

capital plaza

AT DEERWOOD PARK

Jacksonville's most desirable suburban office space

*Large Block
Availability Near
St. Johns Town
Center*

Available space for all suite sizes
ranging from 1,700 square feet to
47,515 square feet



**SOMERSET
PROPERTIES**



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

Custom built office suites sized to your business



Key advantages

- 416,937-square-foot, three building, Class A office campus
- Spacious, open floor plates
- Above market parking ratio (6.00/1,000)
- UPS and full backup generator in place
- Amenities include fitness center & various dining options within walking distance
- Daily on-site food truck service
- On-site property management team
- 24/7 building security
- 7" raised flooring throughout the office space
- Easy access to area amenities including the St. Johns Town Center

Large block availability

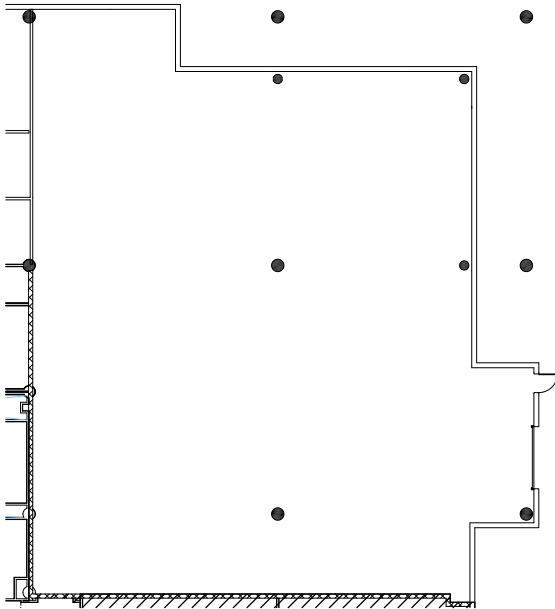
- Full floor available in Building III
- Plug and play opportunity
- Building signage available



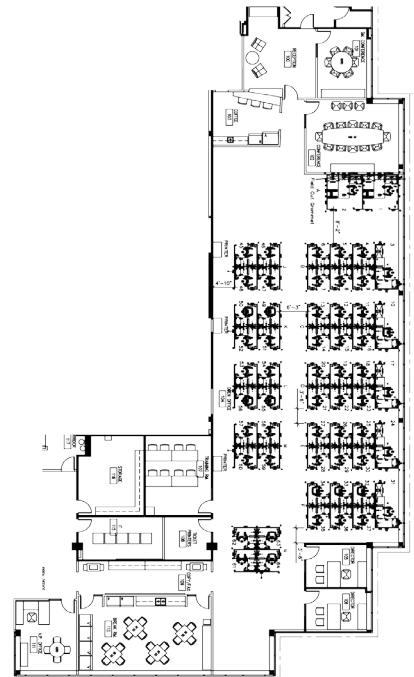


Select availabilities

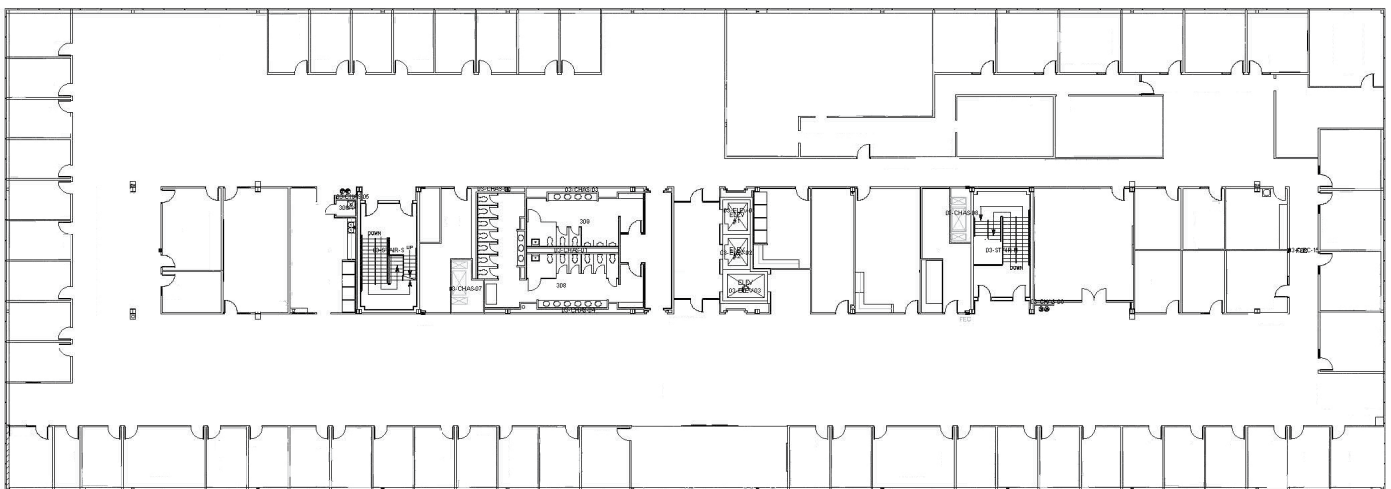
Building II - Suite 2160
7,860 SF



Building III - Suite 100
8,936 SF



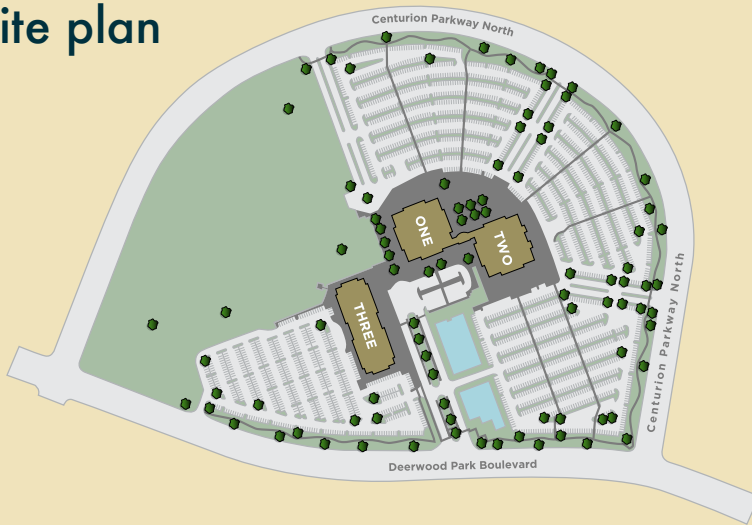
Building III - Suite 300
38,579 SF



Amenities map



Site plan



Location highlights

- Located directly off of Butler Blvd with convenient access to major thoroughfares - Interstate 95, Interstate 295, US Highway 1, & Southside Blvd
- 24 miles from the Jacksonville International Airport, 12 miles from local beaches & 11 miles from downtown Jacksonville
- Five minutes from the St. Johns Town Center offering a wide variety of upscale amenities including hotels, restaurants, retail & professional services
- Adjacent to the Brooks YMCA wellness & community center

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

