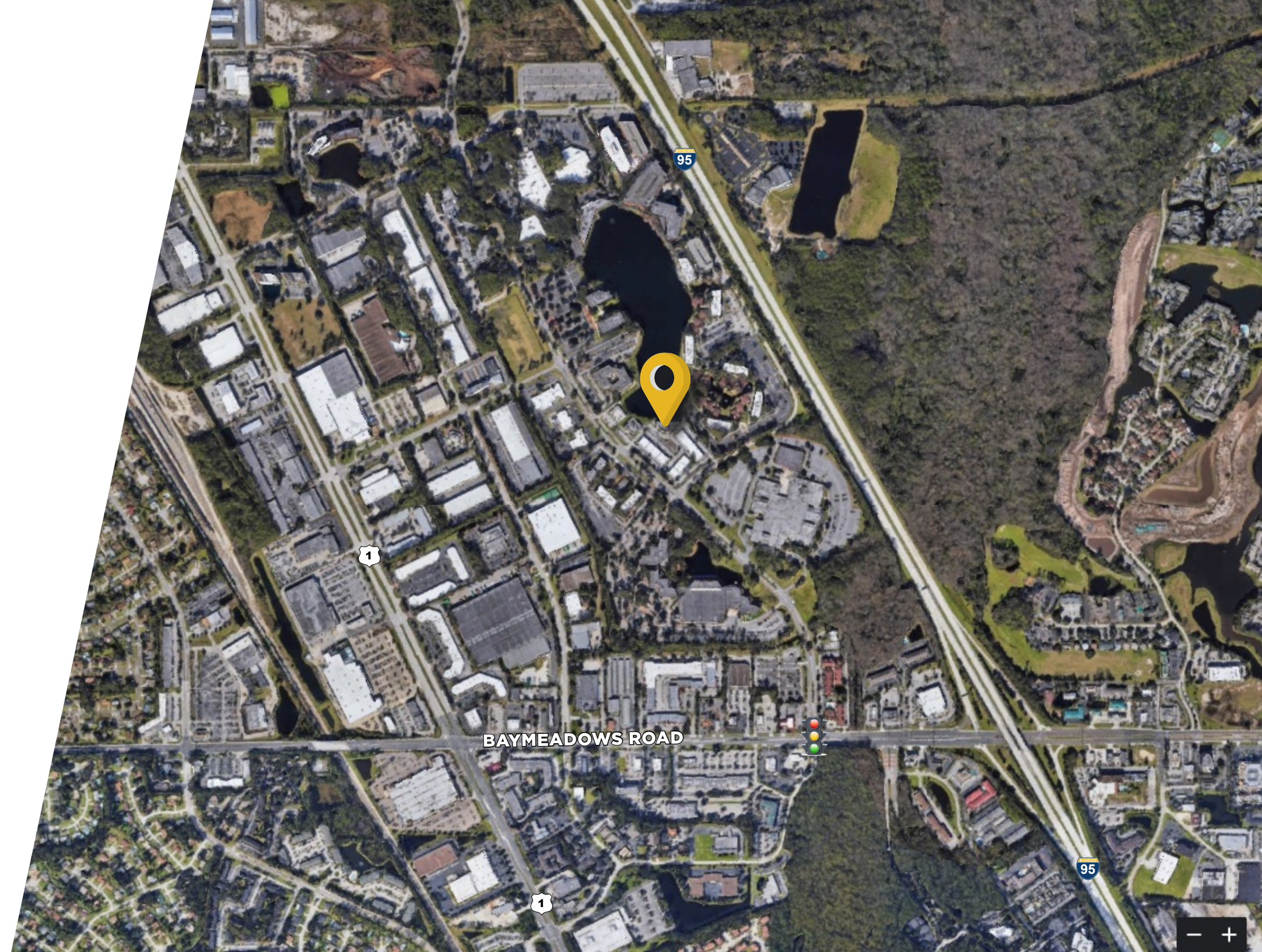


BUILDING AMENITIES

- Three-story, Class-A office building with covered parking garage on the first floor
- Panoramic lake views and outdoor patio
- Building signage available
- Quick access to Baymeadows Rd, Philips Hwy. (U.S. 1) and Butler Blvd. - 1 block to I-95

PROPERTY HIGHLIGHTS

- Numerous banks, shopping and services nearby
- Centrally and conveniently located in Deerwood Center
- On-site deli
- 24/7 security patrol









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BUILDING FEATURES

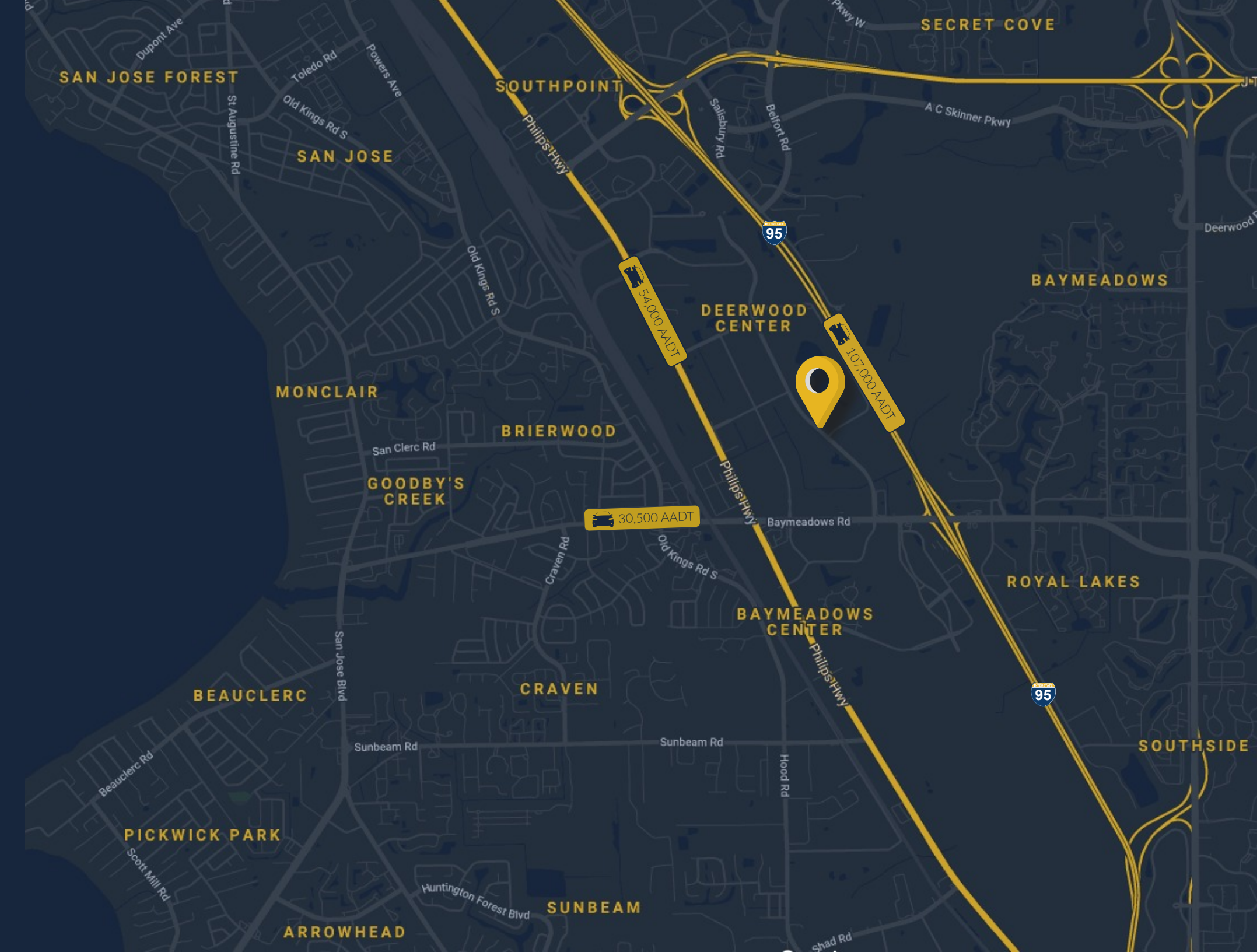
TOTAL SQ. FT. 40,641 SF

TOTAL AVAILABLE ±14,000 - 28,000 SF

LEASE RATE NEGOTIABLE

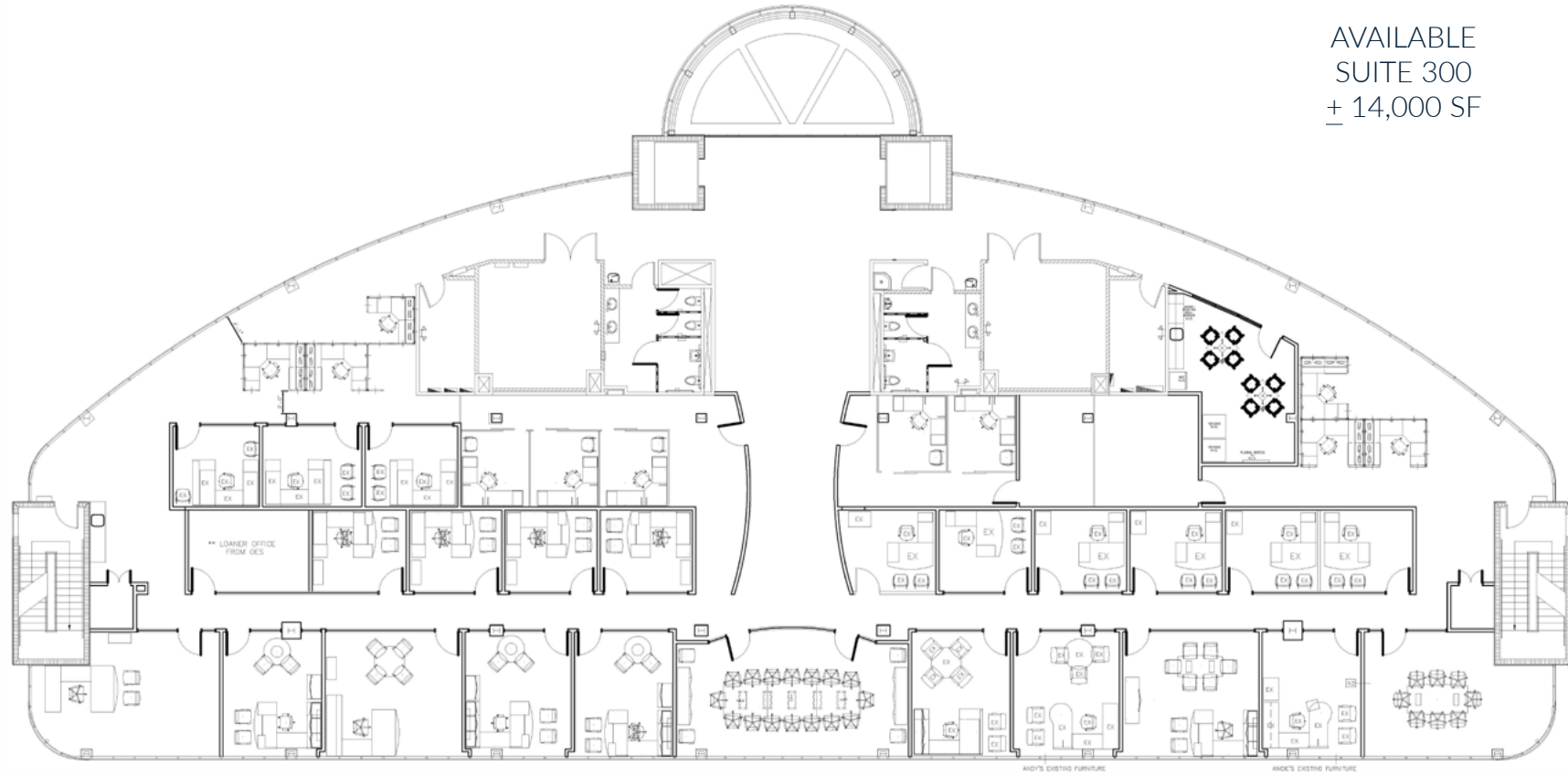
ZONING IBP

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,410	73,421	181,282
HOUSEHOLDS	1,650	33,622	78,337
MEDIAN HH INCOME	\$43,950	\$53,588	\$57,058
AVERAGE HH INCOME	\$60,306	\$72,829	\$78,446



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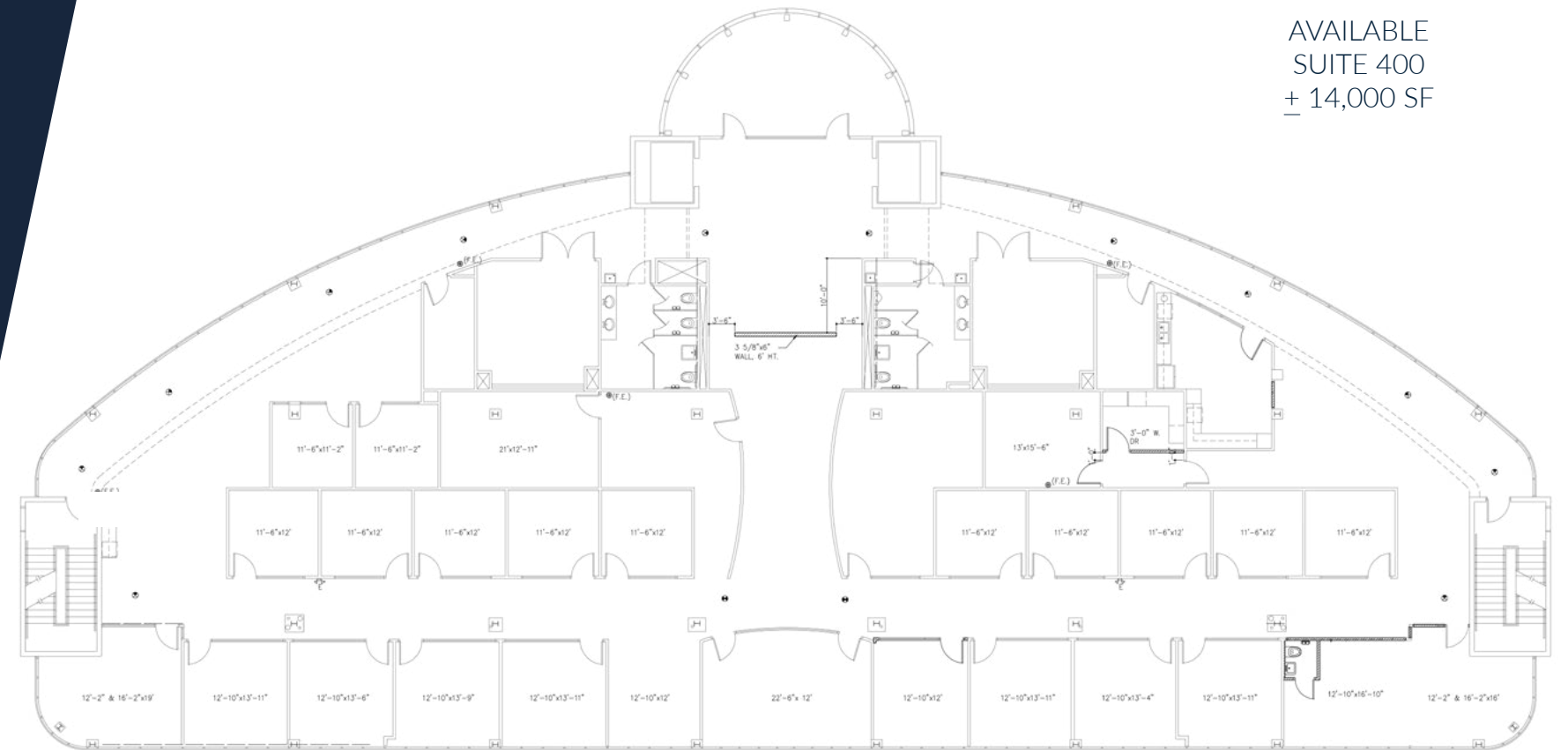
7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE
SUITE 300
± 14,000 SF

FOR LEASE
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7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE
SUITE 400
± 14,000 SF



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