

capital plaza

AT DEERWOOD PARK

Jacksonville's most desirable suburban office space



Contiguous availabilities ranging from
1,700 square feet to 17,086 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
- Recently completed interior & exterior capital improvements
- Spacious, open floor plates
- Ample, above market parking ratio (6.00/1,000)
- UPS and full backup generator capacity
- 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

Recent capital improvements include:

- Roofs: Roofs replaced on Buildings I&II
- Elevators: Elevator mods with new finishes completed in Buildings I&II
- HVAC: Cooling tower refurbishments for all 3 Buildings
- Generator: Underground diesel tank replaced with new 10,000 gallon tank
- UPS: Full UPS battery strings replaced in all 3 buildings
- Waterproofing: Full envelope waterproofing completed at all 3 Buildings
- Parking Lots: Partial parking lot repave, seal/stripe. Parking lot lighting and soffit lights replaced 2016
- Security: New access system all buildings

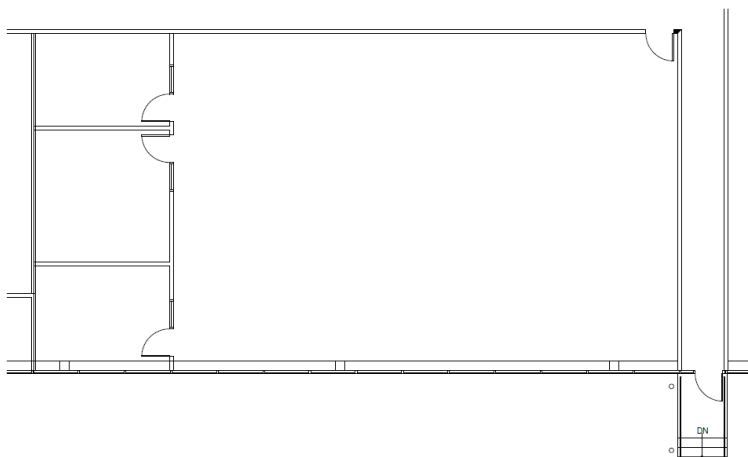




Select availabilities



Building 2 - Suite 2375
9,593 s.f.

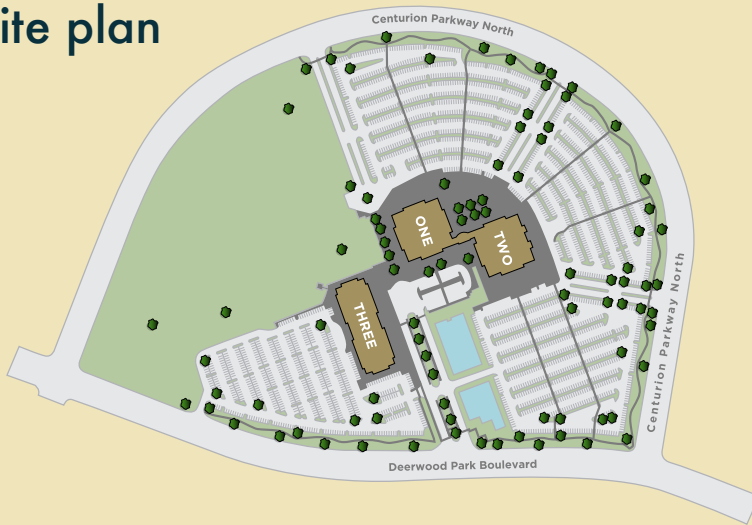


Building 3 - Suite 3200
2,872 s.f.

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
- Less than 10 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.

