

7825 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

THE CENTER BUILDING

VASHA CARTER **JONYCE BROWN**

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vcarter@svrcom.com jbrown@svrcom.com

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OFFERING SUMMARY

Lease Rate:	\$19.25 - 19.50 SF/yr (Full Service)
Building Size:	107,554 SF
Available SF:	1,753 - 37,990 SF
Lot Size:	9.64 Acres
Year Built:	1976
Renovated:	2023
Zoning:	IBP
Market:	Southside
Submarket:	Baymeadows

PROPERTY OVERVIEW

Excellent office space overlooking Center Lake in the Baymeadows submarket. The property offers convenient access to I-95, Baymeadows Road, I-295, J. Turner Butler Blvd as well as numerous restaurants, banks and retail shopping. The building boast newly renovated lobby and common areas. Newest amenities include a renovated courtyard with games and activities and a mini-mart cafe.

PROPERTY HIGHLIGHTS

- On site property management
- 24-7 Security
- Ample Parking
- Serene campus setting with lake views and courtyard gazebo
- High speed fiber connectivity

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,753 - 37,990 SF	Lease Rate:	\$19.25 - \$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 124A	-	1,430 SF	Full Service	\$18.50 SF/yr	-
200A	Available	3,000 - 37,990 SF	Full Service	Negotiable	Turn-key office available. Minimum divisibility is 3000 SF.
203	Available	1,800 - 18,231 SF	Full Service	\$19.25 SF/yr	-
201	Available	1,766 SF	Full Service	\$19.50 SF/yr	-
202	Available	1,753 SF	Full Service	\$19.25 SF/yr	-
204	Available	2,254 SF	Full Service	\$19.25 SF/yr	-
205	Available	2,791 SF	Full Service	\$19.25 SF/yr	-
206	Available	2,491 SF	Full Service	\$19.25 SF/yr	-
207	Available	2,774 SF	Full Service	\$19.25 SF/yr	-

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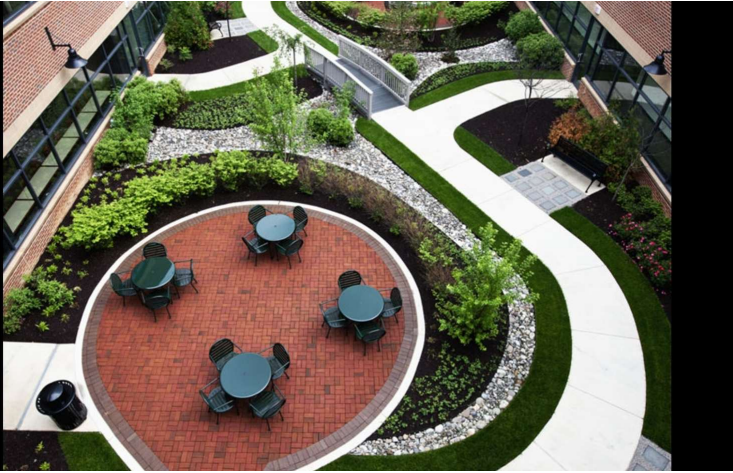
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- 24-7 Security
- Ample Parking
- Serene campus setting with lake views and courtyard gazebo
- Cafe on site
- High speed fiber connectivity
- New Courtyard



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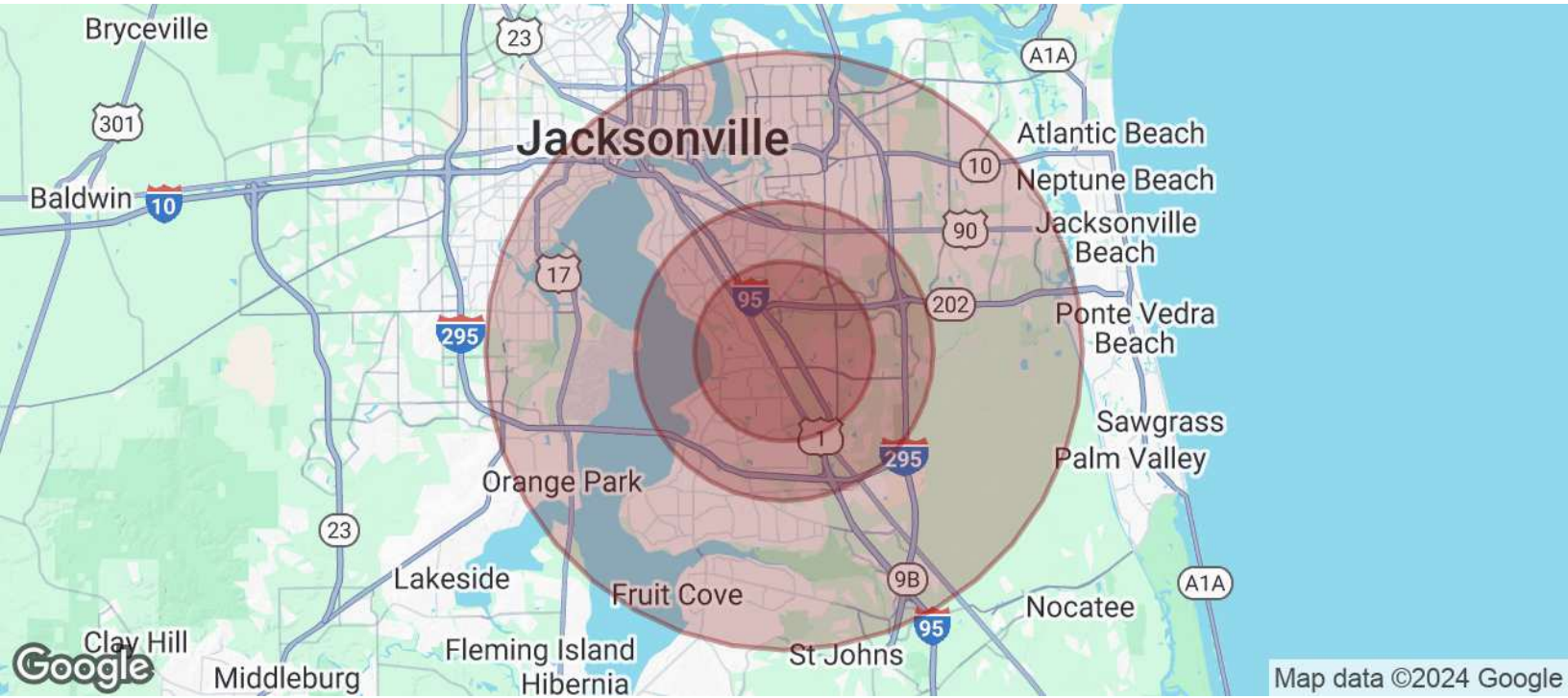
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,605	172,950	581,747
Average age	35.9	38.8	37.9
Average age (Male)	36.2	37.5	37.1
Average age (Female)	36.3	40.3	38.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	34,405	81,261	255,289
# of persons per HH	2.0	2.1	2.3
Average HH income	\$68,555	\$75,952	\$76,393
Average house value	\$164,943	\$189,864	\$220,015

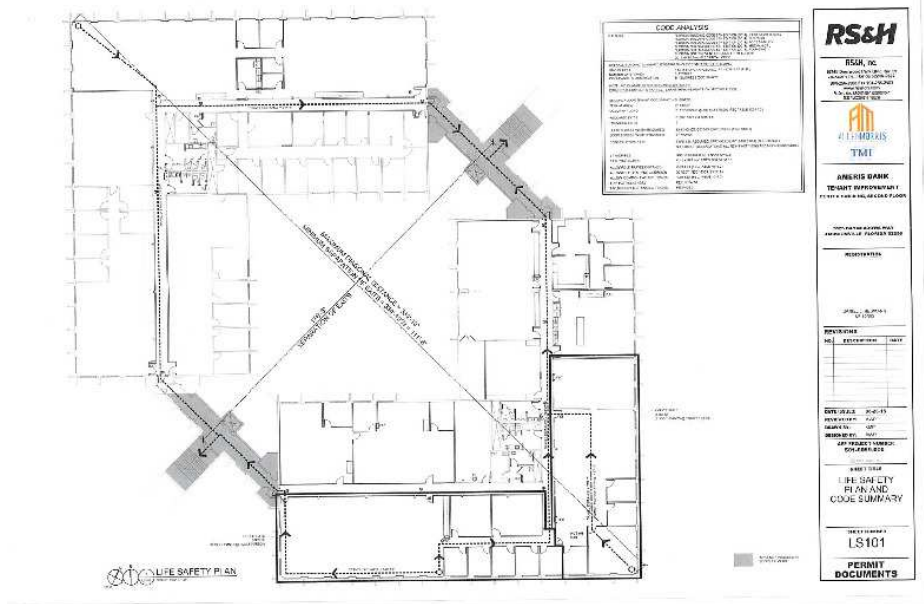
* Demographic data derived from 2020 ACS - US Census

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