

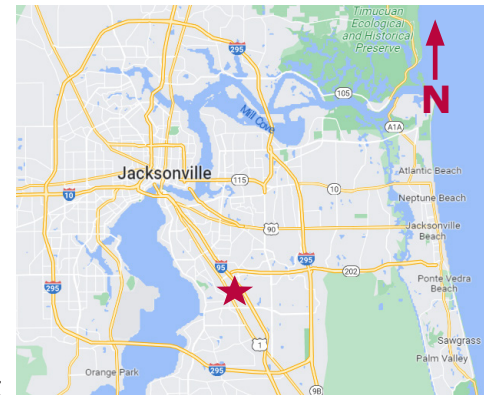
**OFFICES
FOR LEASE**

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 #300: +/-2,070 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

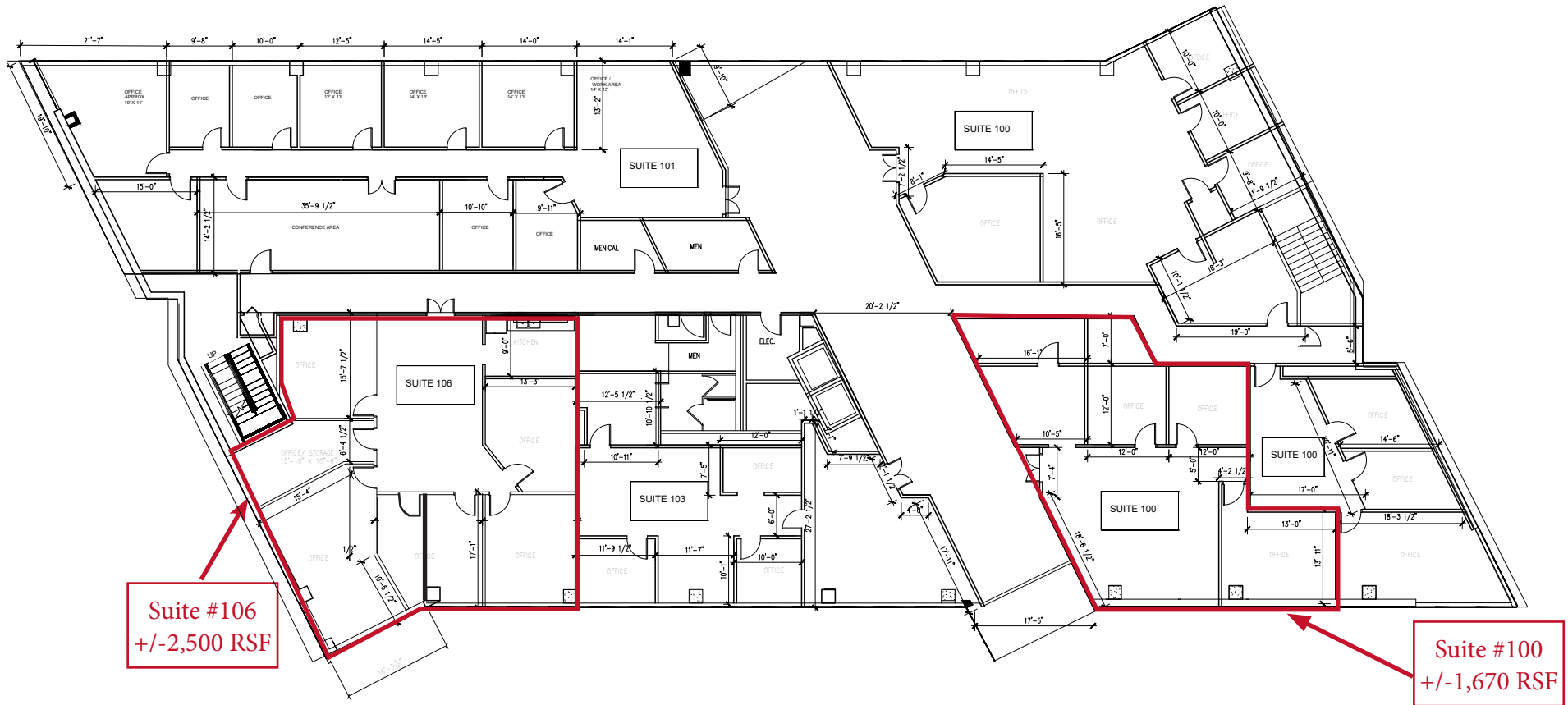
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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



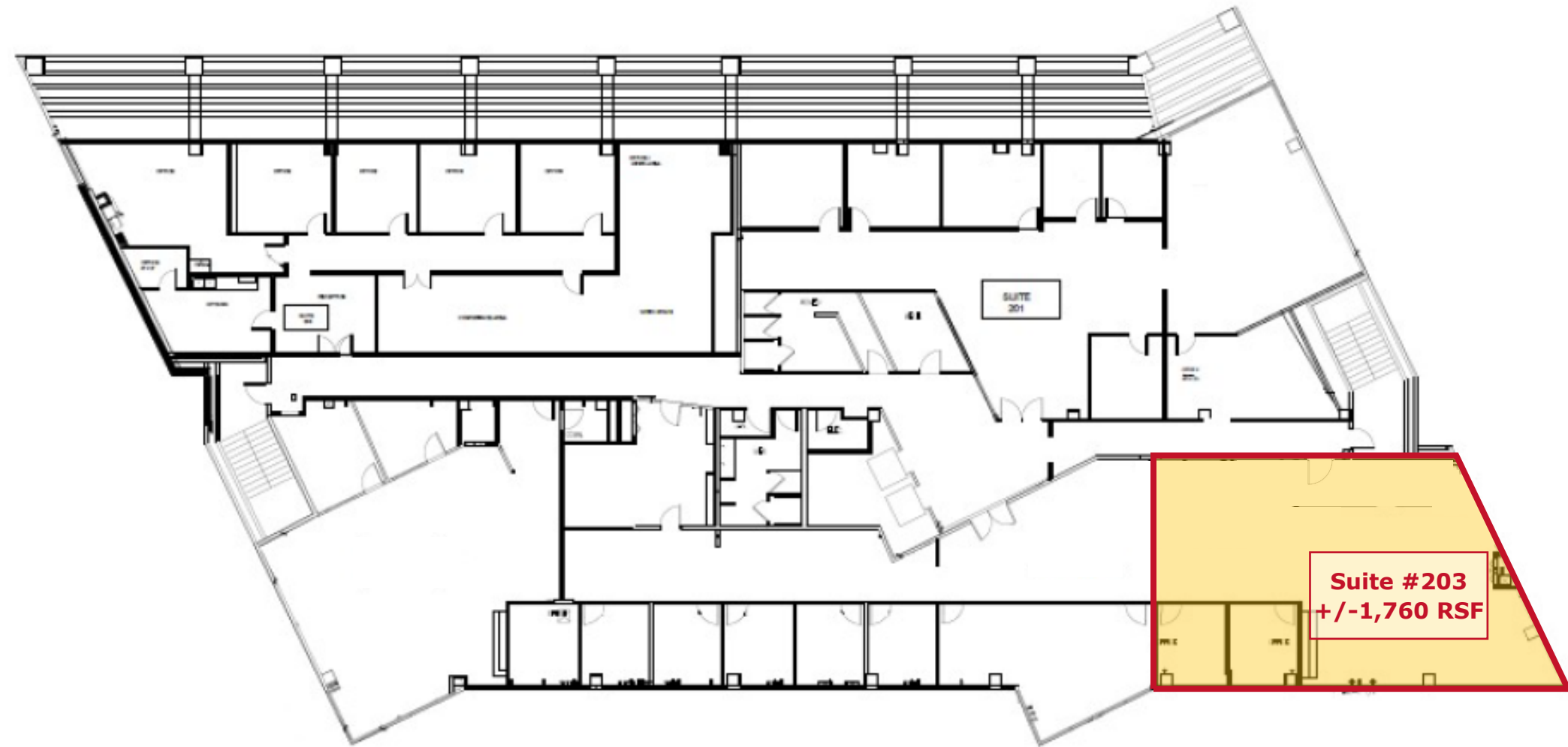
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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 Plan

Second Floor



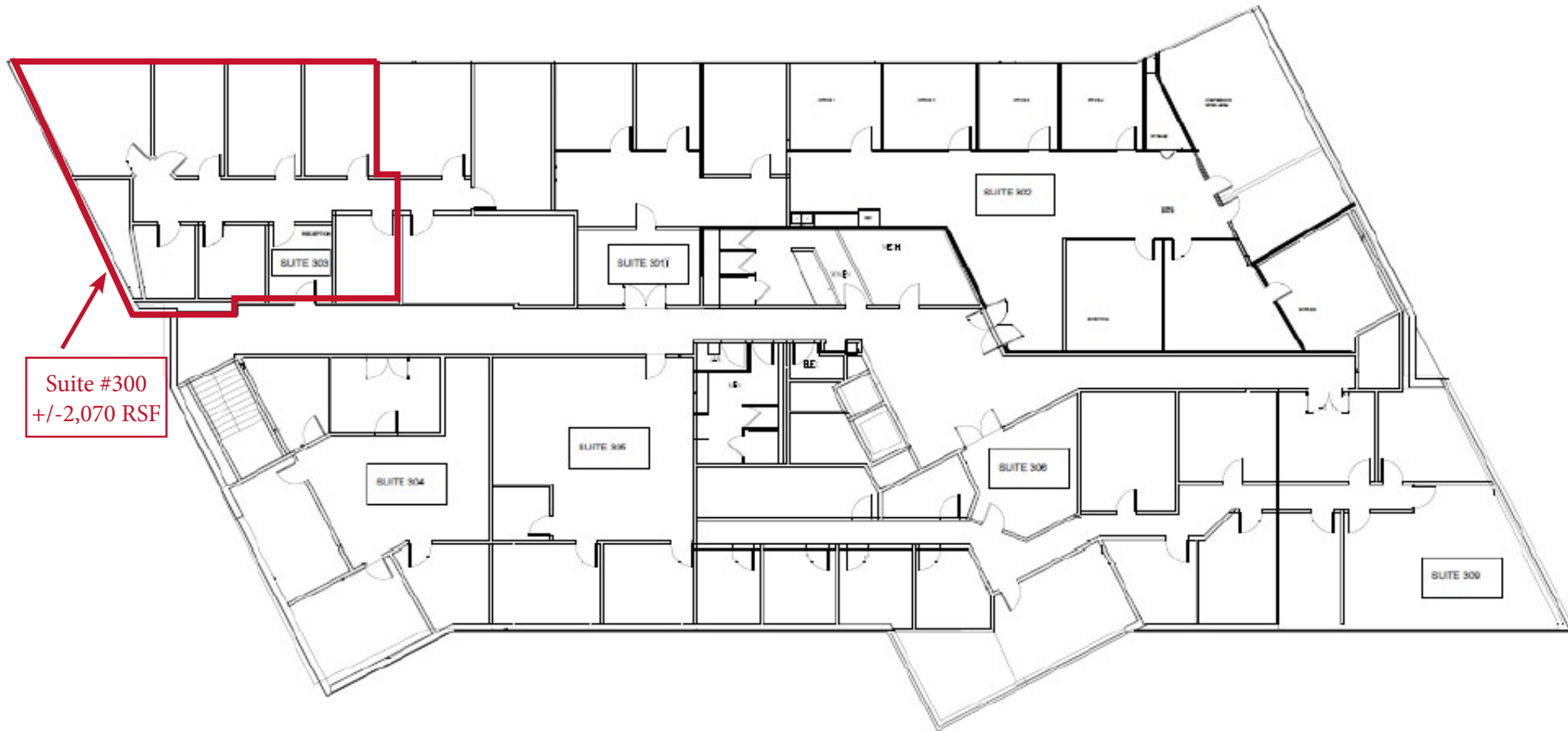
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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 Plan

Third Floor



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