

THE CENTER BUILDING

7825 BAYMEADOWS WAY, JACKSONVILLE, FL 32256



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (Full Service; Gross)
Building Size:	107,554 SF
Available SF:	954 - 2,133 SF
Lot Size:	9.64 Acres
Year Built:	1976
Renovated:	2017
Zoning:	IBP

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. Great central location convenient to all sides of town.

PROPERTY HIGHLIGHTS

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

ERIC RAMIREZ

904.502.6450

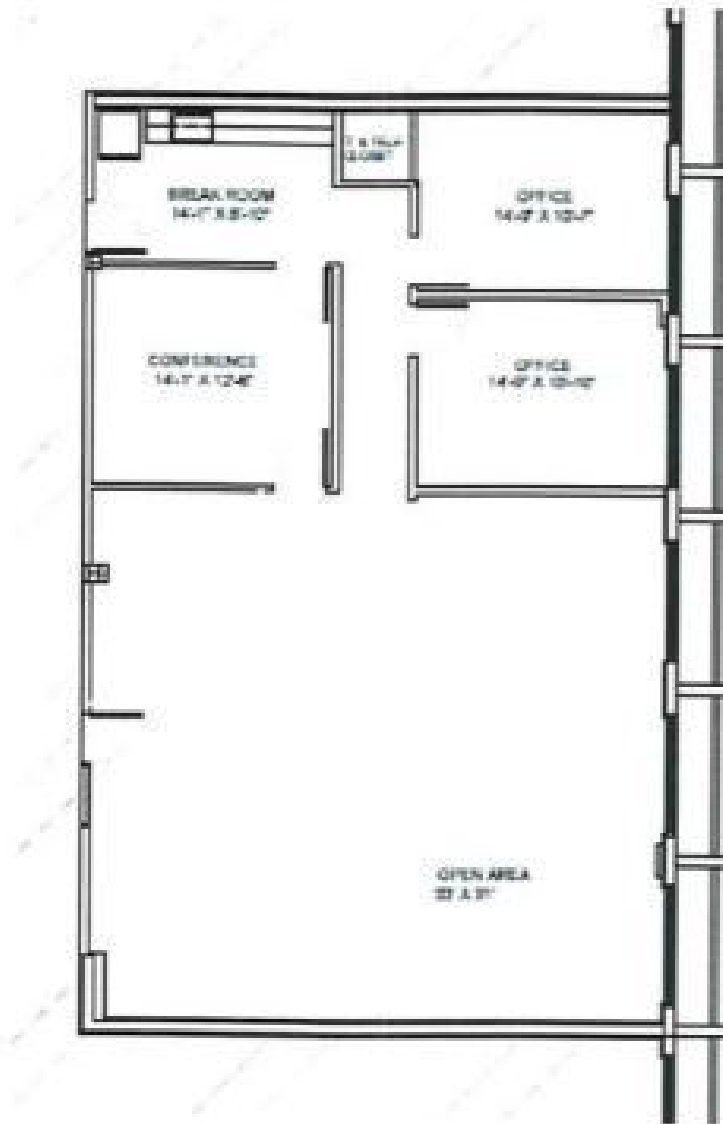
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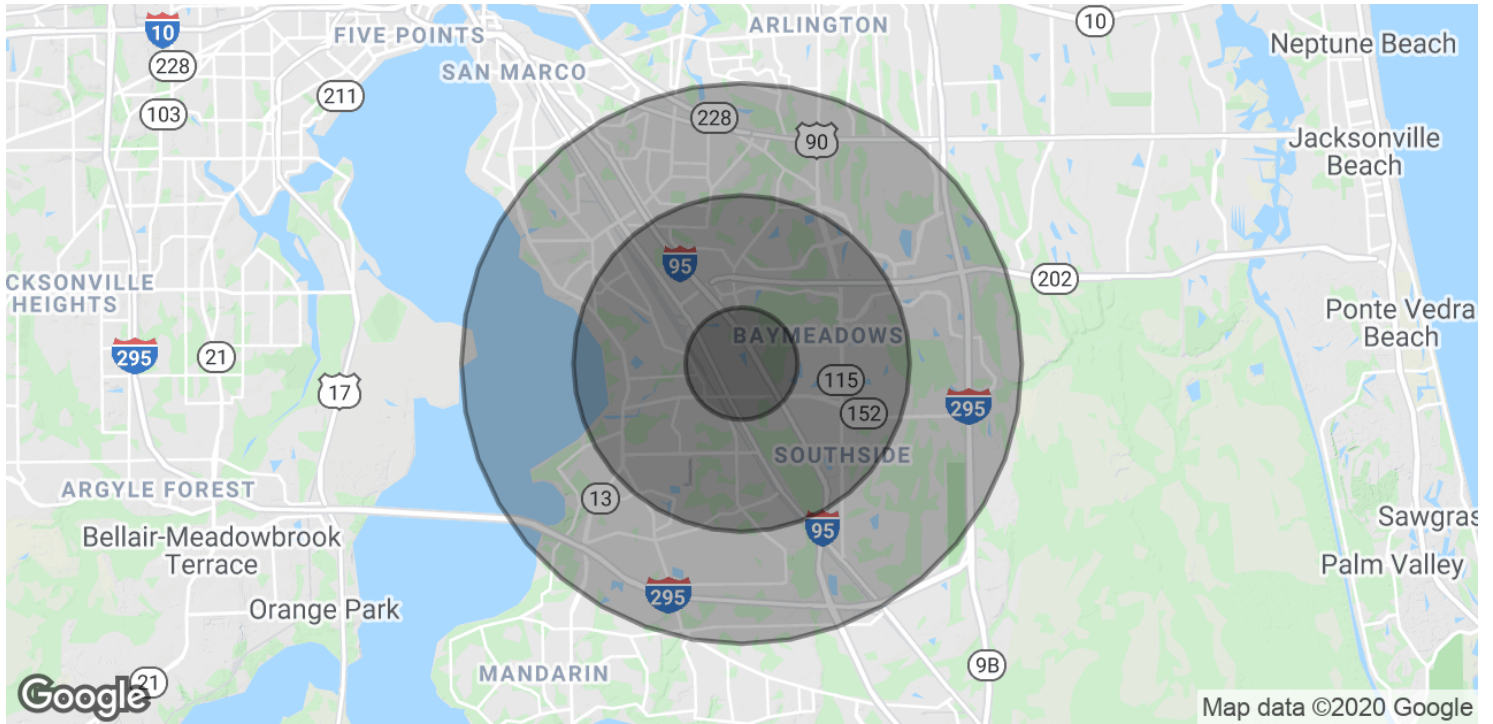
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,565	62,483	161,547
Average age	32.8	33.6	35.2
Average age (Male)	30.2	32.5	33.9
Average age (Female)	36.3	35.6	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,021	27,265	68,060
# of persons per HH	2.3	2.3	2.4
Average HH income	\$50,952	\$61,890	\$67,955
Average house value	\$182,924	\$231,052	\$260,397

* Demographic data derived from 2010 US Census

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