

For Lease

3,135 SF | \$14.50 SF/yr

Flex/Office Space



Lakepointe Business Park - 6

8936 Western Way

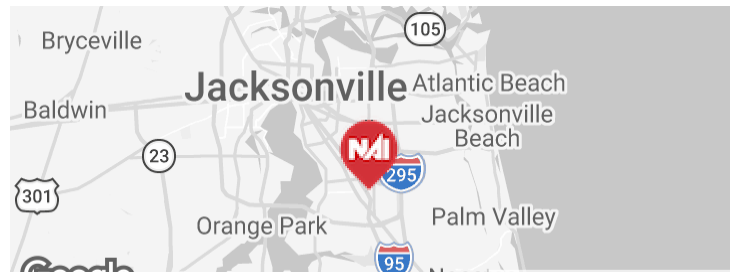
Jacksonville, Florida 32256

Property Highlights

- Estimated CAM: \$3.62 PSF (2026)
- IBP (Industrial Business Park) zoning
- Prime Southside location with convenient access to I-95

Property Overview

A master-planned, 375,000 SF multi-tenant development located on 38-acres in the prestigious Baymeadows area. This project offers enormous flexibility with ability to accommodate users from 1,100 to 78,000 SF within nine buildings. These flex buildings offer excellent office space with grade-level roll-up doors. Both dock-high and grade-level loading are available to suit specific needs.



Spaces	Lease Rate	Space Size
9	\$14.50 SF/yr	3,135 SF

For More Information



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Camden Padgett

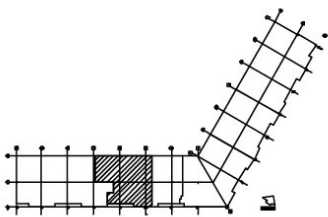
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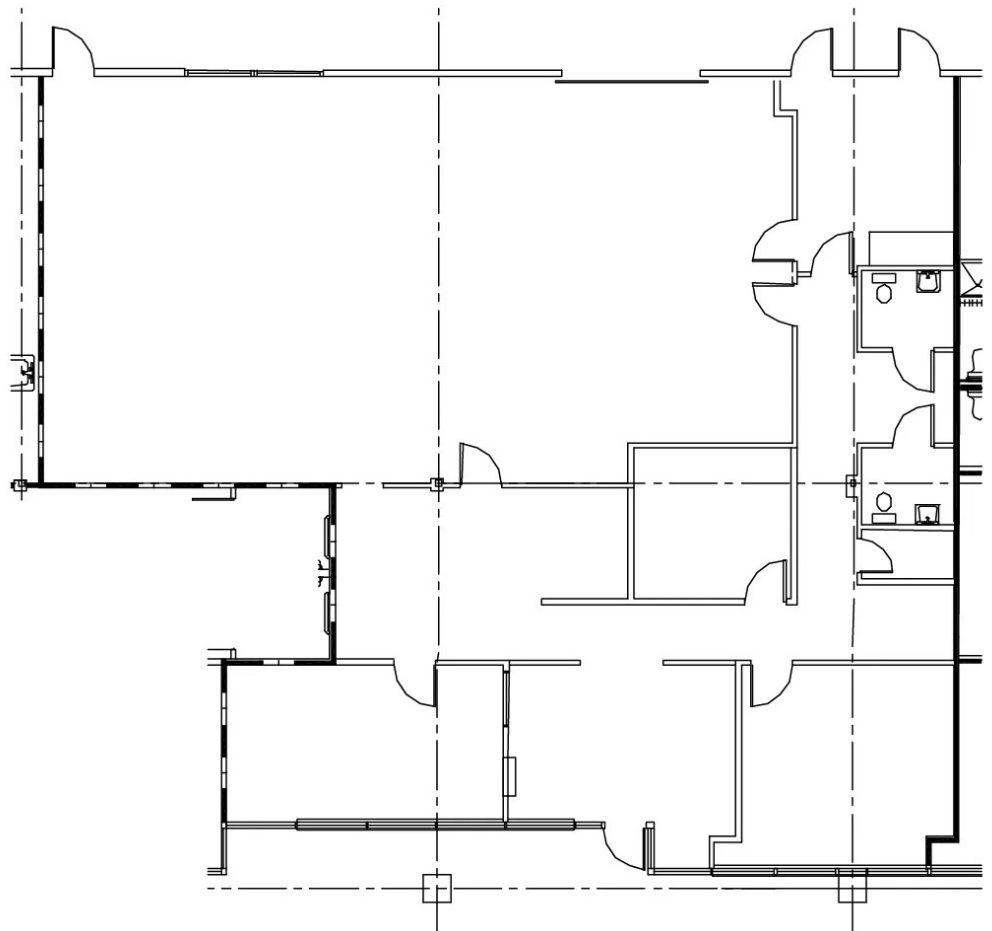
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KEY PLAN



SUITE 9



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