

LAKEPOINTE BUSINESS PARK

Bldg 4 | 8933 Western Way, Suite 18-20 | Jacksonville, Florida



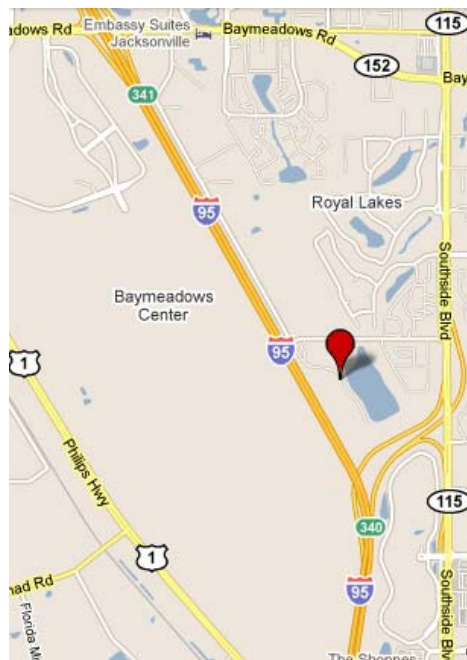
OFFICE & FLEX SPACE AVAILABLE FOR LEASE

13,710 SF
AVAILABLE

Great Southside
Location with
Excellent Access
to I-95 and US1

PROPERTY FEATURES

- Available: 13,710 SF
- Asking rate: \$9.00 NNN base rent
- CAM: \$2.07 PSF (2011 Est.)
- 16' clear height /18' max height
- Zoning: IBP
- Wet sprinkler system
- 2 grade level rollup doors
- 4/1,000 Parking
- Located on the Southside of Jacksonville
- Available 3/1/12



For Leasing
Information Contact:



Hallmark Partners, Inc.
6675 Corporate Center Pkwy., Suite 100
Jacksonville, Florida 32216
P. 904.363.9002 | F. 904.363.0098
www.hallmarkpartners.com

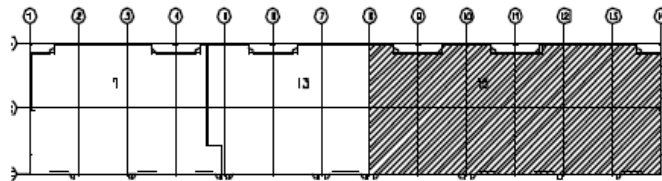
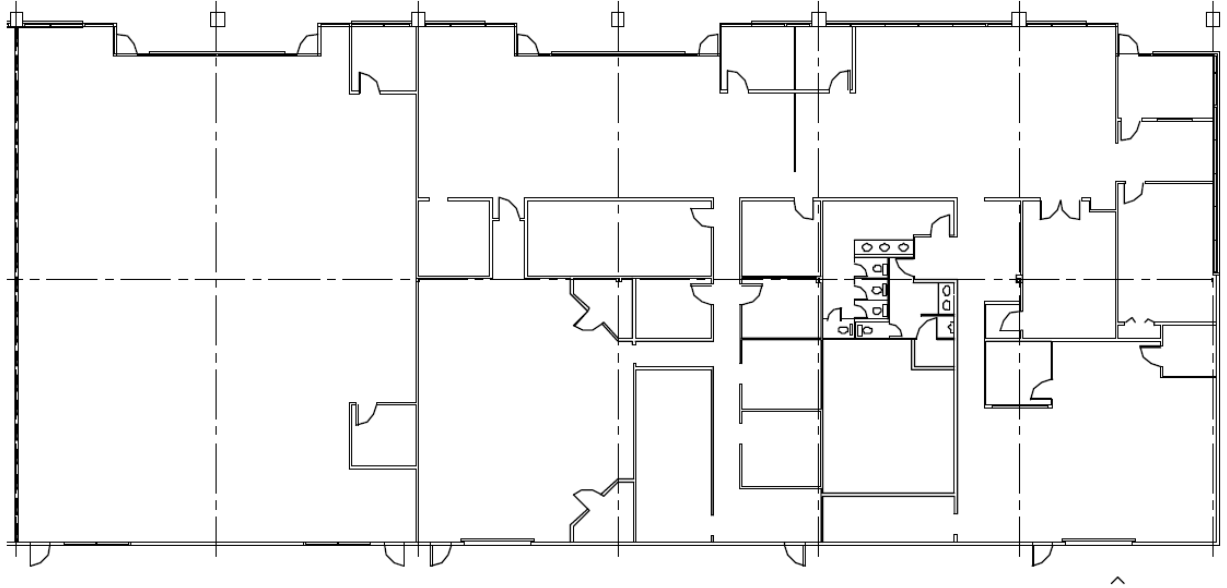
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P. 904.363.9002

Christian Harden
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P. 904.363.9002

Lakepointe Business Park

Office & Flex Space Available For Lease

Bldg 7 | 8940 Western Way, Suite 15 | Jacksonville, FL



HallmarkPartners
BUILDING RELATIONSHIPS.

EASTGROUP
PROPERTIES

Patrick Thornton
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.) No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.