

**OFFICES  
FOR LEASE**

# The Park at Deerwood

8130 Baymeadows Way West, Jacksonville, FL 32256



- **1st Floor: \$21.00/RSF Full-Service**
  - Suite #100: +/-1,670 RSF
  - Suite #106: +/-2,500 RSF
- **2nd & 3rd Floor: \$20.00/RSF Full-Service**
  - Suite #203: +/-1,760 RSF
  - Suite #302: +/-2,070 RSF
  - Suite #304: +/-1,450 RSF

● Parking: +/-4.4/1,000 RSF

● Zoning: IBP-2

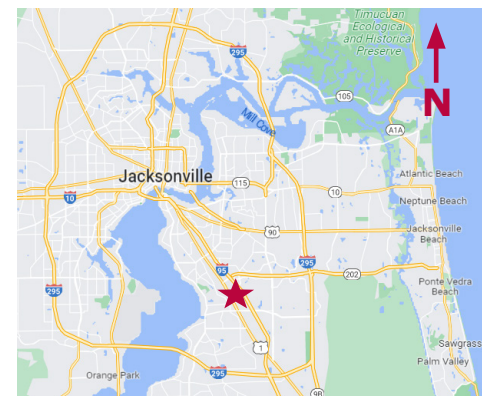
● Distinctive, modern three-story office building with beautiful waterfront and fountain views

● Professional atmosphere, updated common areas with upscale finishes

● Philips Highway visibility with easy access from all areas of town and all major highways  
+/-75,500 AADT on Philips Highway

● Building is reinforced concrete and steel construction, features include two elevators, access system, mail center, vending machines, park-like setting and ample parking

● Located approximately one mile south of JT Butler Blvd. and the intersection with I-95



For Additional  
Information Contact:

**Katie Kirchner**

katiek@strategicsites.com

OR

**Kate Clifford**

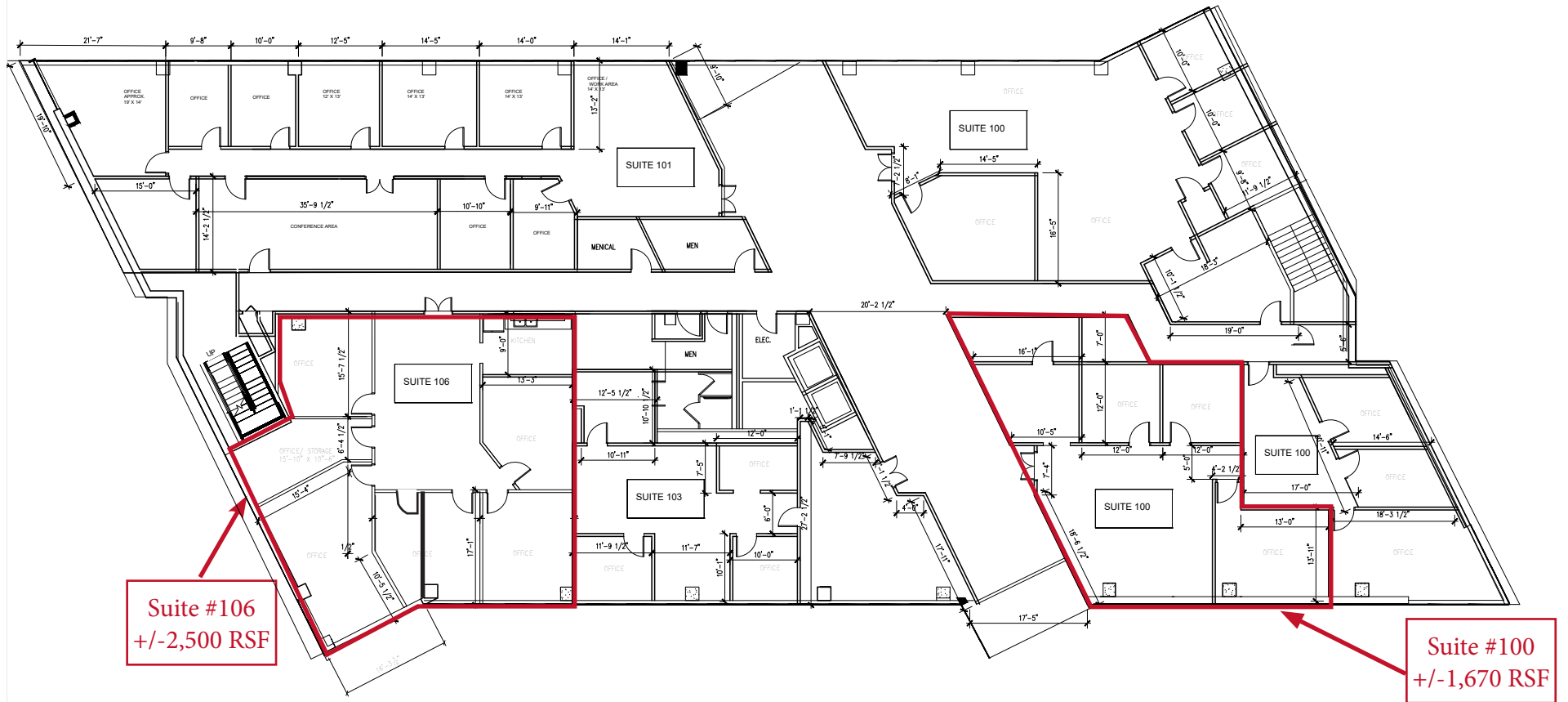
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://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 Plan First Floor

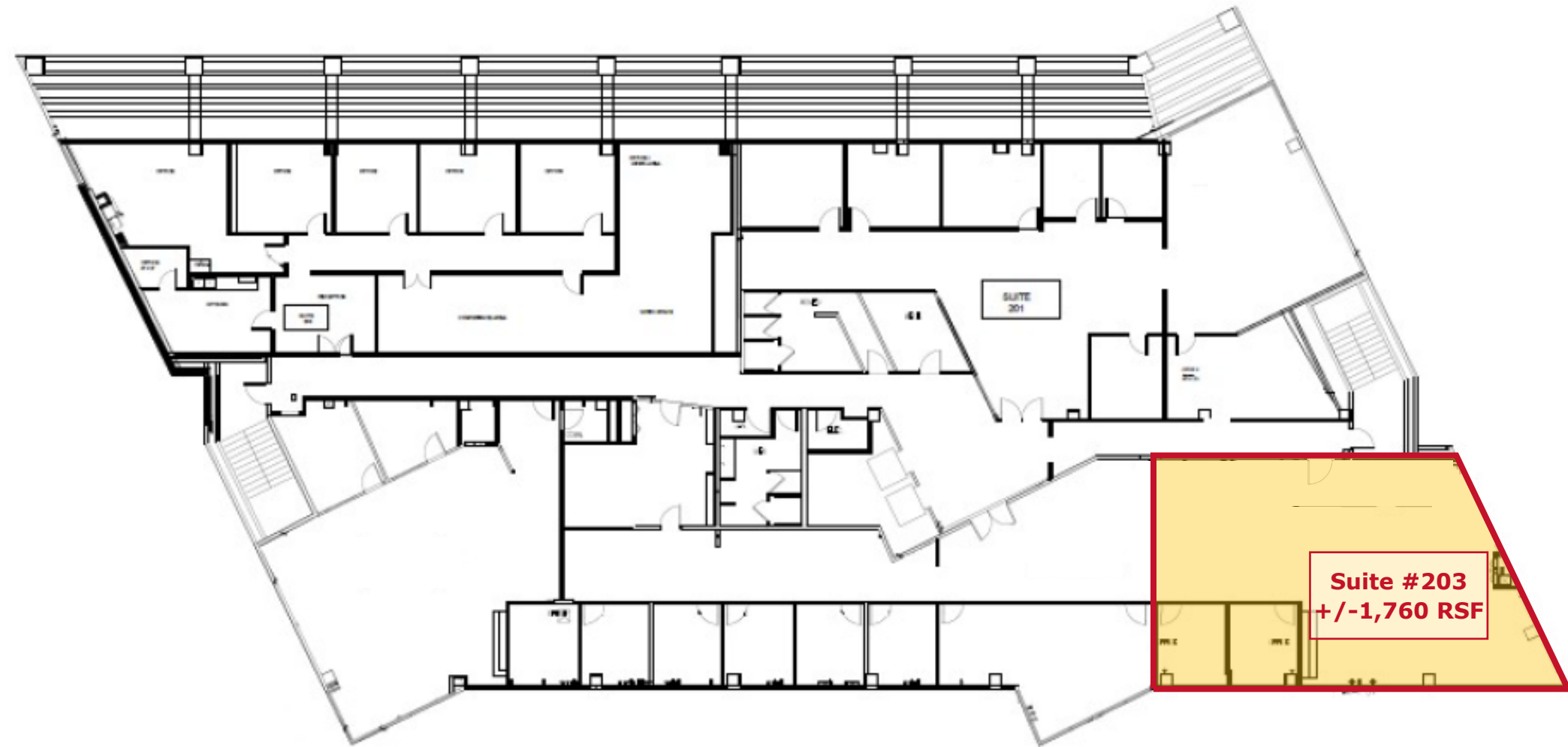


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# Floor Plan Second Floor



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# Floor Plan Third Floor



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