



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
Suite 405, Jacksonville, FL 32256
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE

FOR LEASE

**4348 Southpoint Blvd.
Evergreen Building**



Building Type: Four Story Suburban Office Building, with Beautifully Landscaped Multi-Story Atrium Lobby.

Location: 4348 Southpoint Blvd. Located within the Highly Desirable Southpoint Business Park.

Building Size: 46,470 SF

Vacancies:

Suite 100:	5,800 SF
Suite 200:	5,380 SF (Available 4-1-26)
Suite 204:	1,460 SF
Suite 400:	11,666 SF

Rental Rate/Lease Type: \$19.00 PSF / Full Service

Operating Expense/R.E. Tax Stop: \$8.72 PSF (2025 estimate, included in base rent).

Parking: Reserved – 12 Parking Spaces. Non-Reserved – Free First Come, First serve at a Ratio of 3.79 Spaces per 1,000 SF.

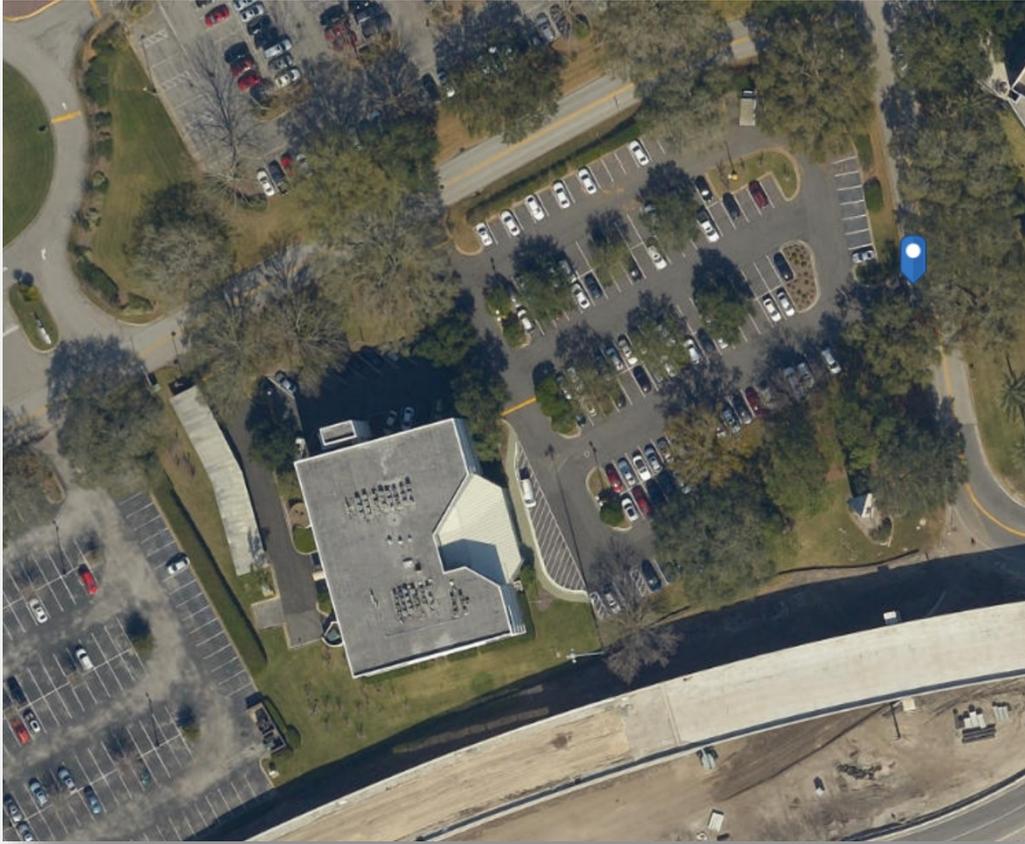
Visibility: The Building is Highly Visible from J. Turner Butler Blvd.

Access: Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.

Proximity: In close proximity to St. Vincent’s Hospital South, Tinsletown Retail Area, St. Johns Town Center Retail Area, University of North Florida, Restaurants and Multi-Family & Single Family Housing in all price ranges.

Management: Property Management and Maintenance provided by the strong local industry leader, Weaver Realty Group, LLC.

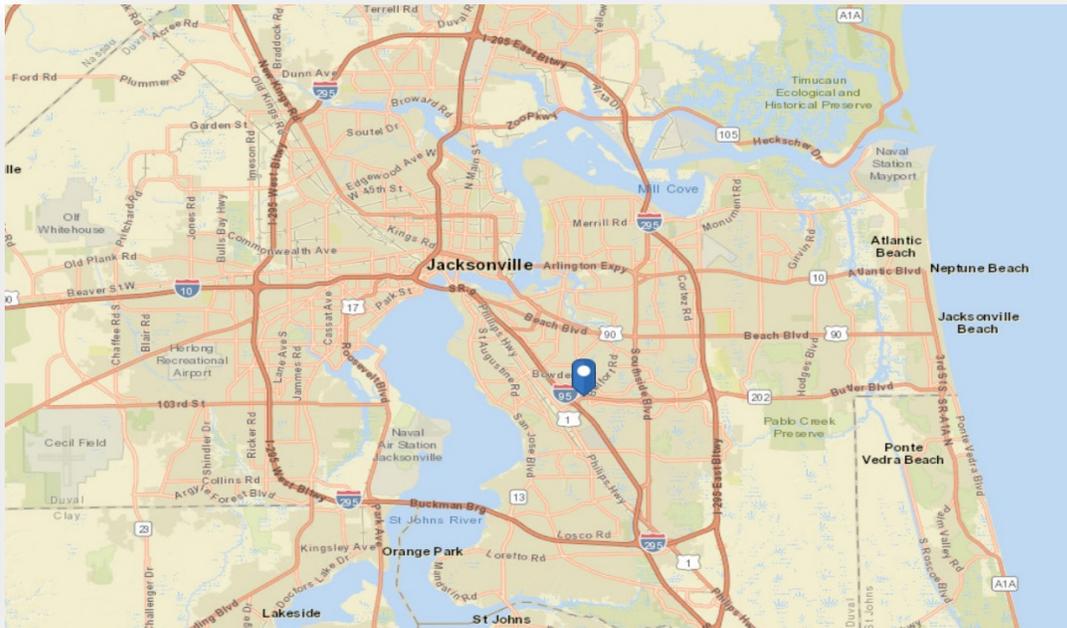
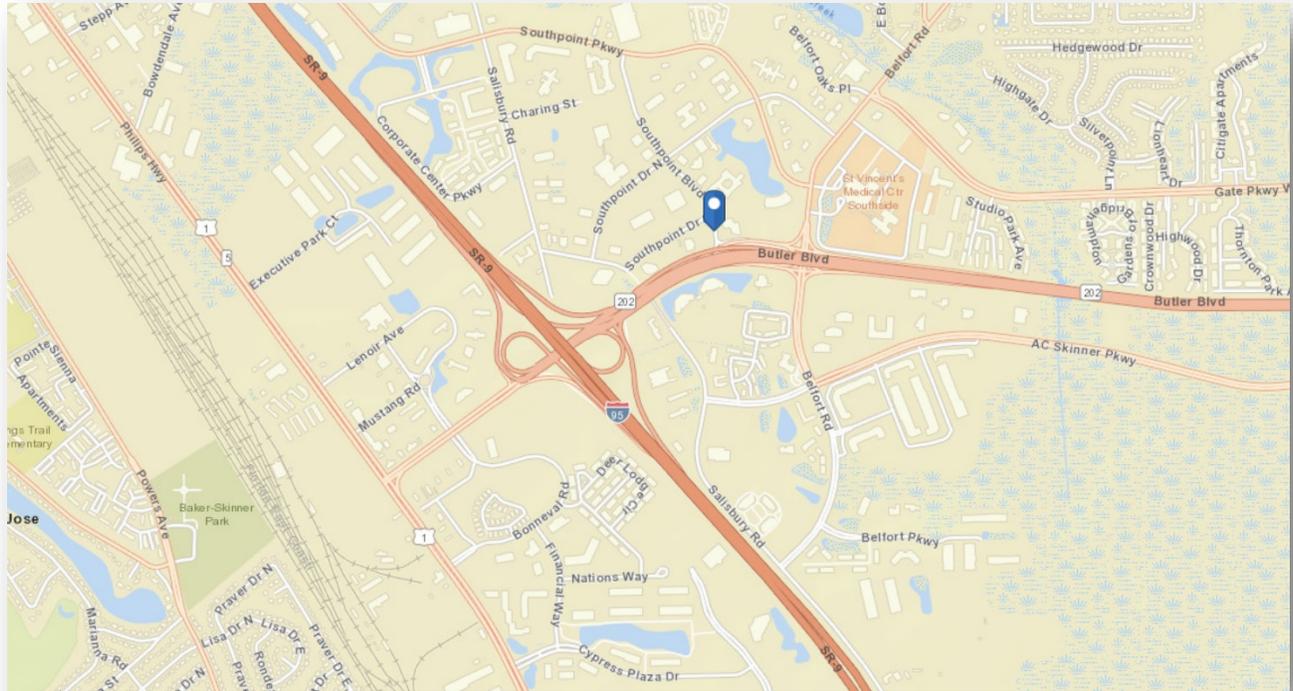
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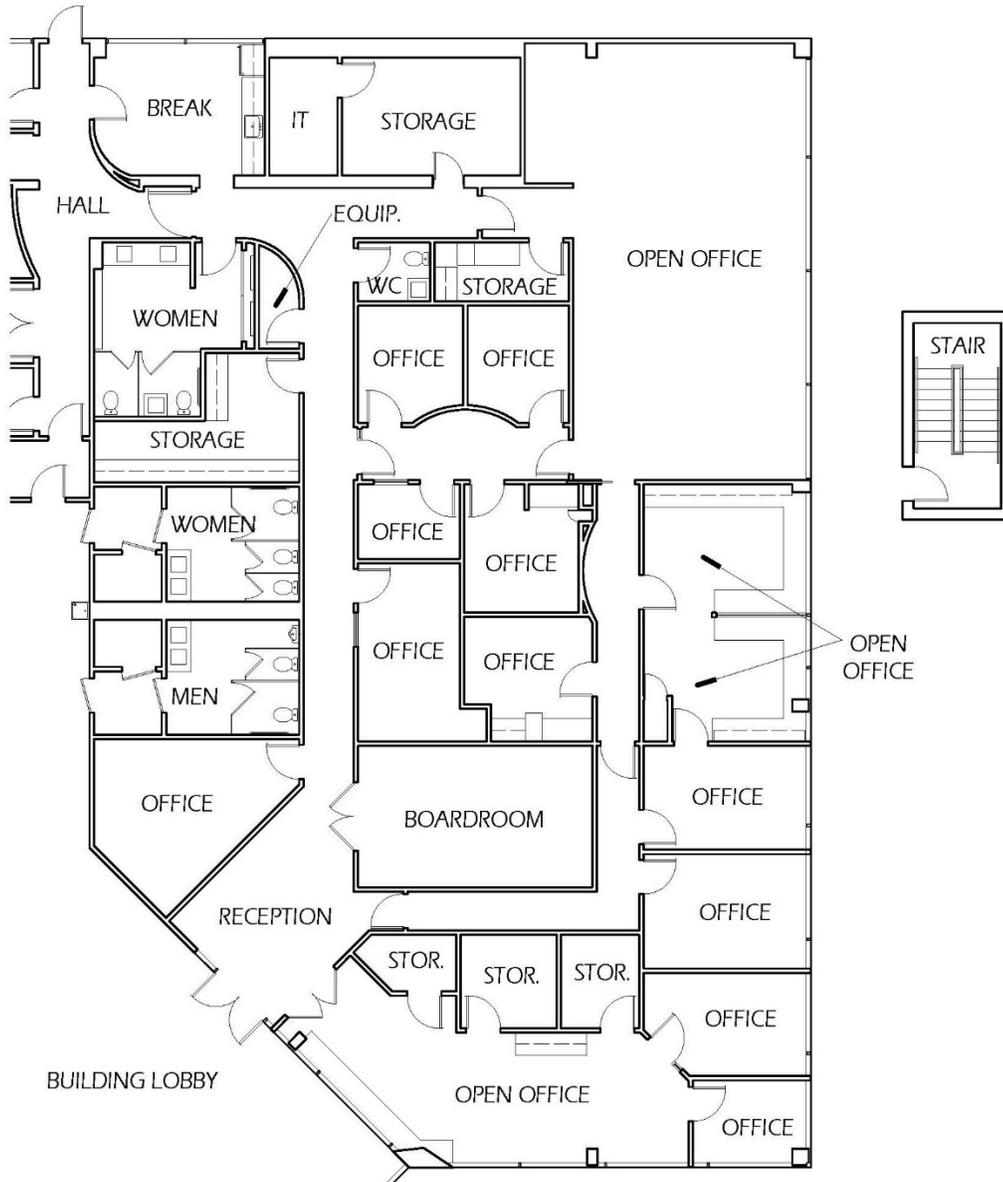
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SUITE 100 - 5,800 SF



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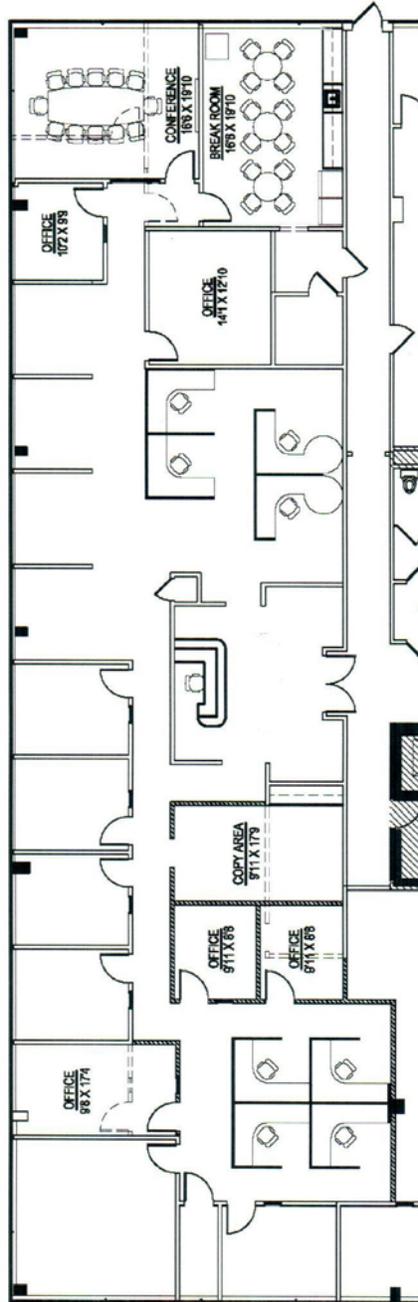
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SUITE 200 – 5,380 SF

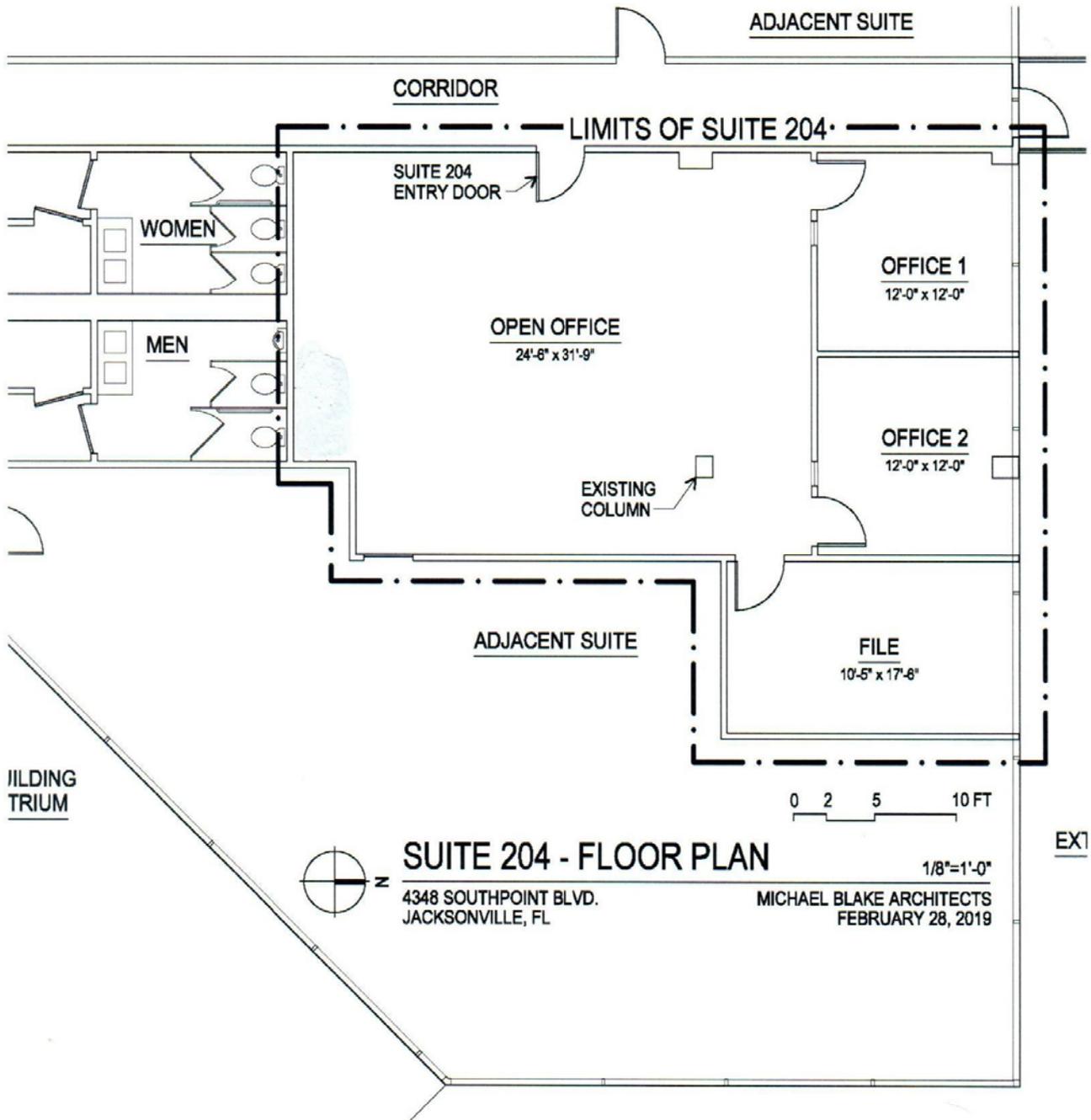


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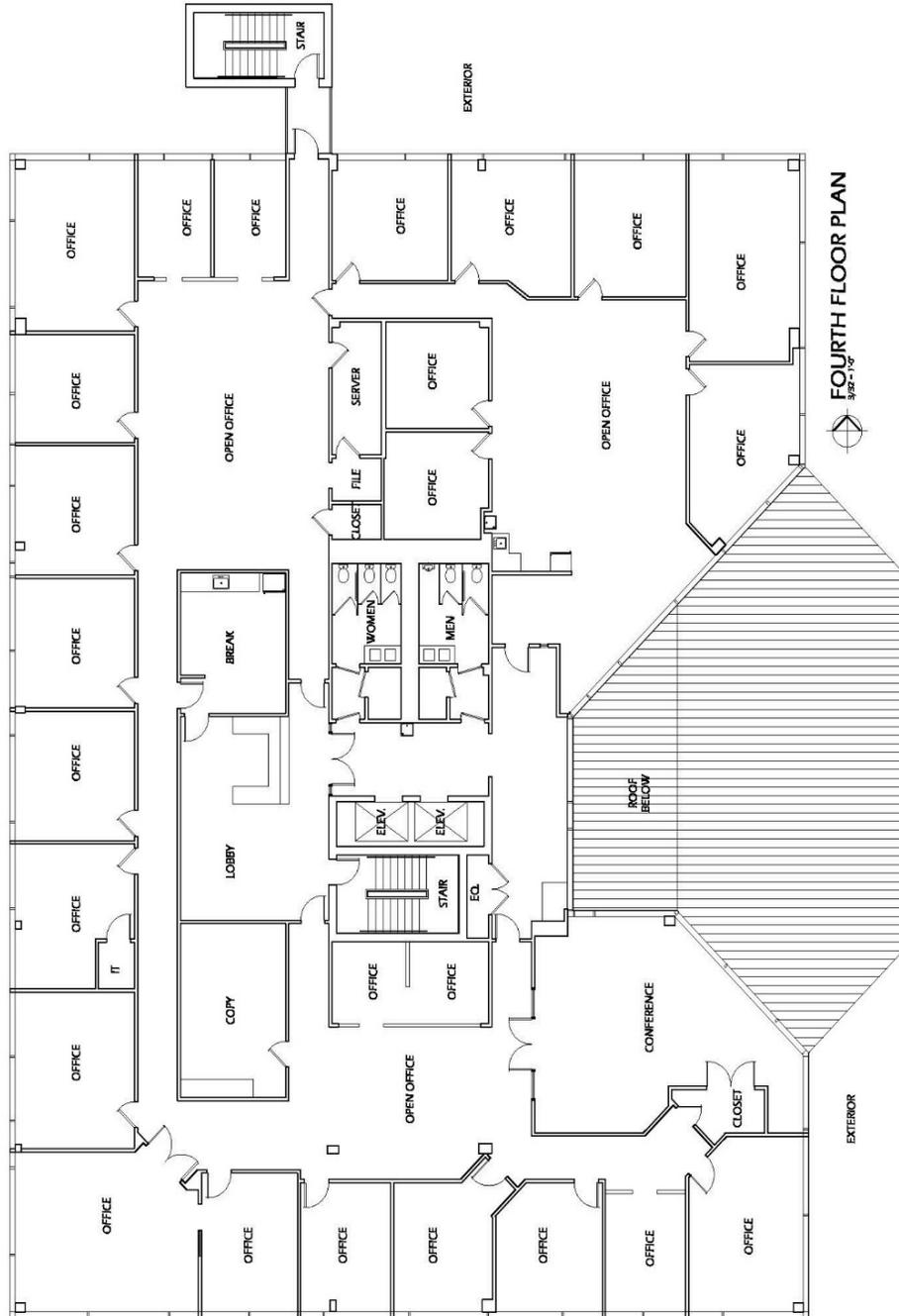
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SUITE 204 – 1,460 SF





SUITE 400 – 11,666 SF



FOURTH FLOOR PLAN

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