



## Cypress Business Center

8301 Cypress Plaza Drive  
Jacksonville, Florida 32256

### Property Highlights

- One and two-story office & flex spaces with adaptable floor plans
- Philips Hwy frontage provides strong visibility with monument and directional signage at the main entrance
- Generous parking ratio of 5.5 spaces per 1,000 SF with multiple points of ingress and egress for convenient access
- Clear heights ranging from 16 to 18 feet and grade-level overhead doors available for select units
- Separately metered electric, eliminating after-hours HVAC charges

### Property Overview

Cypress Business Center sits in central Jacksonville's desirable Butler/Baymeadows submarket with direct access to US 1 and close proximity to I 95, JTB, and I 295. It is just half a mile from Butler Point's 16 dining options and 2.5 miles from the Philips Hwy/Baymeadows Rd intersection with abundant amenities. The center is also a quick 10 minute drive to St Johns Town Center.

### Offering Summary

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$14 SF/yr (NNN)       |
| Building Size: | 120,682 SF             |
| Available SF:  | 1,716 - 7,623 SF       |
| Lot Size:      | 14.67 Acres            |
| Zoning:        | PUD                    |
| Parking:       | 5.5 Space per 1,000 SF |

### For More Information



#### Patrick Carney

Vice President, Office Specialist  
O: 904 404 4456 | C: 904 588 2508  
pc@naihallmark.com



#### Sydney Miles

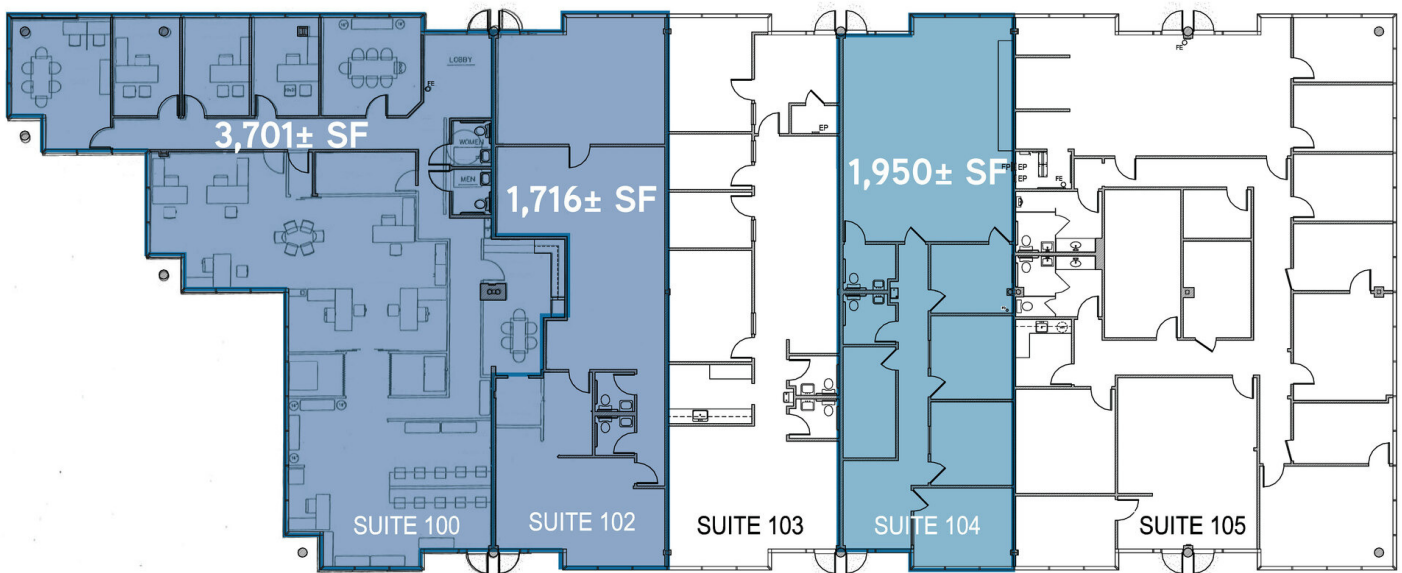
Associate  
O: 904 404 5566 | C: 502 939 2900  
sm@naihallmark.com



### Available Spaces

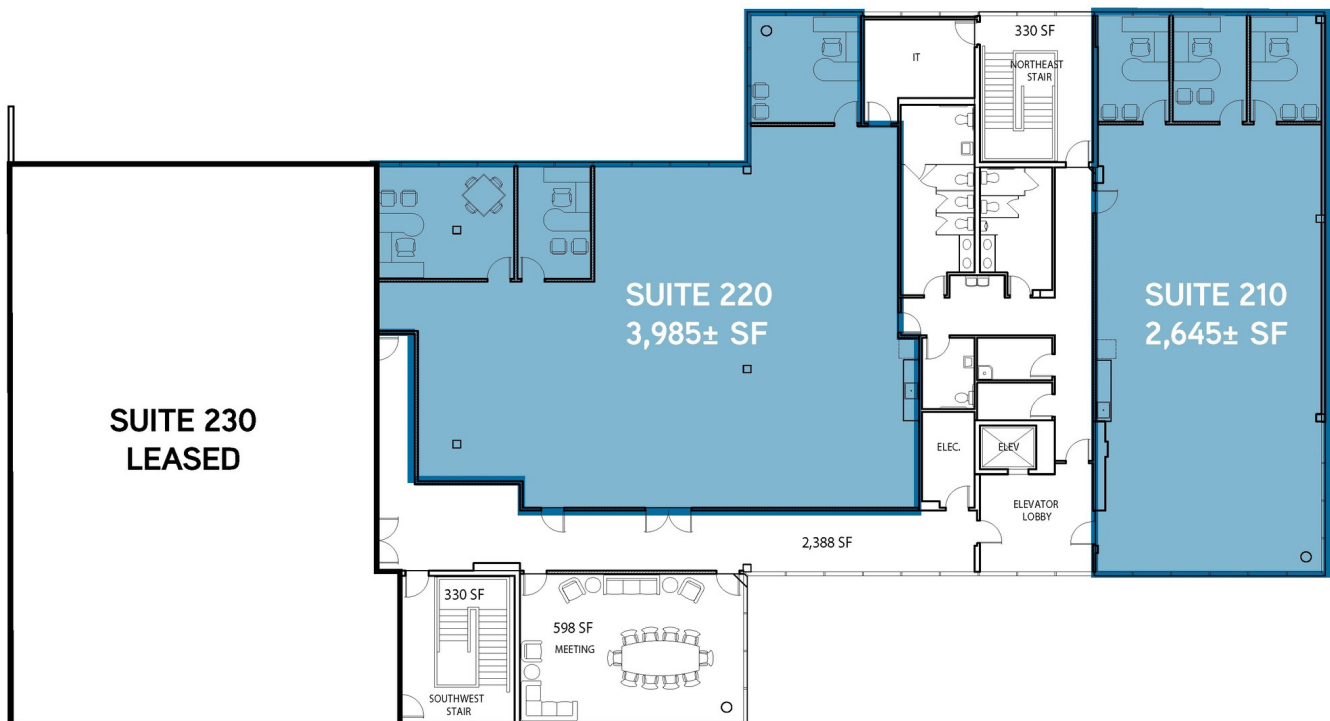
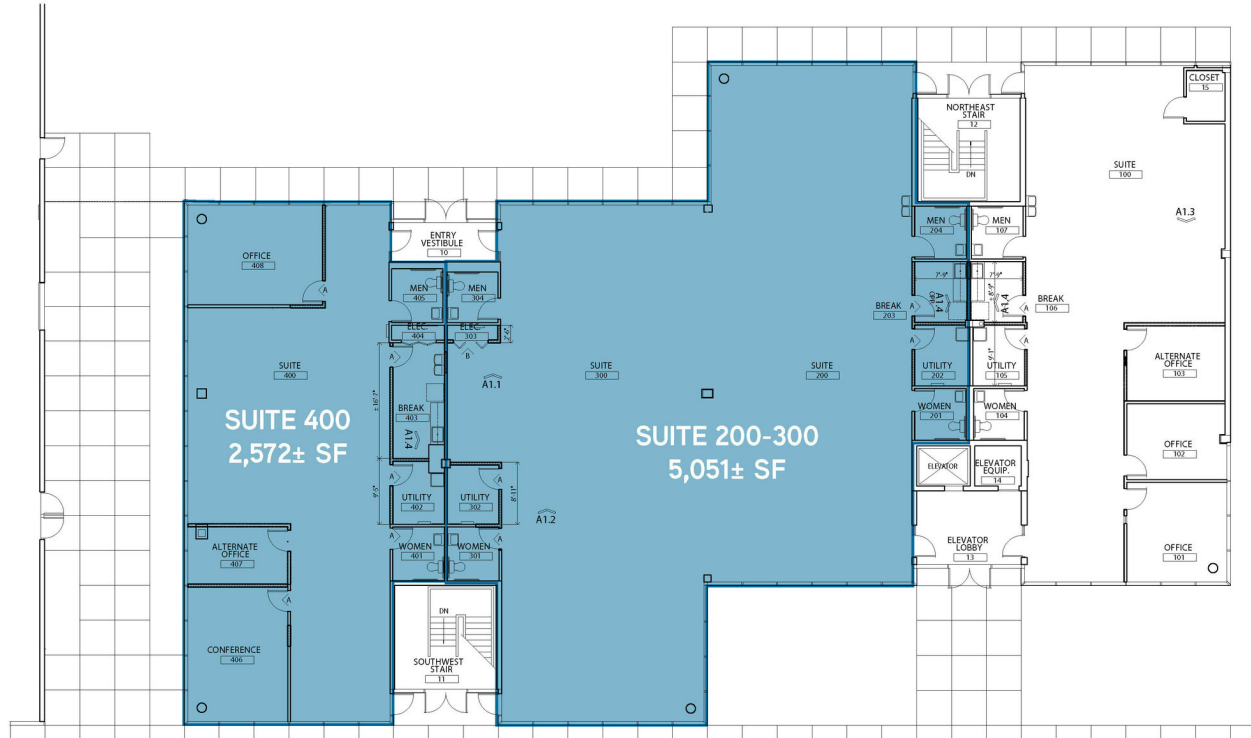
| Suite                       | Tenant    | Size             | Type | Rate          |
|-----------------------------|-----------|------------------|------|---------------|
| ■ Bldg 1 - 100              | Available | 3,701 SF         | NNN  | \$14.00 SF/yr |
| ■ Bldg 1 - 102              | Available | 1,716 SF         | NNN  | \$14.00 SF/yr |
| ■ Bldg 1 - 104              | Available | 1,950 SF         | NNN  | \$14.00 SF/yr |
| ■ Bldg 4 - 200-300          | Available | 5,051 - 7,623 SF | NNN  | \$14.00 SF/yr |
| ■ Bldg 4 - 400              | Available | 2,572 - 7,623 SF | NNN  | \$14.00 SF/yr |
| ■ Bldg 4 - 2nd FL - Ste 210 | Available | 2,645 - 6,630 SF | NNN  | \$14.00 SF/yr |
| ■ Bldg 4 - 2nd FL - Ste 220 | Available | 3,985 - 6,630 SF | NNN  | \$14.00 SF/yr |





For Lease

Bldg 4 - Suites 200-400  
2,572 - 5,051 Sq Ft







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