

9428 BAYMEADOWS ROAD

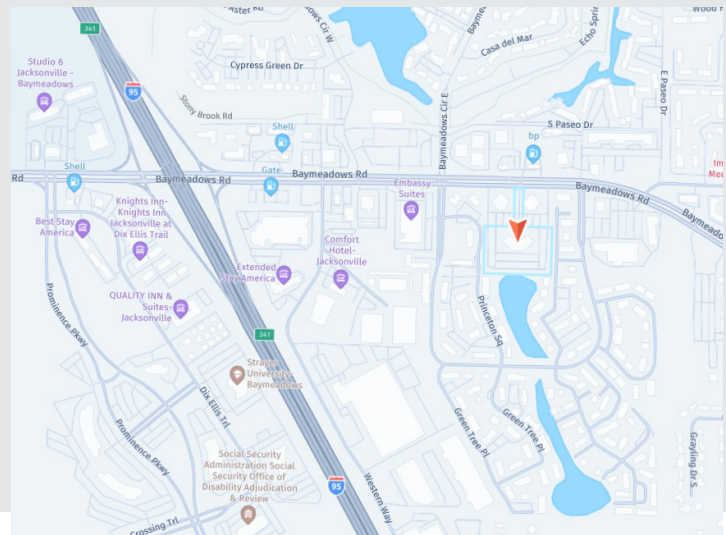
JACKSONVILLE, FL 32256

±10,101 RSF OFFICE AVAILABLE FOR SUBLEASE

- Highly visible and accessible from Baymeadows Road, with quick access to I-95, Southside Blvd, and I-295
- Baymeadows access assisted by dedicated traffic cop for afternoon rush hours
- Recently renovated and beautifully landscaped
- Conveniently located near retail, restaurants & banking
- Amenity furnished conference room available by reservation
- Weekly food truck rotation visits the office building every Tuesday from 11am - 2pm providing a variety of lunch options

AVAILABLE SUITES

Suite		Size (RSF)	Asking Rate (\$/RSF/YR)
200	FULL FURNISHED + MODERN BUILD OUT	10,101	\$16.00



LEASE EXPIRES 5/31/28

For further information, please contact our exclusive agents:
Jeffrey Frandsen Senior Vice President
jfrandsen@phoenixrealty.net

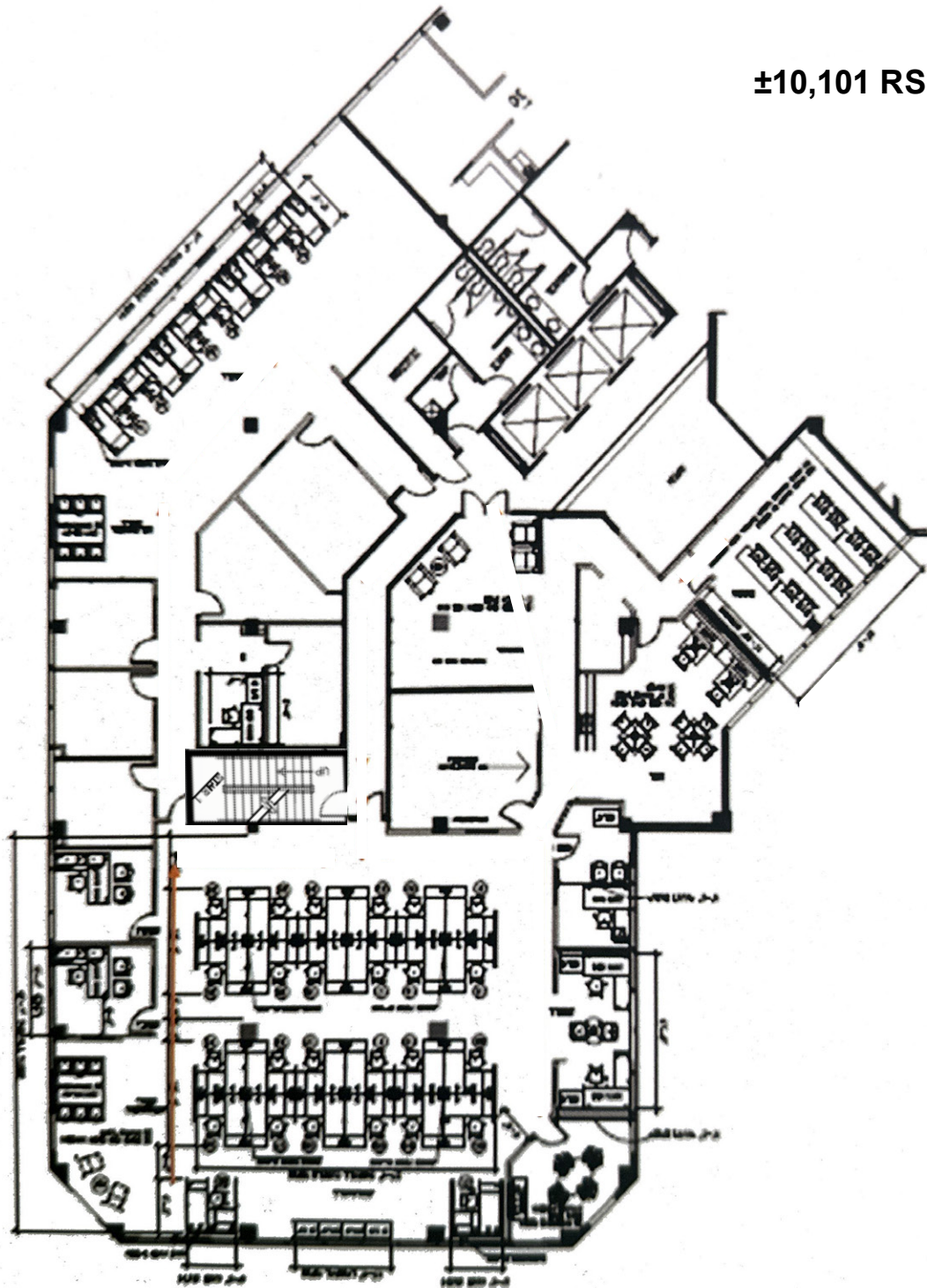
Newmark Phoenix Realty Group, Inc.
 904.399.5222
 10739 Deerwood Park Blvd. #310
 Jacksonville, FL 32256

NEWMARK
 PHOENIX REALTY GROUP
www.phoenixrealty.net

2ND FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

±10,101 RSF



PHOTOS

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

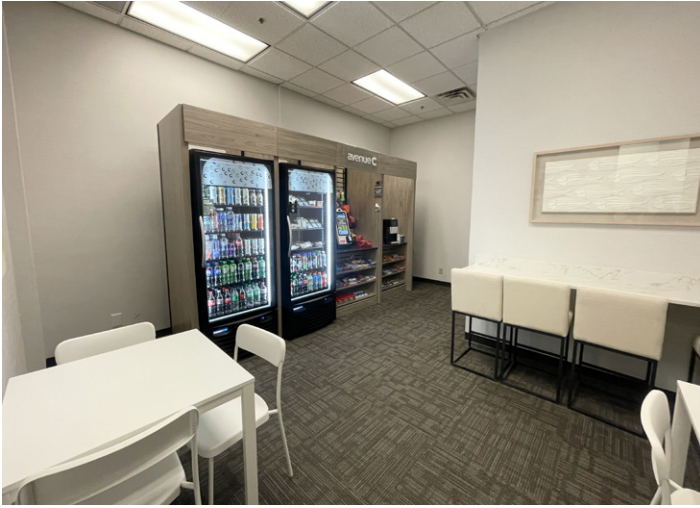


NEWMARK
PHOENIX REALTY GROUP
www.phoenixrealty.net

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.

PROPERTY PHOTOS

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



NEWMARK
PHOENIX REALTY GROUP
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.