



FOR LEASE

# EL LAGO

7915 BAYMEADOWS WAY  
JACKSONVILLE, FLORIDA 32256



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**EL LAGO**

7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256

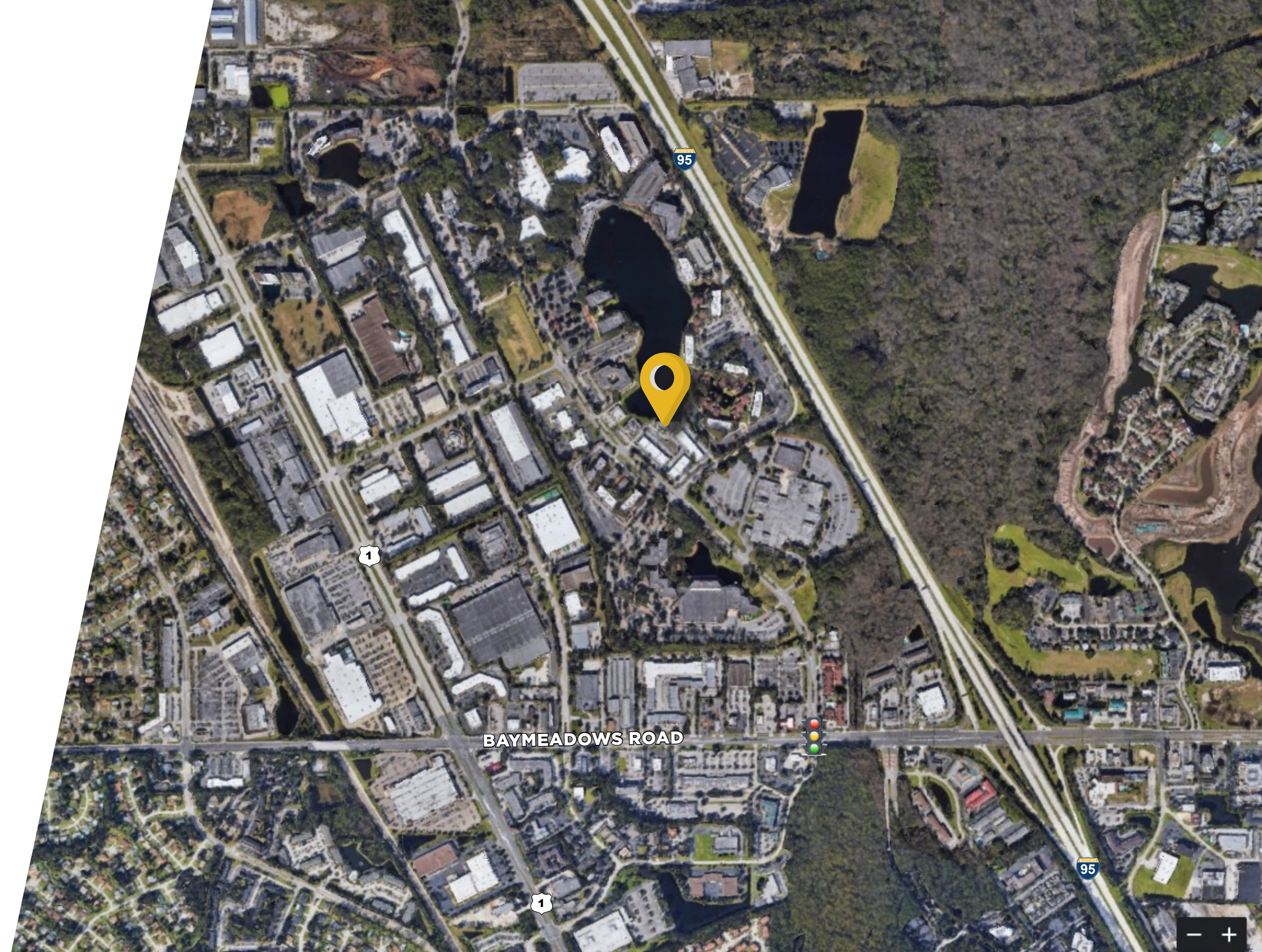


### **BUILDING AMENITIES**

- Three-story, Class-A office building with covered parking garage on the first floor
- Panoramic lake views and outdoor patio
- Building signage available
- Quick access to Baymeadows Rd, Philips Hwy. (U.S. 1) and Butler Blvd. - 1 block to I-95

### **PROPERTY HIGHLIGHTS**

- Numerous banks, shopping and services nearby
- Centrally and conveniently located in Deerwood Center
- On-site deli
- 24/7 security patrol









# EL LAGO

## BUILDING FEATURES

**TOTAL SQ. FT.** 40,641 SF

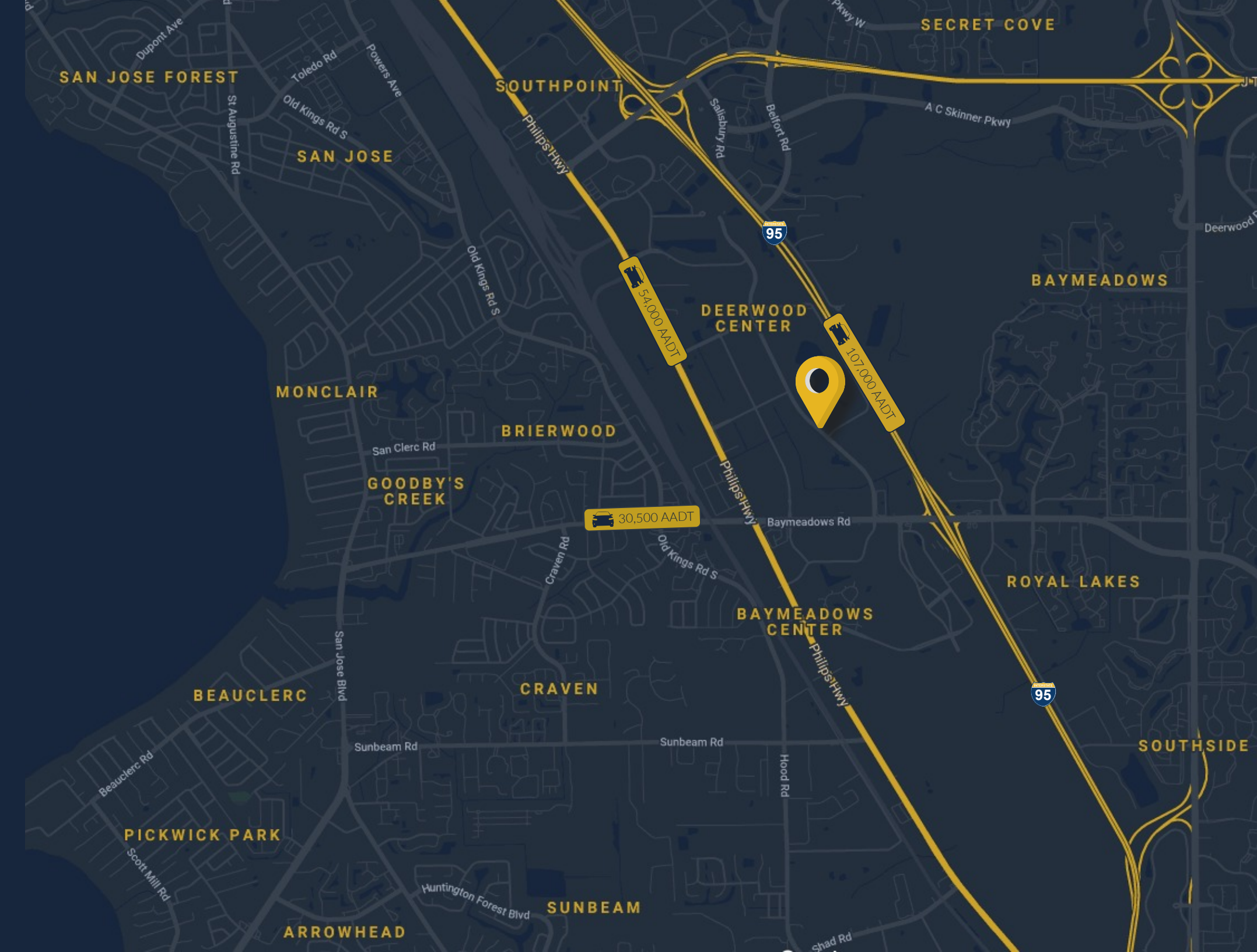
**TOTAL AVAILABLE** ±10,000- 27,000 SF

**LEASE RATE** NEGOTIABLE

**ZONING** IBP

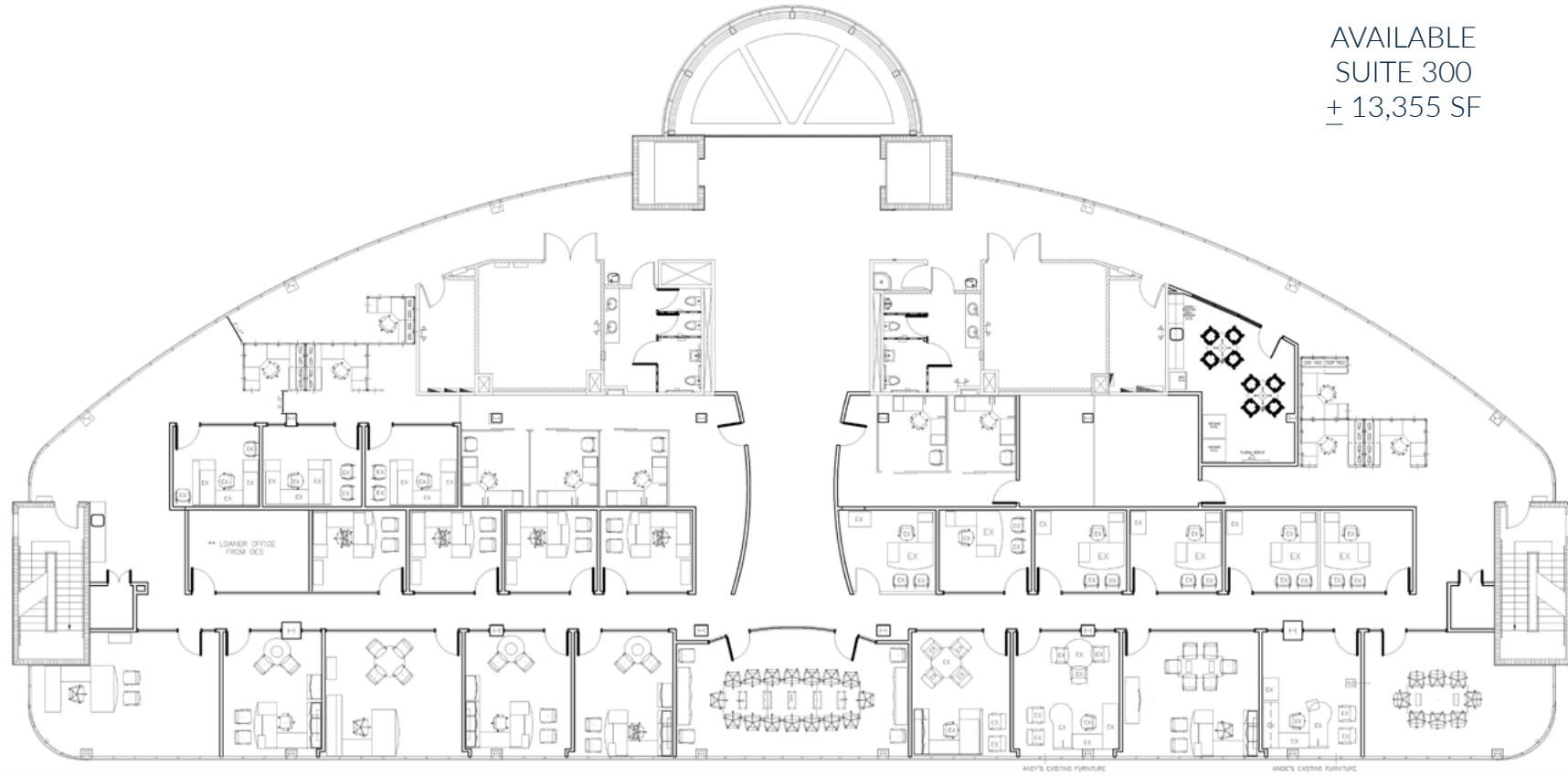
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3,410	73,421	181,282
<b>HOUSEHOLDS</b>	1,650	33,622	78,337
<b>MEDIAN HH INCOME</b>	\$43,950	\$53,588	\$57,058
<b>AVERAGE HH INCOME</b>	\$60,306	\$72,829	\$78,446



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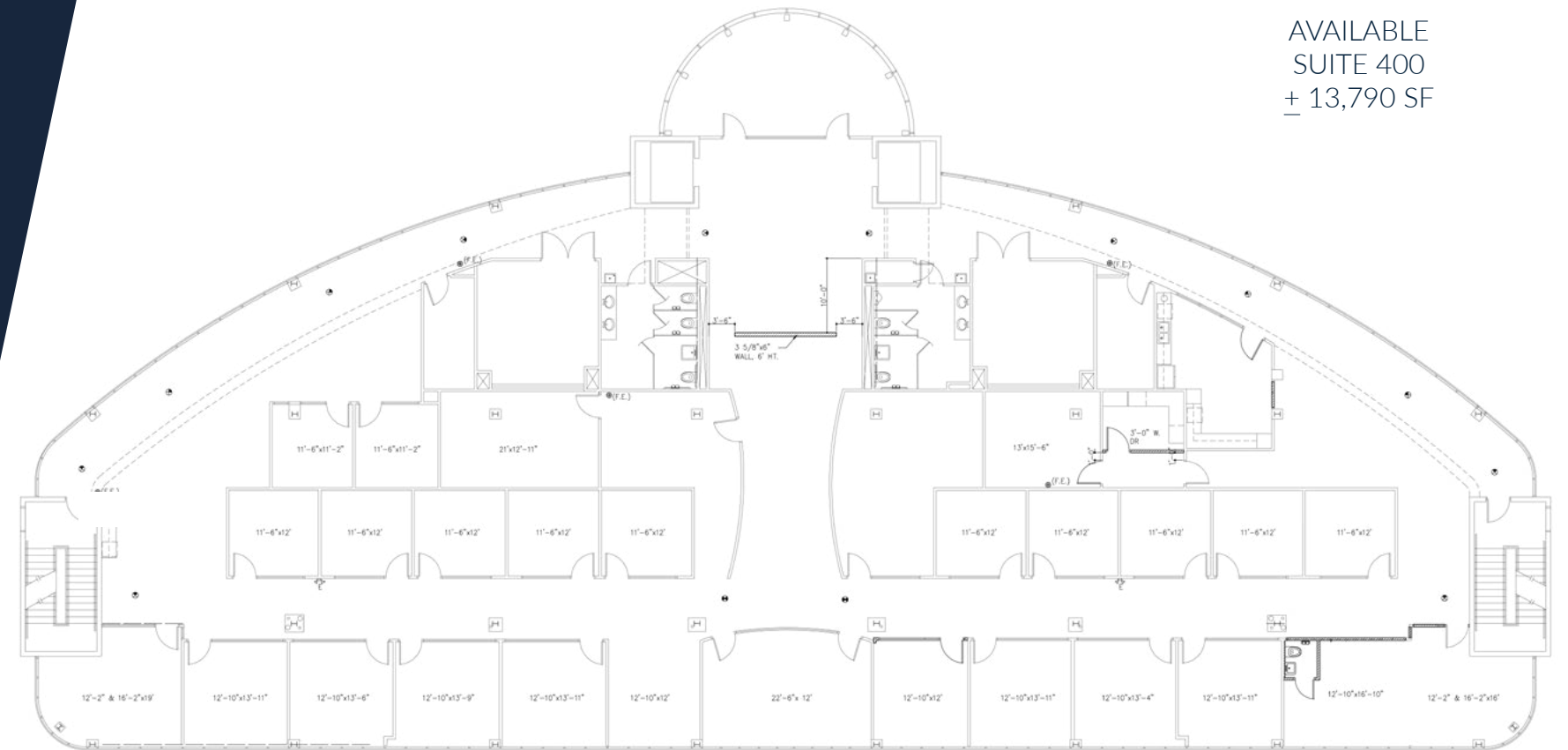
7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE  
SUITE 300  
± 13,355 SF

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7915 BAYMEADOWS WAY • JACKSONVILLE, FLORIDA 32256



AVAILABLE  
SUITE 400  
± 13,790 SF



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