

Flex Space Available for Sublease

8930 Western Way | Jacksonville, FL 32256



±4,875 SF SUBLEASE AVAILABLE - Suite 7, Building 5

As exclusive agents, we are pleased to offer the following property for sublease:



PROPERTY HIGHLIGHTS

- ◆ Zoning: IBP
- ◆ Wet Sprinkler System
- ◆ 2/1,000 parking
- ◆ 20' clear height.
- ◆ Desirable Southside location with easy access to I-95
- ◆ Office: ±2,147sf / Warehouse: ±2,728 SF
Total: ±4,875sf
- ◆ **Lease Expiration:** 2/28/19
- ◆ **Lease Rate:** \$5.83/SF base + \$1.87/SF NNN

For further information, please contact our exclusive agent:

Jeffrey Frandsen Office Specialist jfrandsen@phoenixrealty.net

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

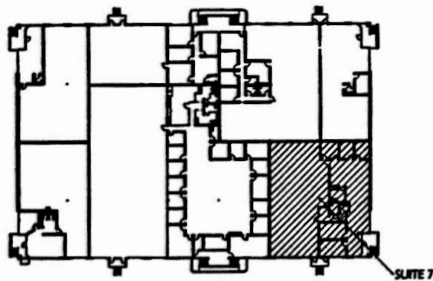
Newmark
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www.phoenixrealty.net

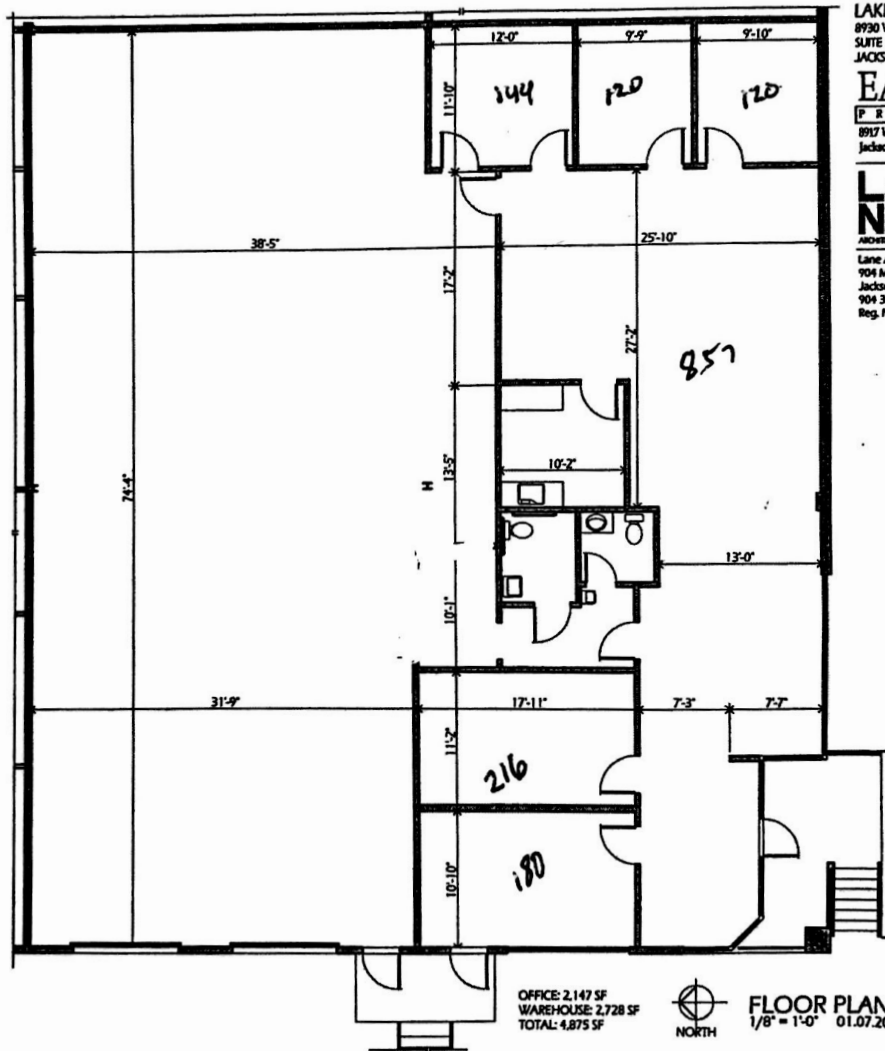
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally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

Floor Plan

8930 Western Way | Jacksonville, FL 32256



BUILDING 5 KEY PLAN
NO SCALE



LAKEPOINTE BUILDING 5
8930 WESTERN WAY
SUITE 7
JACKSONVILLE, FL
EAST GROUP
PROPERTIES
8917 Western Way, Suite 6
Jacksonville, Florida 32256



Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 353 9020
Reg. No. AR 12715

Newmark Phoenix Realty Group

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