

# BAYWOOD CENTER PORTFOLIO

9424, 9428, 9432 BAYMEADOWS ROAD



**NEWMARK**  
PHOENIX REALTY GROUP

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## OFFERING- BAYWOOD CENTER PORTFOLIO

Newmark Phoenix Realty Group is pleased to present the opportunity to acquire the Baywood Center Portfolio, a three building office complex that totals 163,116 SF, located in the heart of Jacksonville's Southside suburban market .

This portfolio represents an extraordinary opportunity for an investor to acquire a cash-flowing asset located in a highly accessible and desirable location in Jacksonville, Florida. This 69% occupied portfolio creates an opportunity for an investor to capitalize on the growing demand for office space in a submarket with many brand new developments, several redevelopment projects and copious existing amenities that surround the park.

This portfolio boasts impressive leasing momentum over the last 8 months and illustrates the increased demand for office space in the Baymeadows submarket. With roughly 52,000 RSF left to lease and some upcoming tenant roll, an investor can capitalize on the increased demand by leveraging the current vacancy and rising rental rates to add additional value to this portfolio.

The Baymeadows submarket has seen a significant uptick in new development including new apartments, new hotels (Springhill Suites), new housing and new retail (Starbucks, First Watch and more); much if which is in walking distance of Baywood Center.



# INVESTMENT HIGHLIGHTS

**FULL  
SERVICE**  
Lease Type

**±9**  
Acres  
Land Size

**Class B**  
Office  
Building Type

**41**  
# of Tenants

**69%**  
Current Occupancy

**±163,116 SF**  
Building Size

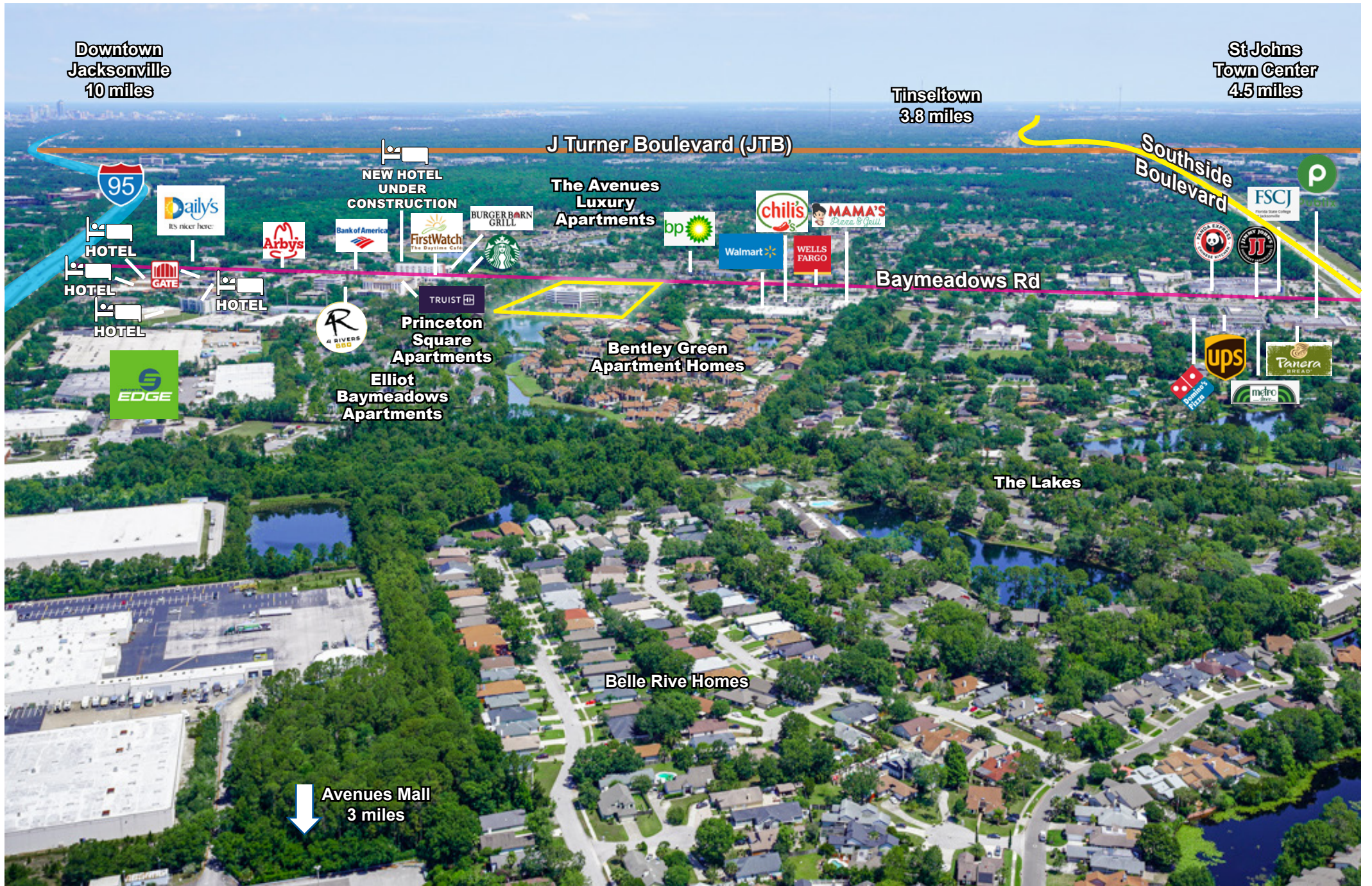
**1985**  
Year Built

## PROPERTY DETAILS

- Park-like setting
- Lakeside office space
- Brand new on site café
- Major exterior renovations
- Roughly 52k RSF available
- Common Conference Rooms
- On-Site Property Maintenance
- Located in the Heart of Retail, Banking & Hotel and a Residential Environment
- Close to I-95, Southside Boulevard and 9-A
- Plenty of Free and Adjacent Parking
- Exterior Building Directories
- State of the Art Telecommunications
- Overnight Shipping Drop-Boxes
- Steel & Brick with Glass Façade
- Highly Visible and Accessible







Downtown Jacksonville  
10 miles

St Johns  
Town Center  
4.5 miles

Tinseltown  
3.8 miles

J Turner Boulevard (JTB)

Southside  
Boulevard

The Avenues  
Luxury  
Apartments

Baymeadows Rd

Bentley Green  
Apartment Homes

The Lakes

Belle Rive Homes

Avenues Mall  
3 miles