



For Lease

±400,000 s.f.
available
in three
buildings

Class A office space available in modern corporate campus

- Ideal for corporate or regional headquarters
- Seven building campus built between 1997 & 2008
- Recently renovated buildings and amenities
- Signage and branding opportunities available
- Located in Jacksonville's premier office market
- Large blocks of space with furniture available
- Close proximity to a multitude of area amenities including Tinseltown and St. Johns Town Center
- Generator/UPS backup available in some buildings
- Best in class on-site amenities
- On-site security personnel
- Short term leases available

4800 Deerwood Campus Pkwy.
Jacksonville, FL

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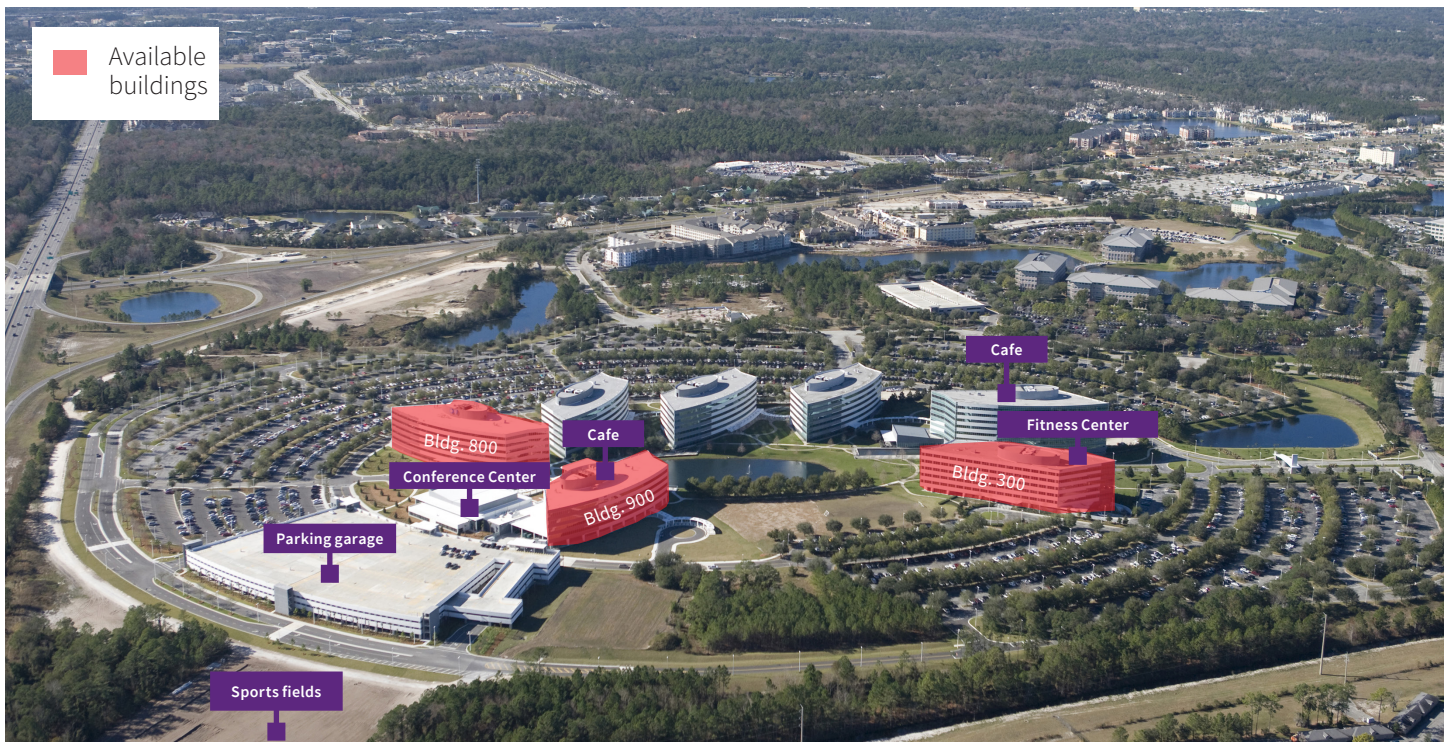
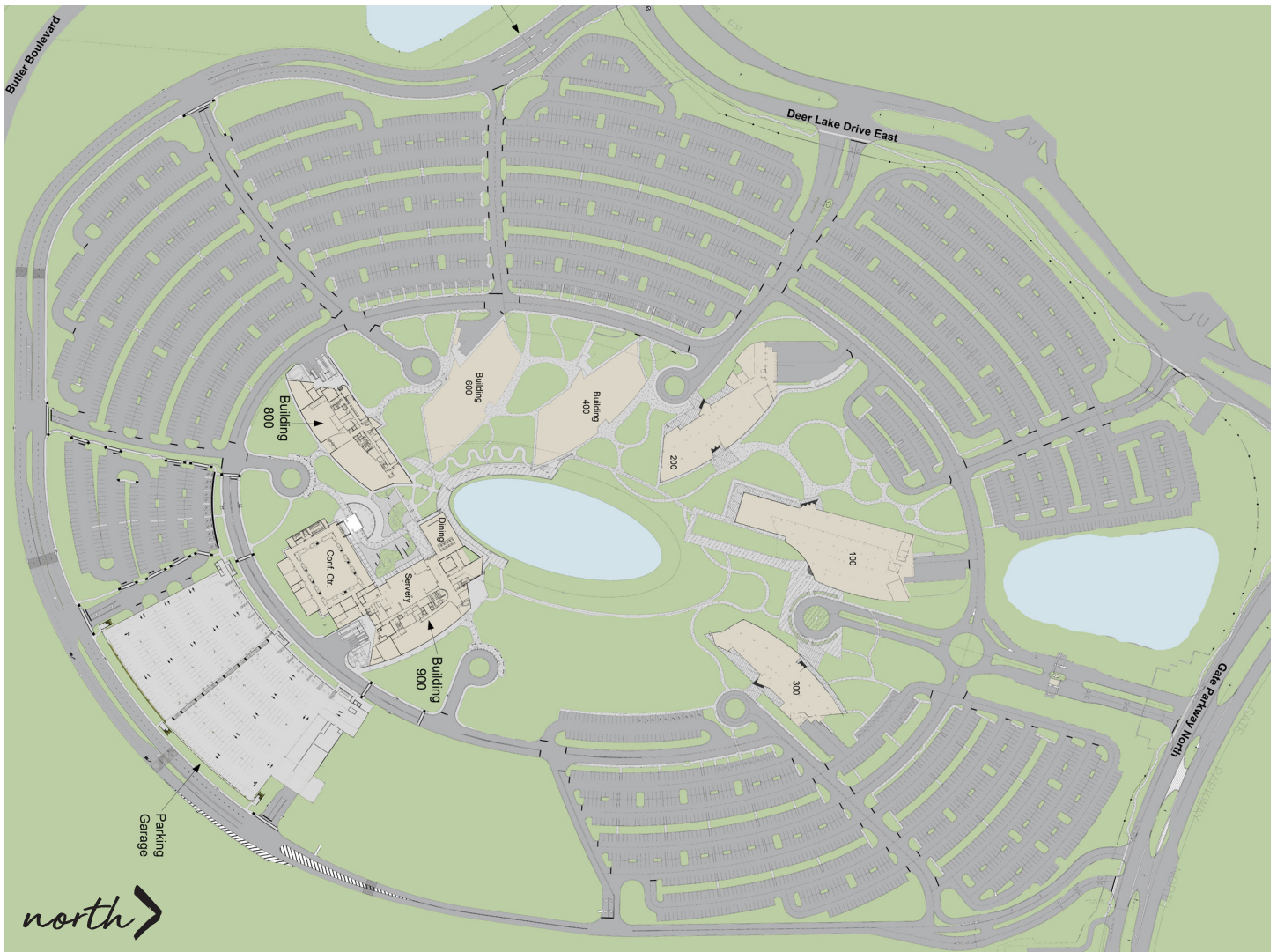
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Site plan



Available space

Building 300

Space	Size (r.s.f.)
Suite 200	33,015 r.s.f.
Suite 300	33,015 r.s.f.
Suite 400	33,015 r.s.f.
Suite 500	33,015 r.s.f.
Suite 600	33,015 r.s.f.

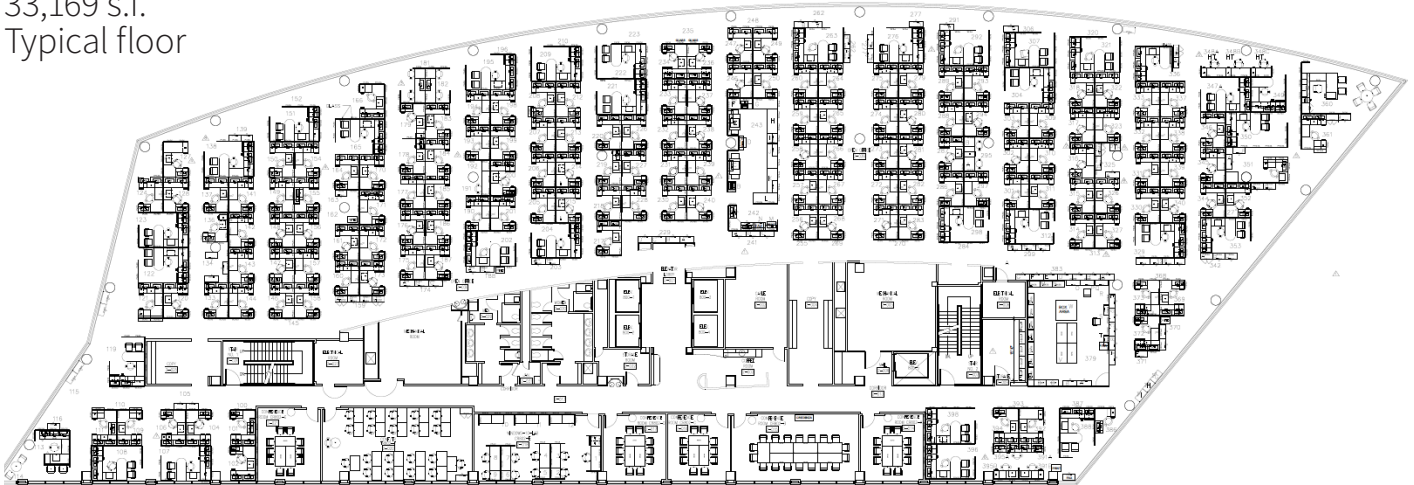
Building 800

Space	Size (r.s.f.)
Suite 200	33,169 r.s.f.
Suite 300	33,169 r.s.f.
Suite 400	33,169 r.s.f.

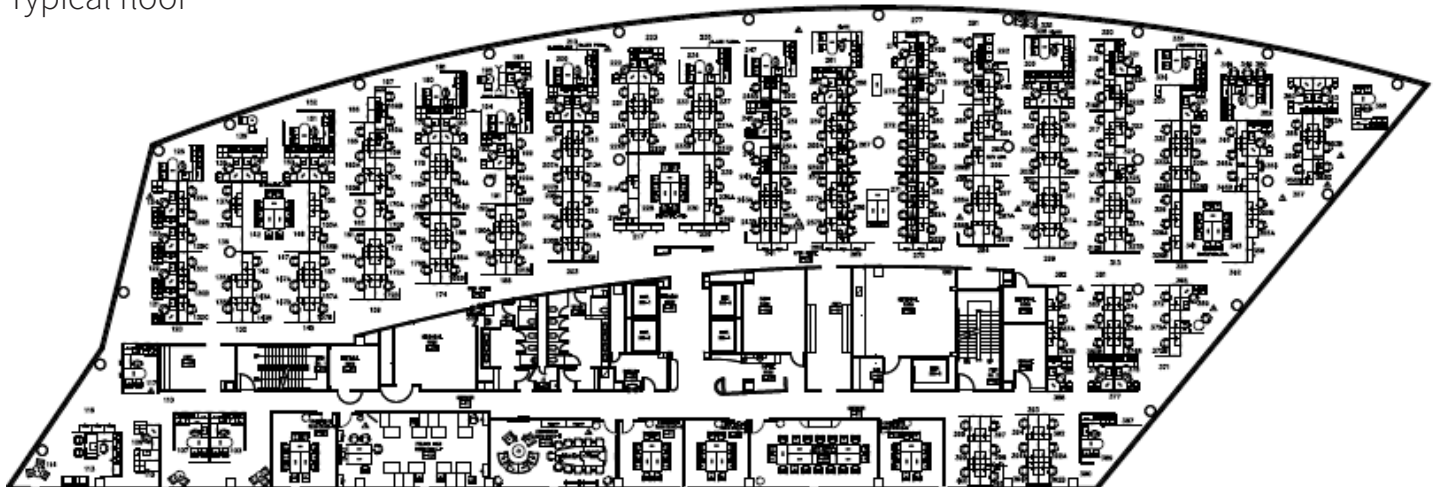
Building 900

Space	Size (r.s.f.)
Suite 100	8,770 r.s.f.
Suite 200	34,708 r.s.f.
Suite 300	34,708 r.s.f.
Suite 400	34,708 r.s.f.
Suite 500	34,708 r.s.f.

Bldg. 800 - 2nd floor
33,169 s.f.
Typical floor



Bldg. 900 - 3rd floor
34,708 s.f.
Typical floor



On-site amenities



Beach volleyball courts, basketball courts and a baseball field



Landscaped seating areas and walking path



Parking garage



Multiple cafe options





Cafe seating and conference center



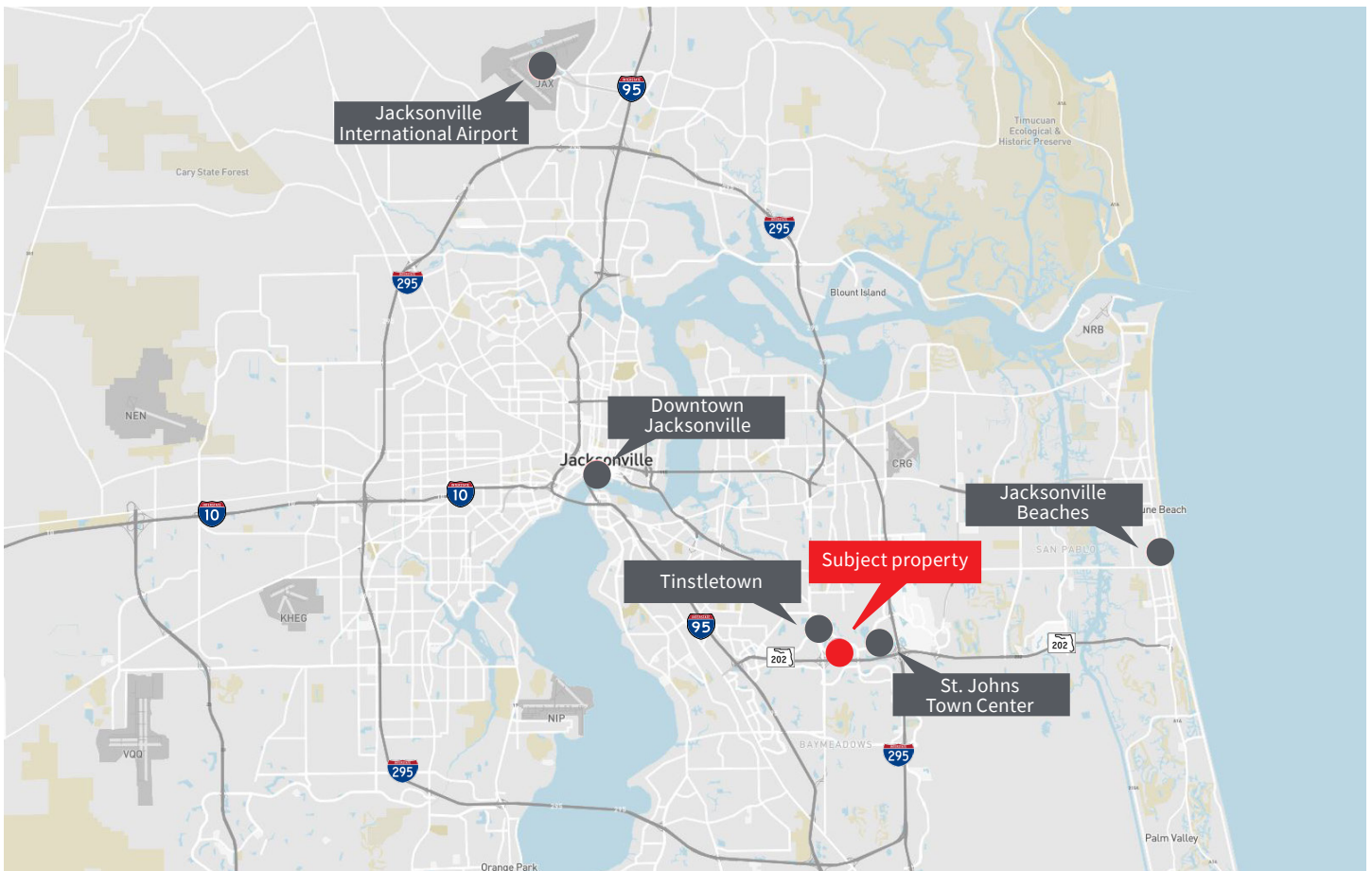
On-site conference center



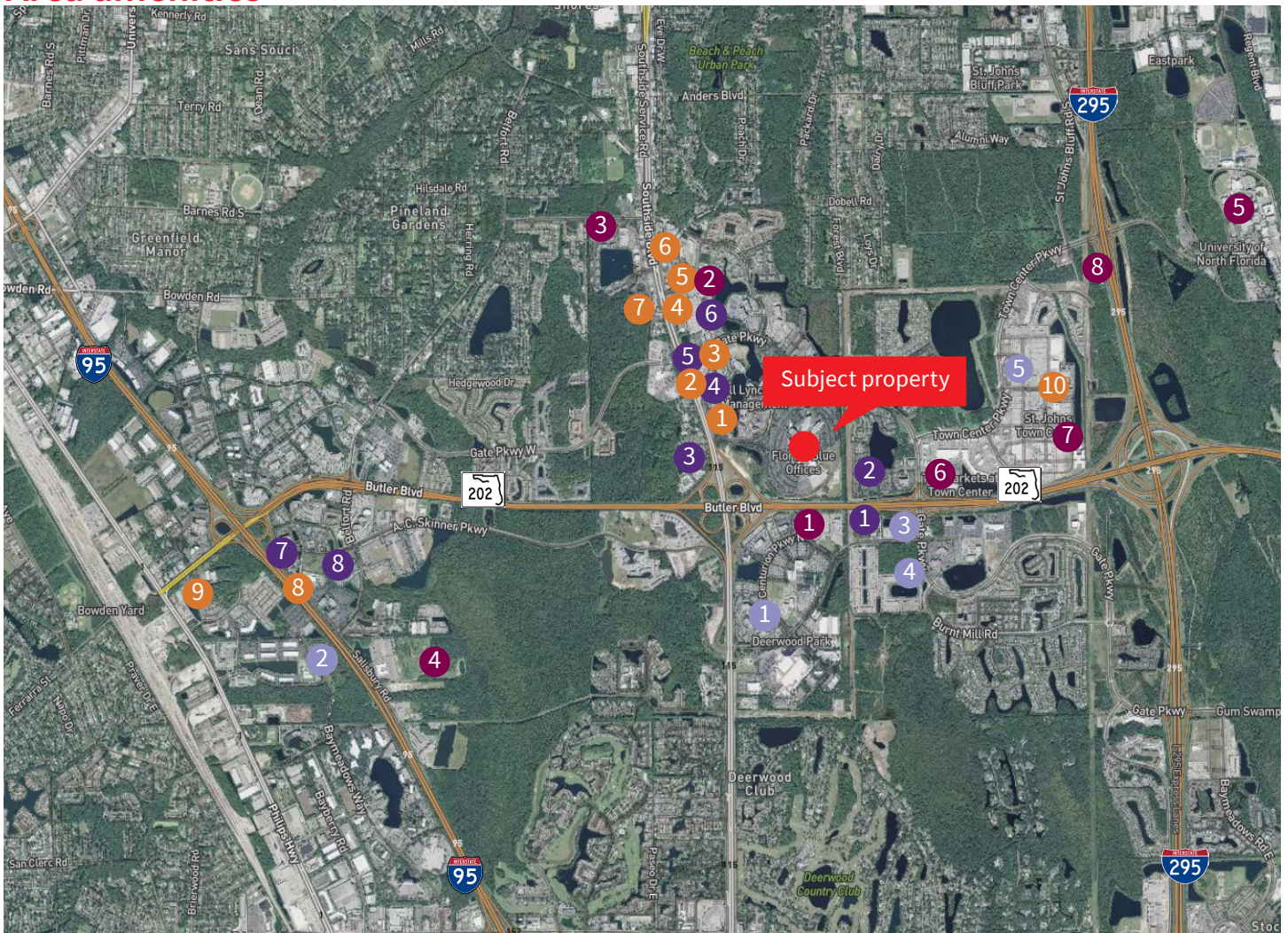
On-site fitness center

Convenient location

- Located in Jacksonville's Deerwood Park/ Town Center area
- Within two miles of multiple fast food, fast casual, and fine dining, fitness centers, retail banking & high end shopping
- Easy access to Butler Blvd., I-295 and I-95
- 1.2 miles from Tinseltown
- 1.6 miles from St. Johns Town Center
- 3.1 miles from the University of North Florida
- 10 miles from Downtown Jacksonville
- 12 miles from the Beaches
- 22 miles (30 min) from Jacksonville International Airport



Area amenities



- | | | | |
|---|--|--|--|
| <p>Banking</p> <ul style="list-style-type: none"> 1 Florida Capital Bank 2 Chase Bank 3 Ameris Bank 4 Deutsche Bank 5 Wells Fargo <p>Hotels</p> <ul style="list-style-type: none"> 1 Sheraton Jacksonville 2 Extended Stay America 3 Extended Stay America 4 Hotel Indigo 5 Aloft | <ul style="list-style-type: none"> 6 Hilton Garden Inn 7 Marriott Jacksonville 8 Candlewood Suites <p>Points of Interest</p> <ul style="list-style-type: none"> 1 Brooks Family YMCA 2 Cinemark Tinseltown and XD 3 Publix Supermarket 4 Dogwood Park of Jacksonville 5 University of North Florida 6 Costco Wholesale 7 The Apple Store 8 Topgolf | <p>Dining</p> <ul style="list-style-type: none"> 1 Ill Forks Steakhouse 2 Another Broken Egg 3 Starbucks 4 Chick-fil-a 5 Mellow Mushroom 6 Millers Ale House 7 First Watch 8 Dave & Busters 9 Kazu Sushi Burrito | <ul style="list-style-type: none"> 10 St. Johns Town Center <ul style="list-style-type: none"> - Cantina Laredo - The Capital Grille - Seasons 52 - Firebirds Woodfire Grill - Chuy's - Fogo de Chao - Cheddar's Scratch Kitchen - Texas de Brazil - Maggiano's Little Italy - Bahama Breeze - Ida Claire - Prati Italia - Chipotle - BurgerFi - Panera Bread |
|---|--|--|--|



Major employers in the vicinity

- 1

- 4

- 7

- 10

- 2

- 5

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- 3

- 6

- 9




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