±192 - 19,591 RSF OFFICE & EXECUTIVE SUITE SPACE AVAILABLE FOR LEASE

- Prominent building signage available
- Exterior renovations to be completed Q42021 - and Lobby renovations planned
- Backup generator available on 6th floor suites
- Highly visible and accessible from Baymeadows Road, with quick access to I-95, Southside Blvd, and I-295
- Baymeadows access assisted by dedicated traffic cop for afternoon rush hours
- Recently renovated and beautifully landscaped
- Conveniently located near retail, restaurants & banking
- On-site café
- Amenity furnished conference room available by reservation

AVAILABLE SUITES

Suite		Size (RSF)	Asking Rate ($/RSF/YR)
136	EXEC OFFICE	198	$525/MO
137	EXEC OFFICE	192	$525/MO
170	PROMINENT ENTRY, GLASS DOORS, HIGH CEILING	3,247	$17.25
240	DOUBLE FULL GLASS ENTRY	1,270	$16.75
250	EXISTING FINISHES IN EXCELLENT CONDITION	2,749	$16.75
300	DOUBLE FULL GLASS ENTRY AT ELEVATORS	4,572	$17.00
350	ENDCAP UNTIL WITH THREE WALLS OF GLASS. EXISTING FINISHES IN EXCELLENT SHAPE. INTERIOR GLASS	4,662	$17.00
450	ENDCAP SUITE WITH THREE WALLS OF GLASS	5,600	$17.25
560	DOUBLE FULL GLASS ENTRY AT ELEVATORS	6,806	$17.50
600	PROMINENT, DOUBLE DOOR ENTRY AT ELEVATORS. BACKUP GENERATOR AVAILABLE	3,993	$17.50
630	ENDCAP SUITE WITH THREE WALLS OF GLASS. BACKUP GENERATOR AVAILABLE	4,289	$17.25
650	LAKE VIEW. BACKUP GENERATOR AVAILABLE	6,944	$17.25
680	ENDCAP SUITE WITH THREE WALLS OF GLASS	4,365	$17.25

For further information, please contact our exclusive agents:

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Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

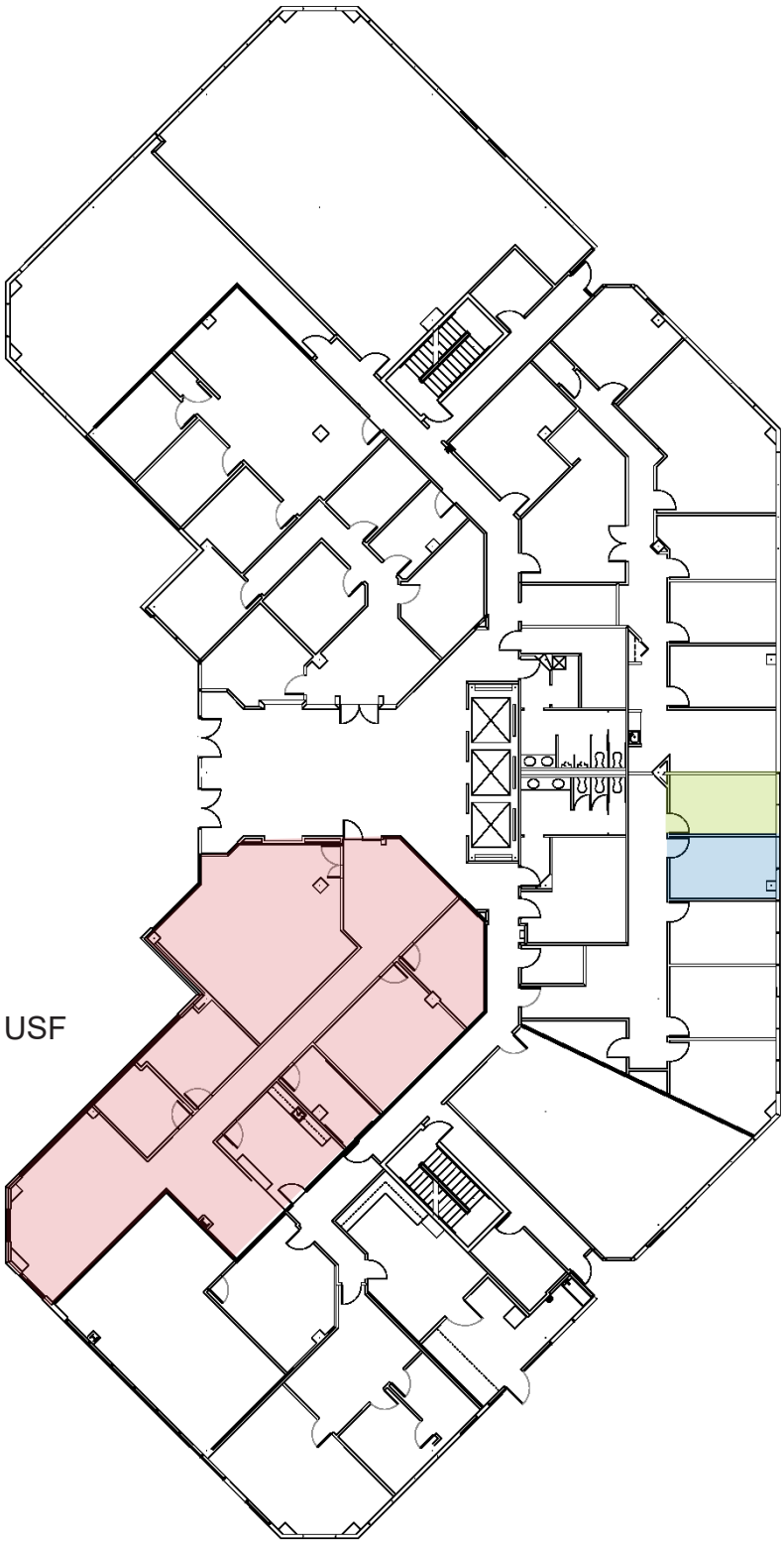
Newmark Phoenix Realty Group
www.phoenixrealty.net

ACORN PROPERTY HOLDINGS

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

1ST FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 137
192 RSF

SUITE 136
198 RSF

SUITE 170
3,247 RSF / 2,873 USF

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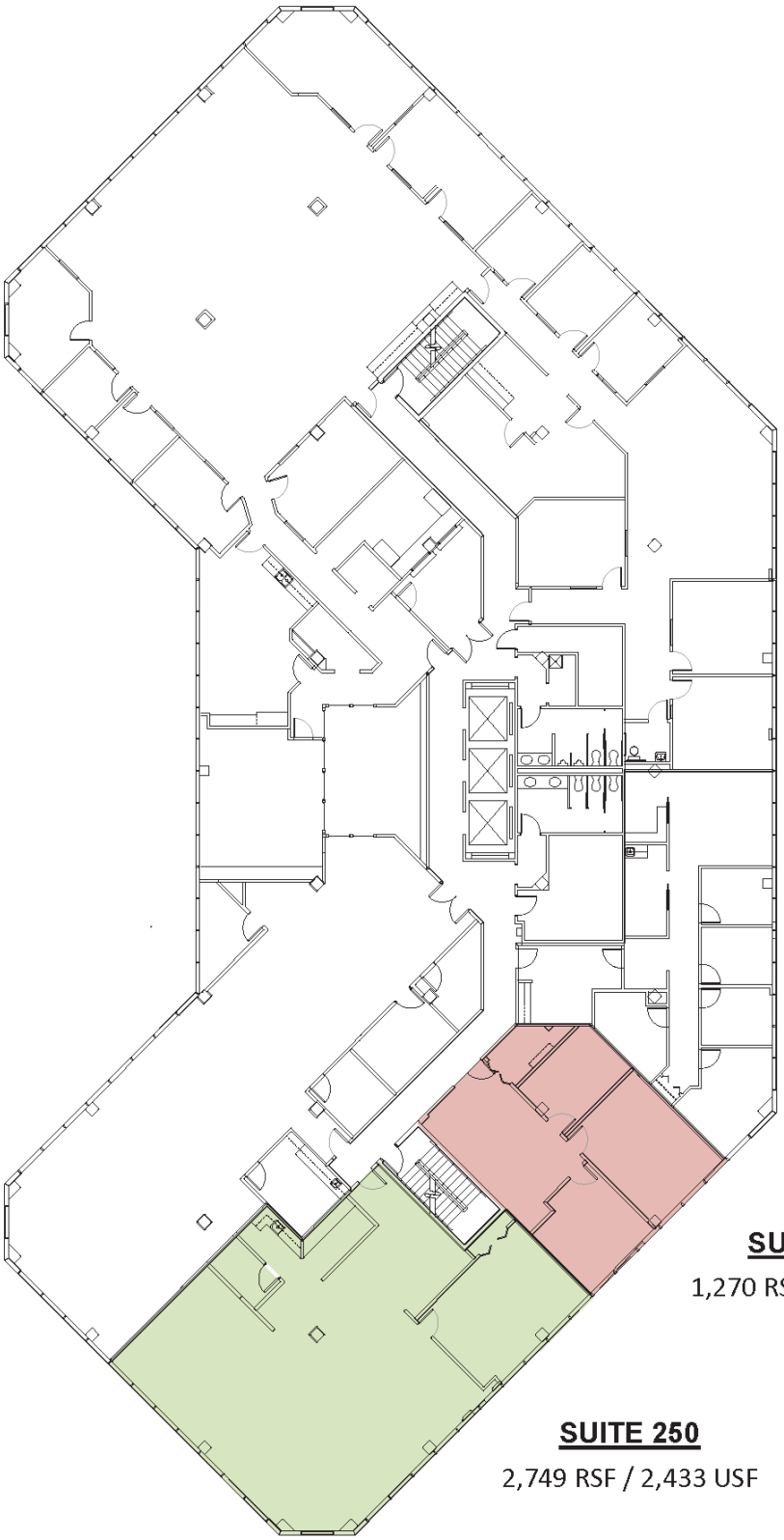
2ND FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 240

1,270 RSF / 1,124 USF

SUITE 250

2,749 RSF / 2,433 USF

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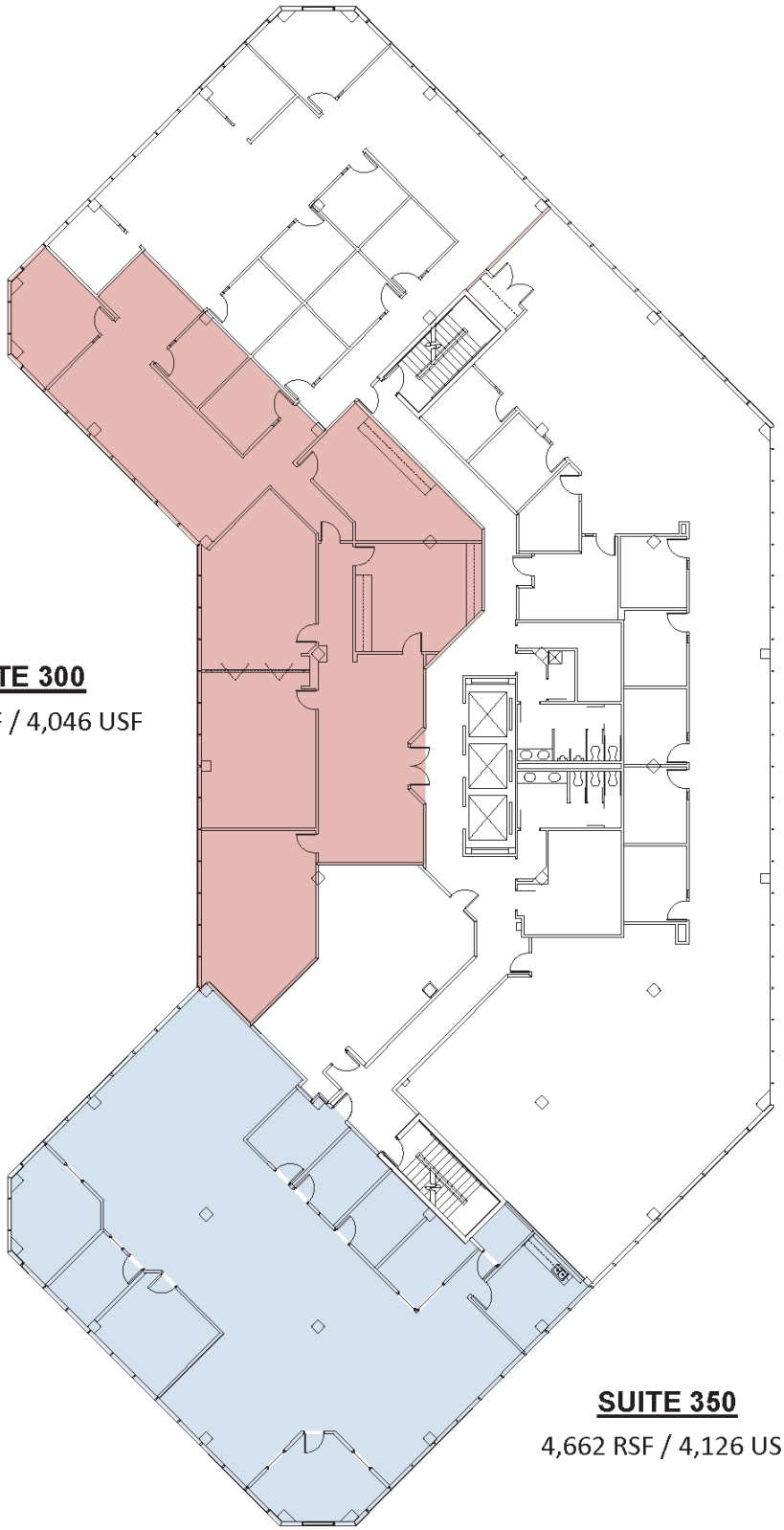
3RD FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 300

4,572 RSF / 4,046 USF

SUITE 350

4,662 RSF / 4,126 USF

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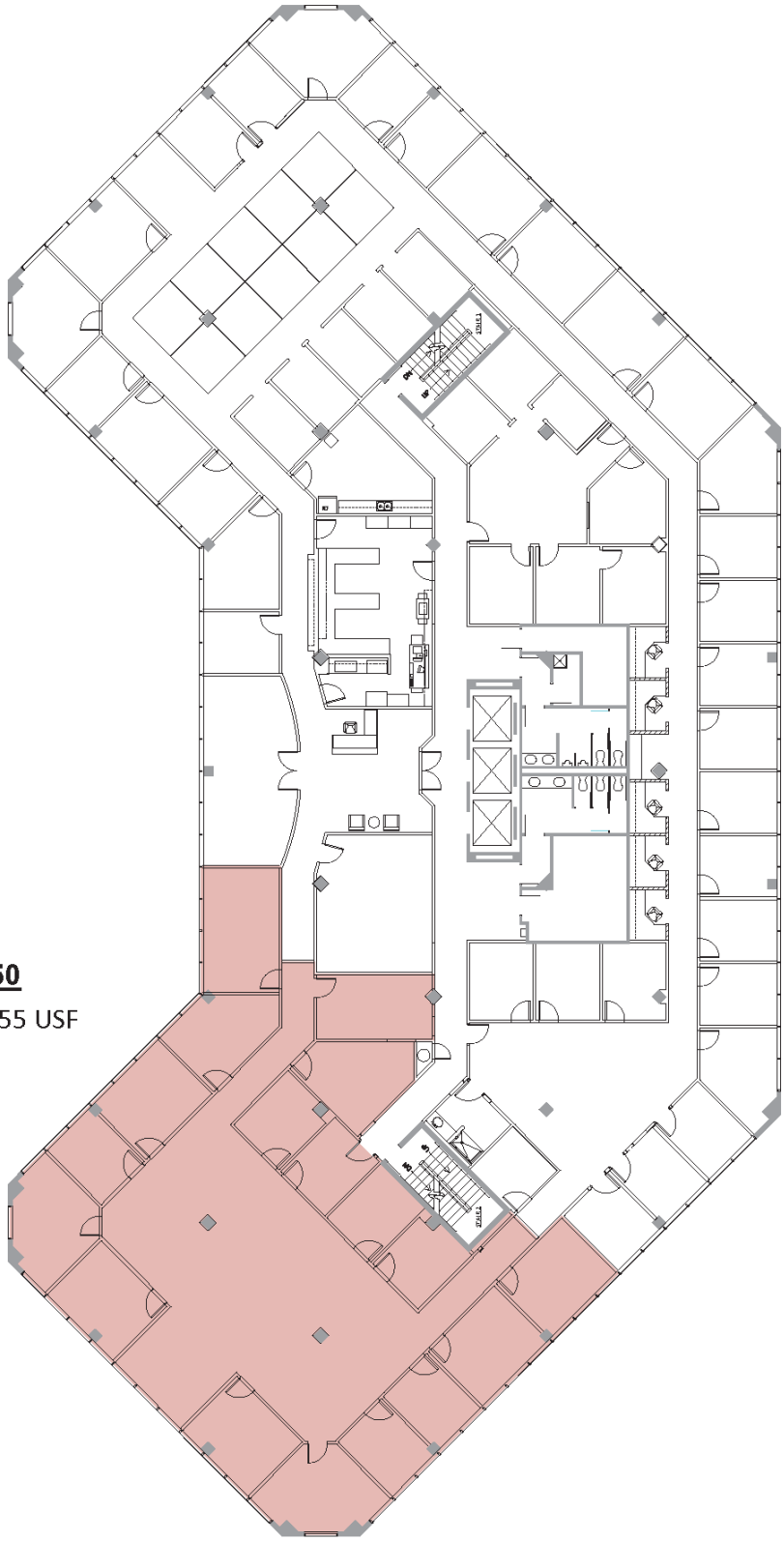
4TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 450

5,600 RSF / 4,955 USF

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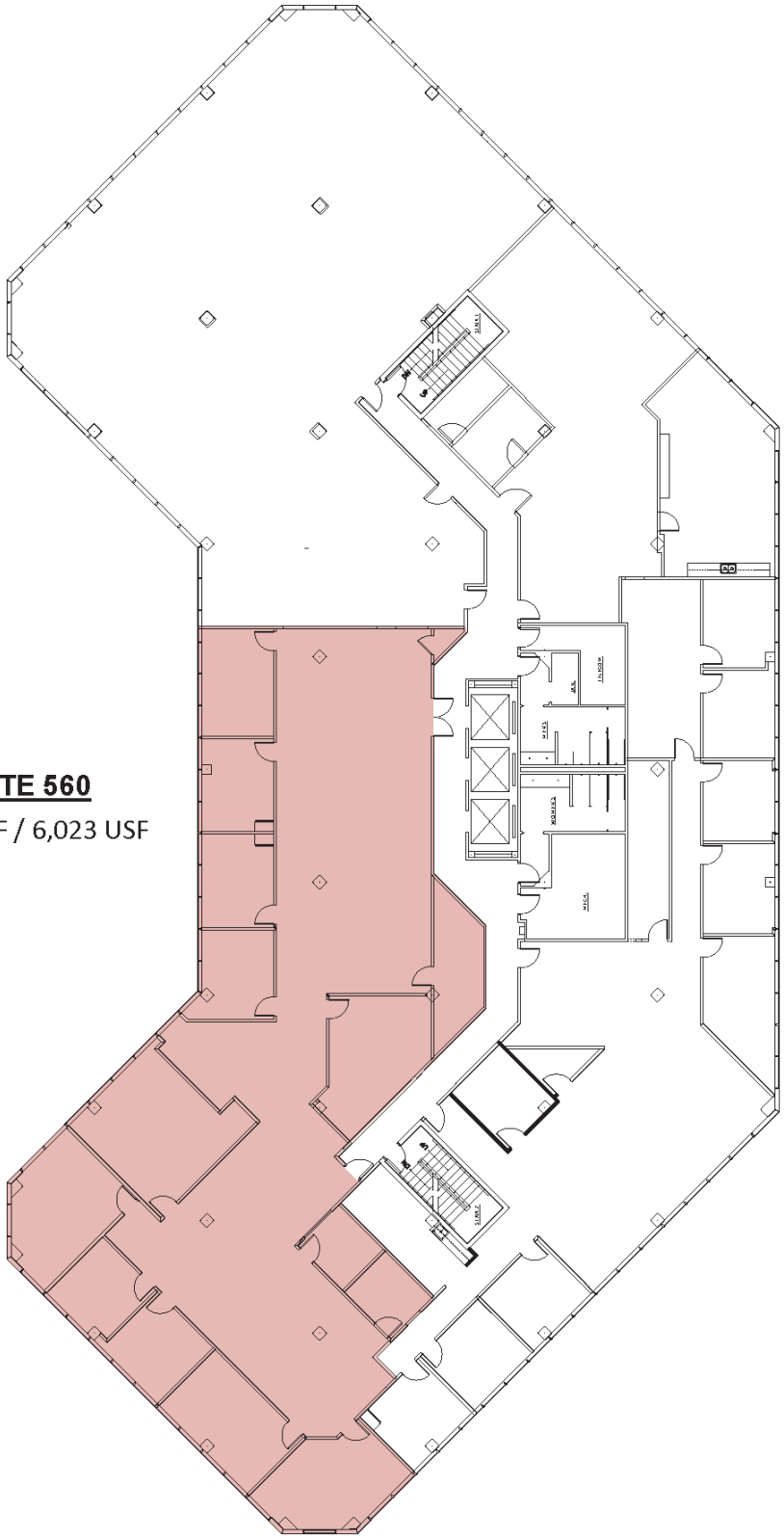
5TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD



SUITE 560

6,806 RSF / 6,023 USF

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6TH FLOOR PLAN

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

SUITE 630

4,289 RSF / 3,796 USF

SUITE 650

6,944 RSF / 6,145 USF

SUITE 600

3,993 RSF / 3,534 USF

SUITE 680

4,365 RSF / 3,863 USF

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PROPERTY PHOTOS

BAYWOOD CENTER III - 9428 BAYMEADOWS ROAD

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