



- **Available Suite:**
 - Suite #131: +/-1,000 SF
 - Suite #137: +/-1,000 SF (available with 30 days notice)
- Lease Rate: \$16.50/SF NNN
- CAM: \$6.10/SF
- Utilities: Electric, water and sewer are separately metered
- Zoning: CN - Commercial Neighborhood (office, professional, medical and light retail)
- Signage at suite entrance
- Ample surface parking circulating the building
- One-story, multi-tenant professional office building
- Deerwood Village Executive Center is well located in the Baymeadows/Southside submarket with easy access to I95 and I295 via Southside Blvd. and Baymeadows Rd.



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	17,171	77,600	189,424
Average HH Income	\$93,687	\$116,648	\$119,894
Daytime Total Employees	7,299	77,646	144,485



STRATEGIC SITES
Clifford Commercial

JC Clifford
jcc@strategicsites.com

For Additional
Information Contact:

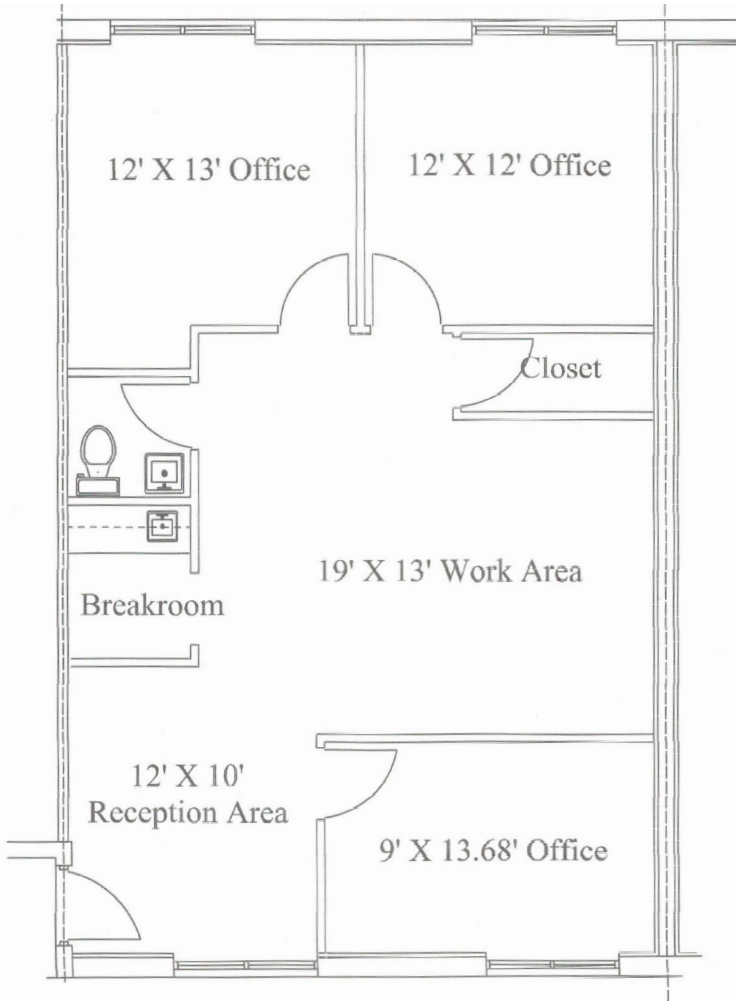
Katie Kirchner
katiek@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

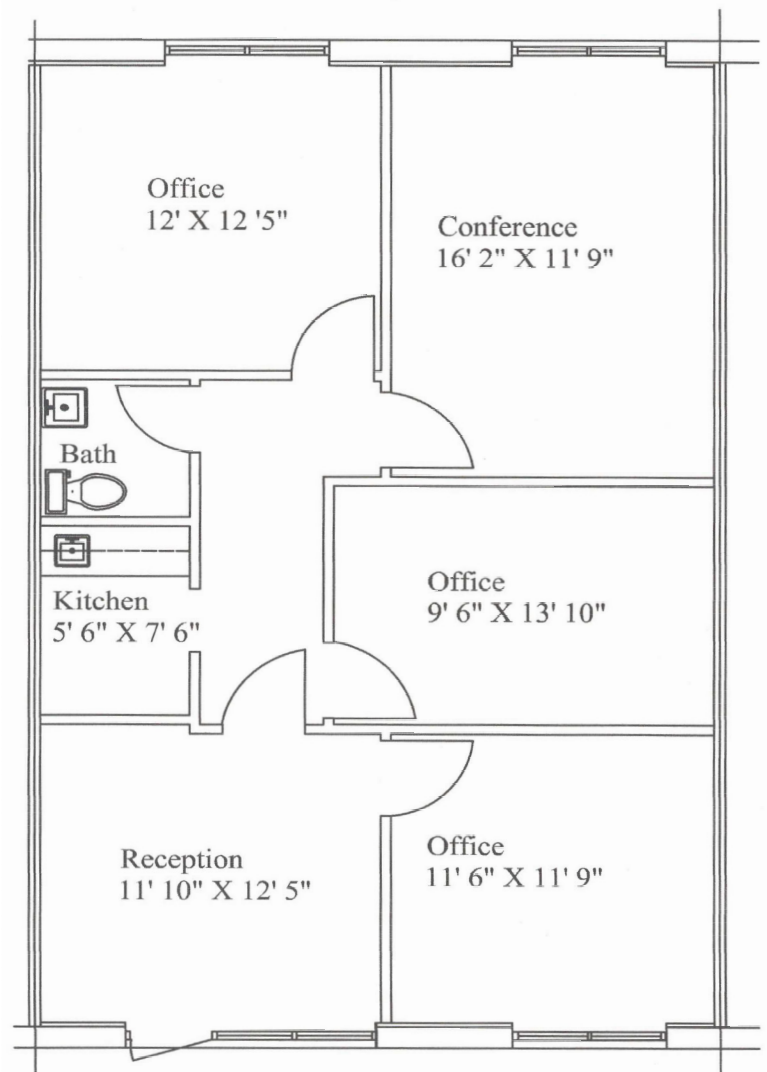
Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

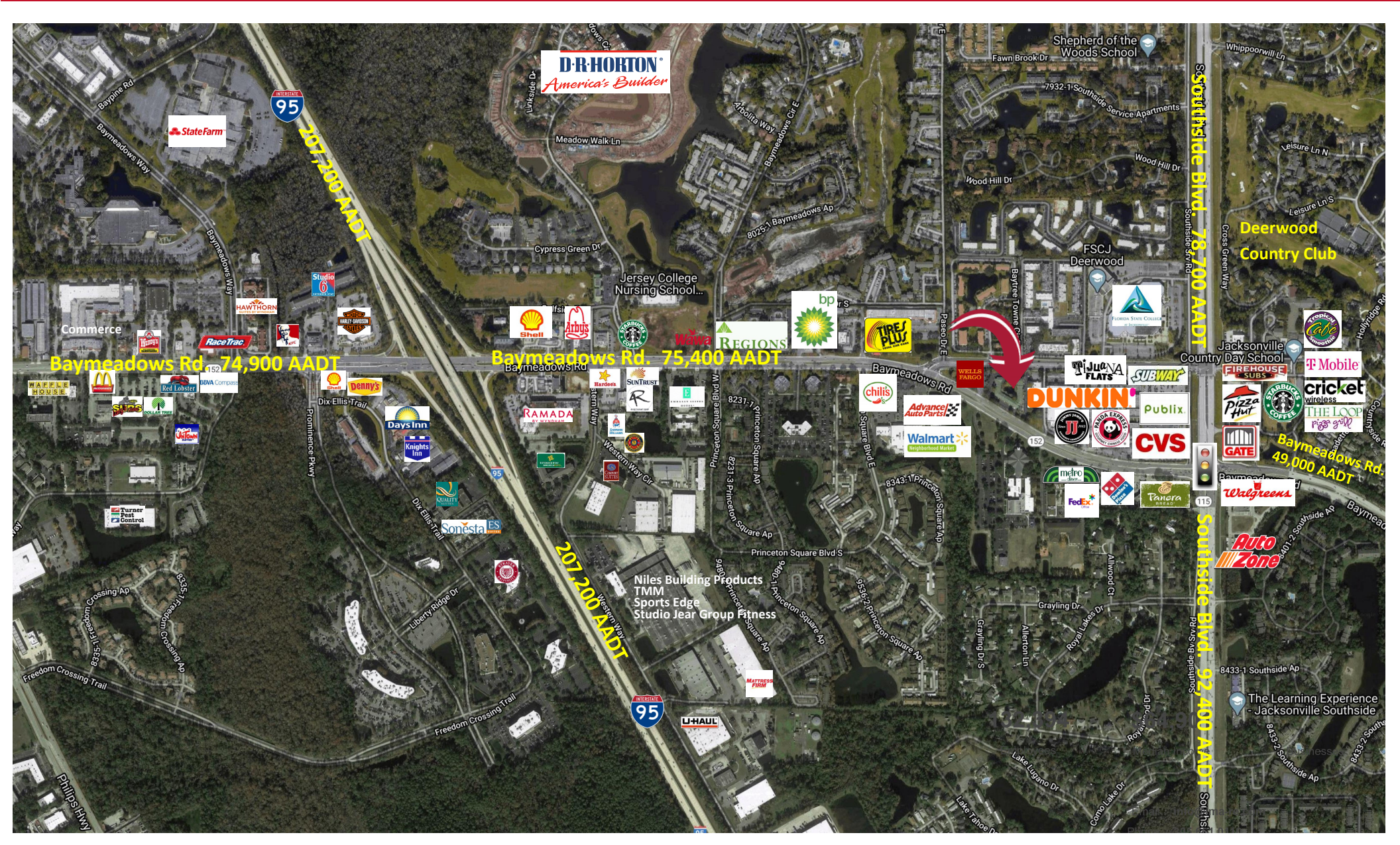
Floor Plans



Suite #131: +/-1,000 SF
Floor plan includes:
reception, 3 offices,
work room, break room
and restroom



Suite #137: +/-1,000 SF
Floor plan includes:
reception, 3 offices,
conference room, kitchen
and restroom



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