



## 9000 CYPRESS GREEN DRIVE - ±1,774 - 3,556 SF FOR LEASE

- ♦ ±1,774 SF - ±3,556 SF First Floor Office Suites for Lease
- ♦ Conveniently located in the heart of the Baymeadows Business District near retail, restaurants and banking
- ♦ Quick access to I-95, Southside Blvd. and I-295 and only minutes from Downtown Jacksonville.
- ♦ Abundant Surface Parking



For further information, please contact our exclusive agent:

**Jeff Frandsen** - Sr. Vice President  
[jfrandsen@phoenixrealty.net](mailto:jfrandsen@phoenixrealty.net)

**Newmark Phoenix Realty Group, Inc.**  
**904.399.5222**  
**10739 Deerwood Park Blvd. #310**  
**Jacksonville, FL 32256**  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

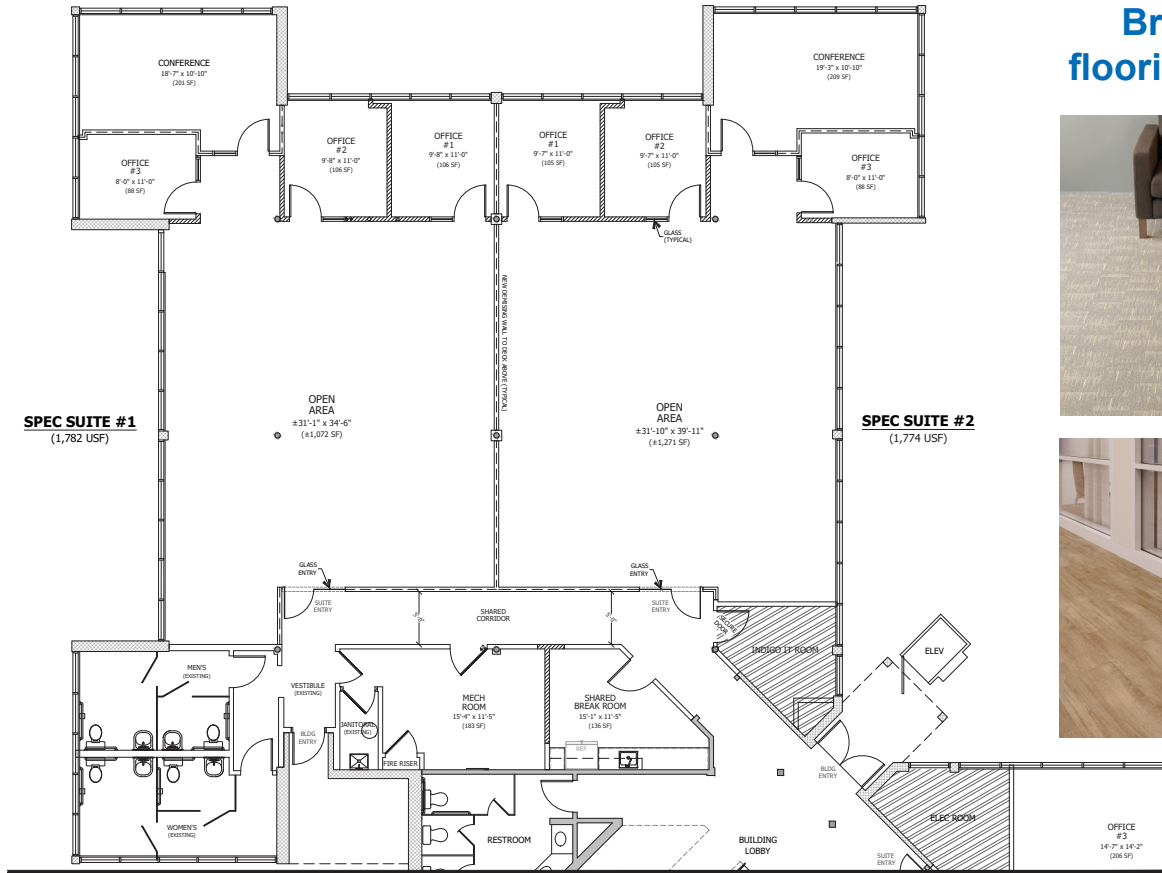
**Lease Rate: \$15.50/SF NNN**  
**CAMs: \$4/SF**

**CAMs are inclusive of janitorial, utilities, property taxes, insurance, landscaping and building security**

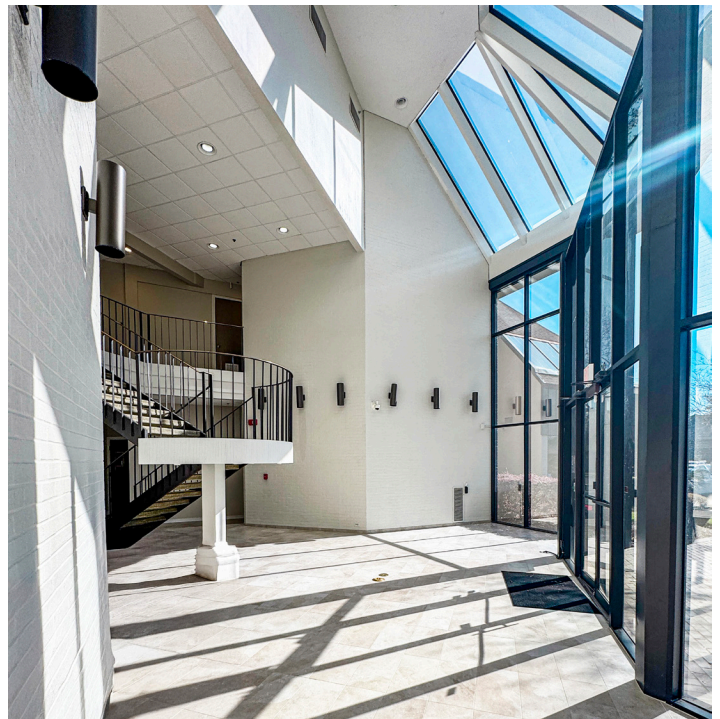
**NEWMARK**  
**PHOENIX REALTY GROUP**



# PROPERTY PHOTOS



**Brand new suite  
flooring installed 2025**



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# LOCAL AREA



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