



 **JLL** SEE A BRIGHTER WAY

For lease

6800 Southpoint Pkwy.
Jacksonville, FL

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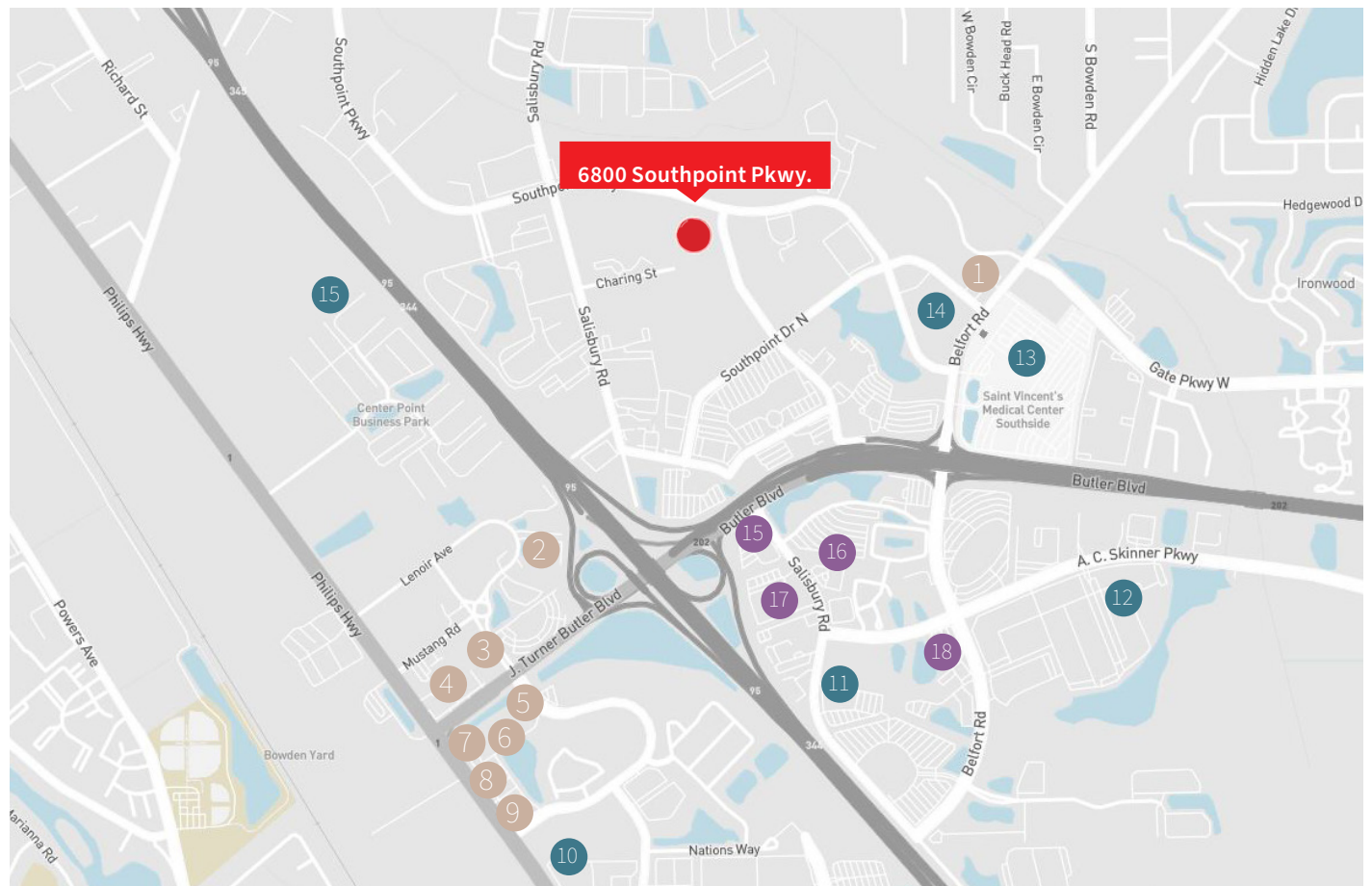


Single-story flex space available

- 78,589 s.f. building
- Parking ratio: 6.0/1,000 s.f.
- Strategically located within the Southpoint Business Park at the intersection of I-95 and Butler Blvd.
- Zoned IBP-2
- Floor to ceiling glass around the perimeter of the building
- Building and monument signage available for each suite
- High visibility from Southpoint Pkwy.
- Ample pad sites for Tenant generators
- High ceilings with up to 14' clear height
- Additional 3.2 acre paved parking lot
- Concrete block and stucco construction
- Exterior upgrades planned



Property map



● Restaurants ● Points of interest ● Hotels

Area amenities

- | | |
|-----------------------------|---------------------------------|
| 1 Los Porales Mexican Grill | 13 St. Vincent's Medical Center |
| 2 Cracker Barrel | 14 USPS |
| 3 Apple Bees | 15 Autobahn Indoor Speedway |
| 4 Waffle House | 16 Wyndham Garden Jacksonville |
| 5 McDonalds | 17 Holiday Inn Express |
| 6 Zaxby's | 18 Jacksonville Marriott |
| 7 Chick Fil A | 19 Candlewood Suites |
| 8 Starbucks | |
| 9 Whataburger | |
| 10 Mastermind Escape Games | |
| 11 Dave and Busters | |
| 12 Velocity Air Sports | |

Location

- Located at the intersection of Southpoint Pkwy. and Southpoint Blvd.
- Easy access to all major roadways including JTB, US-1 and I-95
- Easy drive-up access for employees and visitors



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