

concentrix™ campus

8000 Baymeadows Way

Rare 30+ Acre Site With Significant Business Plan Optionality



OFFERING OVERVIEW

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to exclusively offer the opportunity to acquire 8000 Baymeadows Way (the “Offering”, “Property”, or the “Site”). The Property is currently the office campus for Concentrix, the current owner of the Property. Concentrix plans to vacate 6-12 months after the disposition of the asset, leaving the 32.2-acre Site available for development or an owner-user. Currently zoned “IBP” (Industrial Business Park), there is potential for both industrial and residential development.

The current offering includes the chance to acquire the Property through a short-term negotiable sale-leaseback agreement with Concentrix. This arrangement allows the buyer to collect income from an investment grade (S&P: BBB), nationally recognized tenant and to cover carrying costs while obtaining any necessary development approvals and permits.

Located in the Butler/Baymeadows submarket of Jacksonville, directly in between I-95 and US-1, the property benefits from exceptional amenities, demographics, and connectivity. The property is strategically located in the path of future growth for the Jacksonville MSA.

The Offering’s excellent location combined with it’s advantageous business plan flexibility make it one of the most compelling covered land plays currently available in Florida.

32.2
ACRES

NEGOTIABLE SHORT-
TERM SALE-LEASEBACK

ZONING FLEXIBILITY TO DEVELOP
RESIDENTIAL OR INDUSTRIAL



INVESTMENT HIGHLIGHTS



**RARE LARGE LAND
ASSEMBLAGE OPPORTUNITY**
The site has 32.2 Acres
across 4 parcels.



**SIGNIFICANT BUSINESS
PLAN OPTIONALITY**
Unique owner-user or
redevelopment opportunity.



BBB CREDIT RATING
Concentrix, an investment grade
S&P: BBB rated company is willing
to negotiate a short-term sale-
leaseback to cover carry costs.



FLEXIBLE ZONING
Parcels zoning allows for multiple
potential redevelopment opportunities.



CONVENIENT ACCESS
Located in the Butler/Baymeadows
submarket just minutes from I-95,
Philips Hwy, and SR-9B.



ROBUST BUSINESS HUB
Jacksonville is the fastest growing metro
market in the state of Florida and a top 5
destination for millennials relocating.

PROPERTY OVERVIEW

PARCEL: 152612-0240	
Address	8000 Baymeadows Way, Jacksonville, FL 33256
Site Size	1,123,243 SF (25.79 AC)
Zoning	IBP
Flood Zone	Zone X

PARCEL: 152612-0245	
Address	8000 Baymeadows Way, Jacksonville, FL 33256
Site Size	109,051 SF (2.50 AC)
Zoning	IBP
Flood Zone	Zone X

PARCEL: 152741-1100	
Address	0 Baymeadows Way, Jacksonville, FL 33256
Site Size	60,215 SF (1.38 AC)
Zoning	CCG-1
Flood Zone	Zone X

PARCEL: 152741-1800	
Address	0 Baymeadows Way, Jacksonville, FL 33256
Site Size	110,415 SF (2.53 AC)
Zoning	CCG-1
Flood Zone	Zone X

2023 PROPERTY ASSESSMENT AND REAL ESTATE TAXES						
Property	Folio	Assessment	Millage	Ad Valorem Taxes	Non-Ad Valorem Taxes	Total Taxes
8000 Baymeadows Way	152612-0240	\$29,825,400	17.9560	\$535,545	\$9,598	\$545,143

2023 PROPERTY ASSESSMENT AND REAL ESTATE TAXES						
Property	Folio	Assessment	Millage	Ad Valorem Taxes	Non-Ad Valorem Taxes	Total Taxes
8000 Baymeadows Way	152612-0245	\$4,486,040	17.9560	\$80,551	\$2,107	\$82,659

2023 PROPERTY ASSESSMENT AND REAL ESTATE TAXES						
Property	Folio	Assessment	Millage	Ad Valorem Taxes	Non-Ad Valorem Taxes	Total Taxes
0 Baymeadows Way	152741-1100	\$424,083	17.9560	\$7,615	\$1,066	\$8,680

2023 PROPERTY ASSESSMENT AND REAL ESTATE TAXES						
Property	Folio	Assessment	Millage	Ad Valorem Taxes	Non-Ad Valorem Taxes	Total Taxes
0 Baymeadows Way	152741-1800	\$598,813	17.9560	\$10,752	\$1,200	\$11,952

CONCENTRIX CAMPUS RSF BREAKDOWN	
Building	SF
1	97,495
2	74,035
3	87,705
4	87,930
5	109,452
Total	456,617





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