

# 4500 SALISBURY ROAD

JACKSONVILLE, FL 32216

## ±734 - 8,252 RSF OFFICE SPACE AVAILABLE FOR LEASE

- ◆ Prominent building signage available  
Landmark Southpoint building highly visible from JTB & I-95
- ◆ Conveniently located near retail, restaurants, and banking
- ◆ Five story atrium with water features & lush indoor landscape
- ◆ Freshly renovated common areas
- ◆ On-site café
- ◆ Excess parking

For further information, please contact our exclusive agents:

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[www.phoenixrealty.net](http://www.phoenixrealty.net)



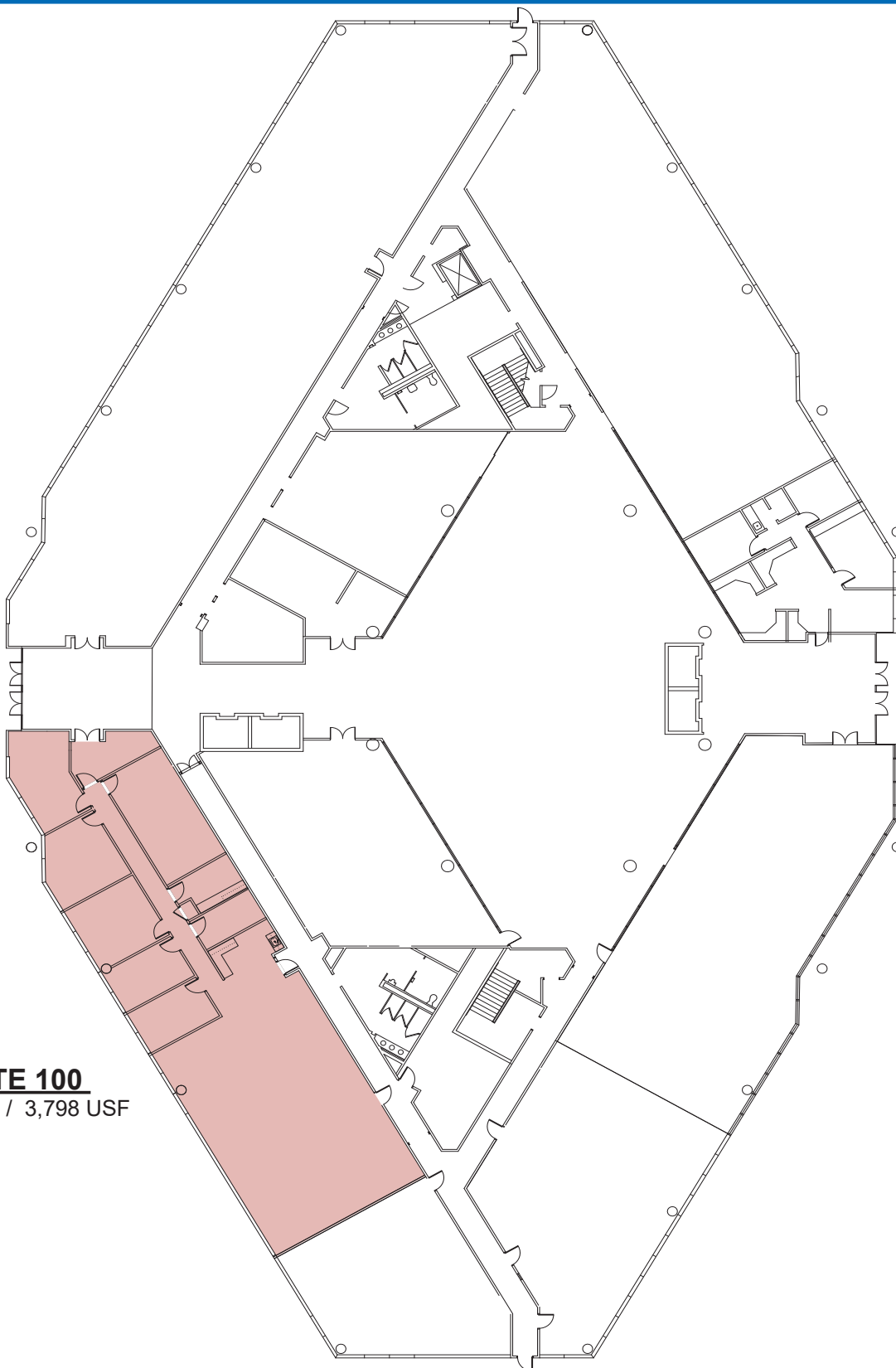
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

### AVAILABLE SUITES

Suite		Size (RSF)	Asking Rate (\$/RSF/YR)
100	FIRST FLOOR LOBBY SPACE IN EXCELLENT CONDITION	4,577	\$21.00
260	UPDATED SPACE, GLASS CONFERENCE ROOM, 4 OFFICES, STORAGE	3,648	\$21.00
270	OPEN SPACE FOR CUBICLES, BREAK ROOM, CONFERENCE ROOM	3,995	\$21.00
306	PERIMETER OFFICES AND OPEN SPACE FOR CUBICLES	5,556	\$21.00
307	ATTACHED BREAK ROOM	1,668	\$21.00
310	ATTACHED BREAK ROOM	1,850	\$21.00
340	PERIMETER OFFICES, BREAKROOM, CONFERENCE ROOM - CAN BE DEMISED	5,224	\$21.00
430	PROMINENT BY ELEVATORS. DOUBLE GLASS ENTRY	1,418	\$22.00
460	HIGH END FINISHES CAN BE DEMISED	8,252	\$21.00
465	OPEN ATRIUM SPACE	734	\$21.00
470	OFF ELEVATOR LOBBY, OPEN CUBE SPACE, CONFERENCE ROOM	2,901	\$21.00
480	SMALL OPEN OFFICE	995	\$21.00
485	SMALL OPEN OFFICE W/ ONE CLOSED OFFICE	1,157	\$21.00
507	(3) THREE OFFICES	1,868	\$21.00
508	SMALL OFFICE SPACE	976	\$21.00
509	OPEN OFFICE SPACE	2,318	\$21.00

# 1ST FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



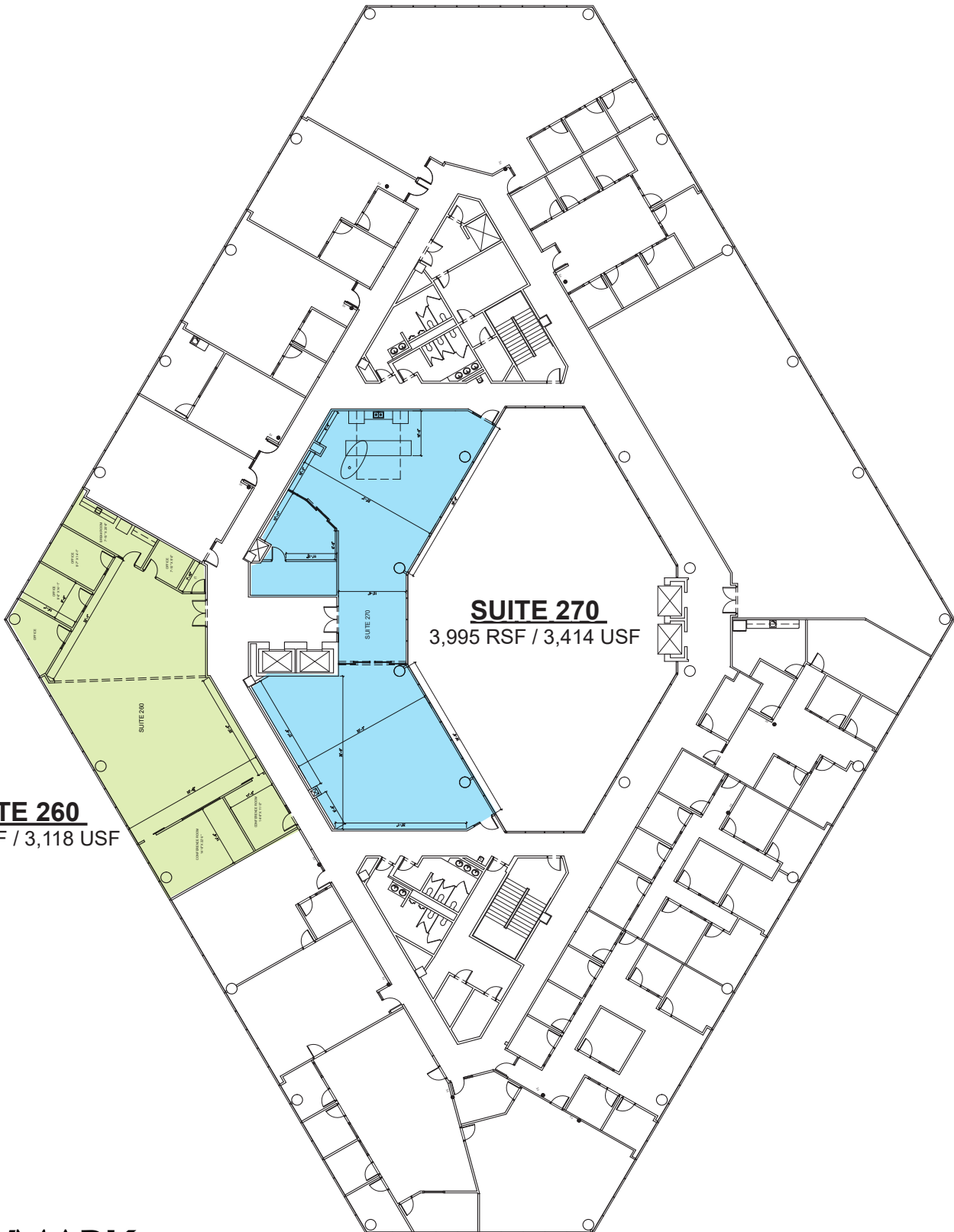
**SUITE 100**  
4,577 RSF / 3,798 USF

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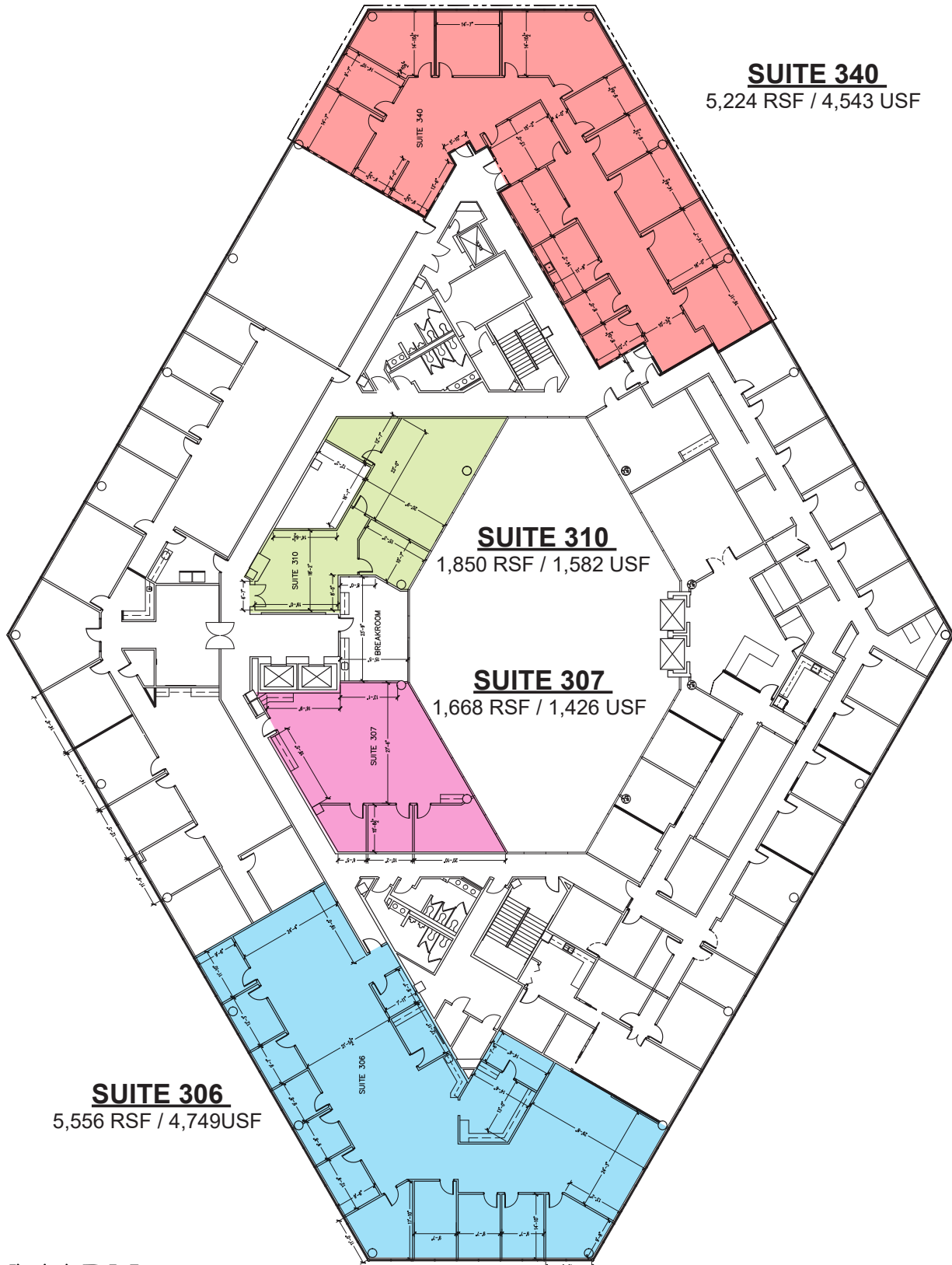
# 2ND FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



# 3RD FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



**SUITE 340**  
5,224 RSF / 4,543 USF

**SUITE 310**  
1,850 RSF / 1,582 USF

**SUITE 307**  
1,668 RSF / 1,426 USF

**SUITE 306**  
5,556 RSF / 4,749USF

# 4TH FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD

**SUITE 460**  
8,252 RSF / 7,053 USF

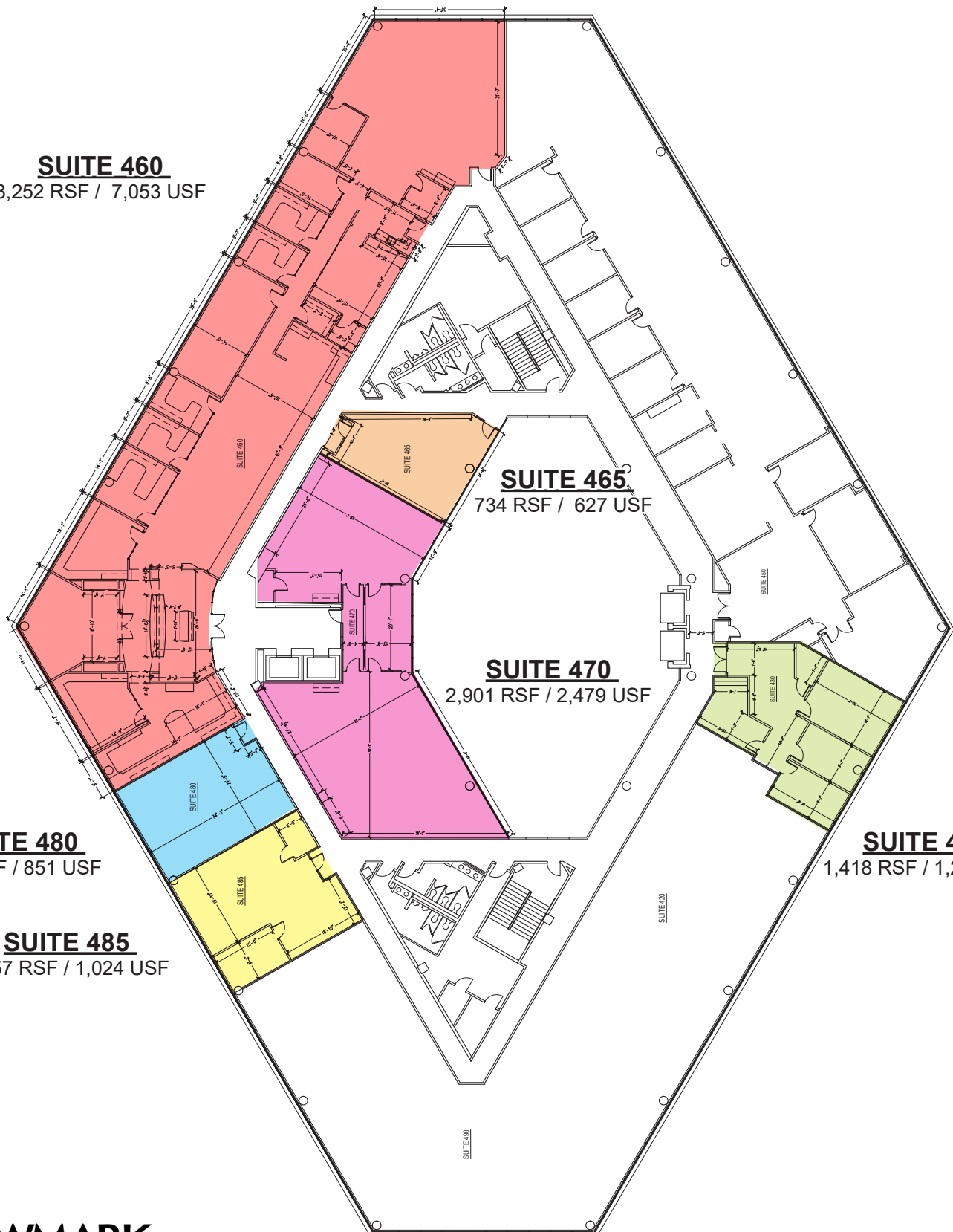
**SUITE 465**  
734 RSF / 627 USF

**SUITE 470**  
2,901 RSF / 2,479 USF

**SUITE 480**  
995 RSF / 851 USF

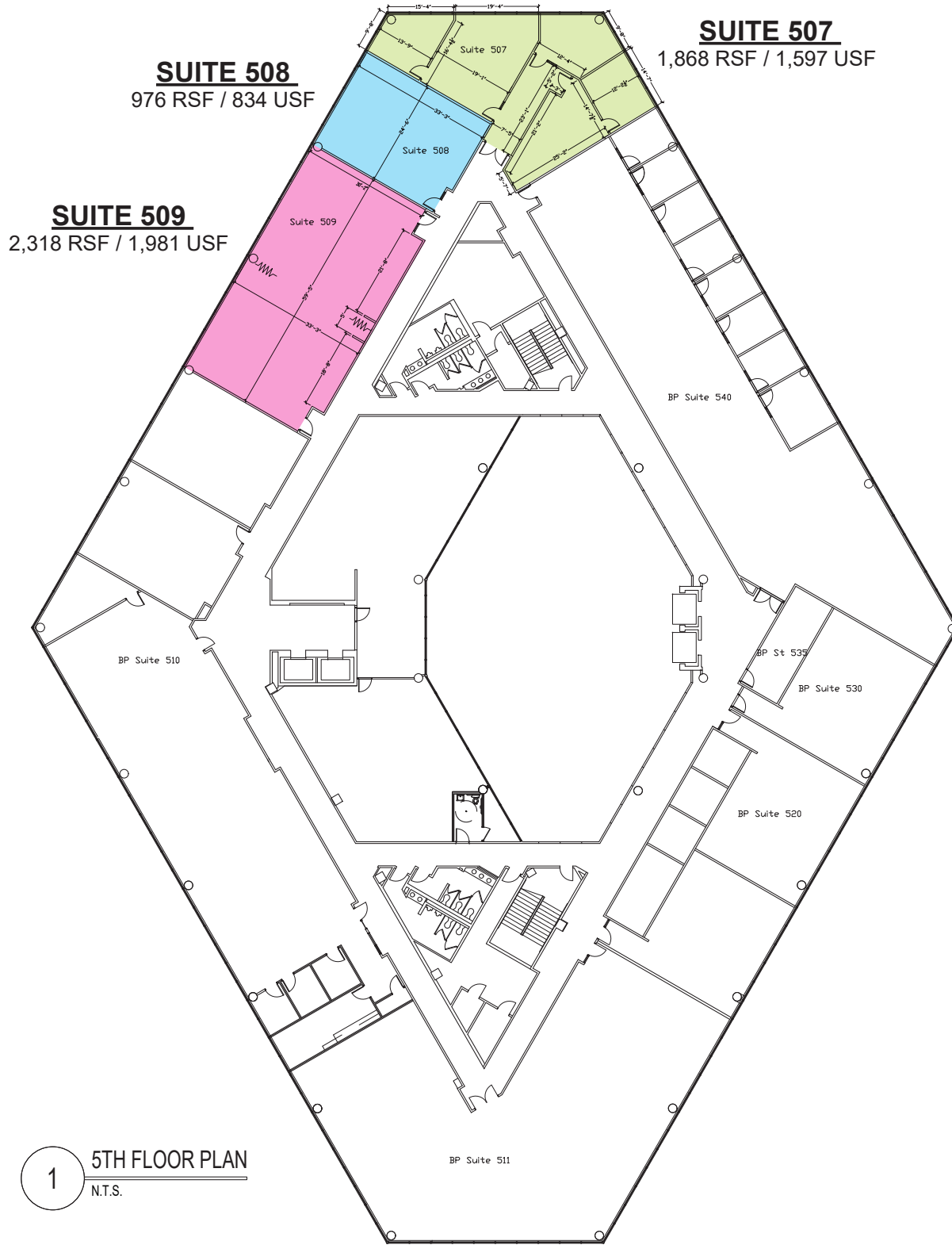
**SUITE 430**  
1,418 RSF / 1,212 USF

**SUITE 485**  
1,157 RSF / 1,024 USF



# 5TH FLOOR PLAN

BUTLER POINTE - 4500 SALISBURY ROAD



1 5TH FLOOR PLAN  
N.T.S.

# PROPERTY PHOTOS

## BUTLER POINTE - 4500 SALISBURY ROAD



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