

PHILIPS BUSINESS CENTER

Bldg 1 | 7660 Philips Highway, Suite 2 | Jacksonville, Florida



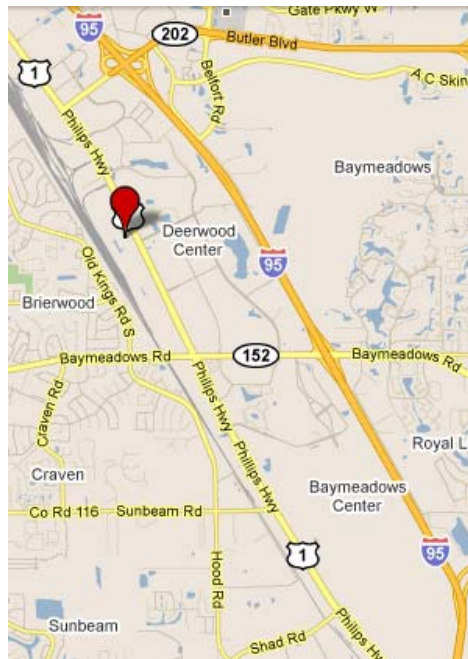
**4,880 SF
AVAILABLE**

**Excellent
Exposure on
Philips Highway
and Great Access
to I-95**

SHOWROOM SPACE AVAILABLE FOR LEASE

PROPERTY FEATURES

- Available: 4,880 SF
- Asking rate: \$8.50 NNN base rent
- CAM: \$1.95 PSF (2011 Est.)
- 18' clear height
- Zoning: IL
- Wet sprinkler system
- 1 dock door
- 3-phase power
- 100% air-conditioned
- Located on the Southside of Jacksonville
- AADT: 38,500 vehicles



**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

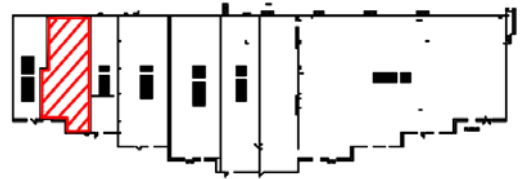
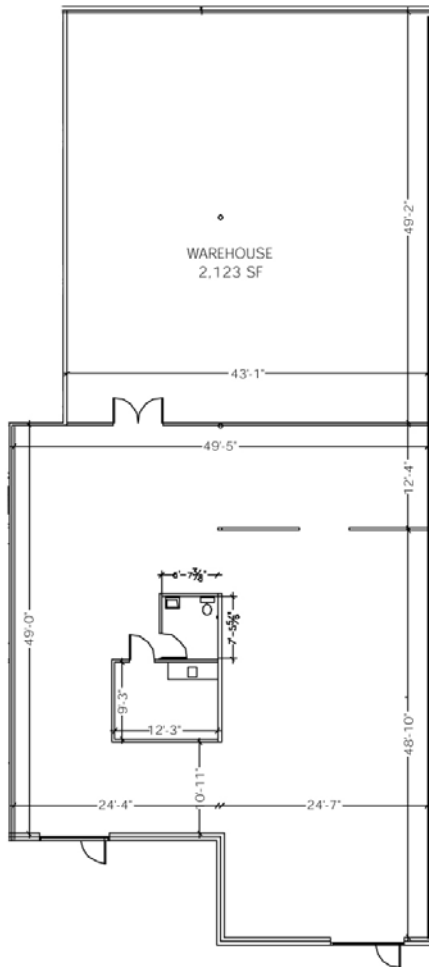
Patrick Thornton
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P. 904.363.9002

Christian Harden
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P. 904.363.9002

Philips Business Center

Showroom Space Available For Lease

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HallmarkPartners
BUILDING RELATIONSHIPS.

EASTGROUP
PROPERTIES

Patrick Thornton
pt@hallmarkpartners.com
P. 904.363.9002

Christian Harden
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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.