



PROMINENCE 400 - 8880 FREEDOM CROSSING TRAIL



Prominence is a seven-building office park south of Baymeadows Road and adjacent to Interstate 95

# PROMINENCE JACKSONVILLE, FLORIDA

OWNED AND MANAGED BY:



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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.



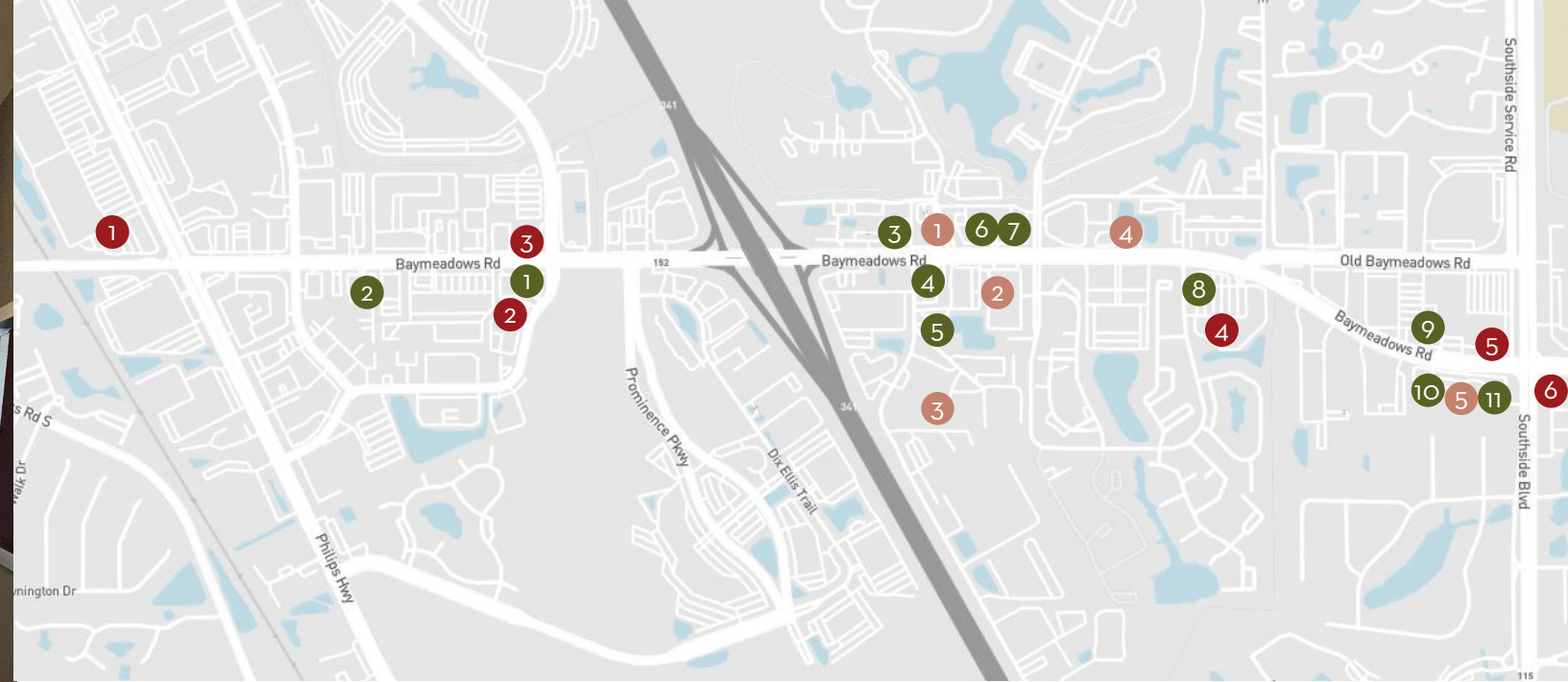
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Park entrance



On-site conference center



**Dining**

- 1 Red Lobster
- 2 Dunkin'
- 3 Arby's
- 4 Hardee's
- 5 4 Rivers Smokehouse
- 6 First Watch

- 7 Starbucks
- 8 Chili's
- 9 Panda Express
- 10 Metro Diner
- 11 Panera Bread

**Retail**

- 1 Lowes
- 2 Dollar Tree
- 3 Office Depot
- 4 Walmart Neighborhood Market
- 5 Publix
- 6 Walgreens

**Points of Interest**

- 1 Bank of America
- 2 Embassy Suites
- 3 Crossfit HDP
- 4 Regions Bank
- 5 Baileys Gym

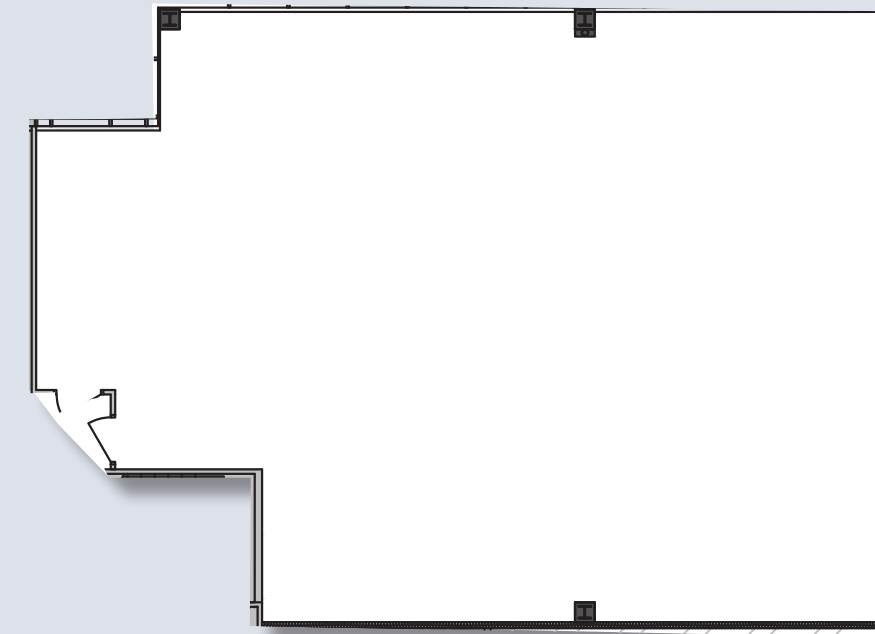
**PROPERTY LOCATION**

Prominence is a seven-building office park totaling 752,000 s.f. south of Baymeadows Road and adjacent to Interstate 95. Located 10 minutes from the Central Business District, 30 minutes from the Jacksonville International Airport and 30 minutes from the Beach Communities, the property is in close proximity to numerous restaurants and stores along Baymeadows Road. The Avenues Mall is one interchange to the south.

**BUILDING FEATURES**

- 2,411 r.s.f. available on first floor
- Building signage available
- Located in a 752,000 s.f. office park
- Large efficient floor plates
- Abundant free parking
- Fiber connectivity
- On-site café and conference center
- Park-like setting with abundant landscaping
- Management office and service personnel on-site

**8880 Freedom Crossing Trail  
FIRST FLOOR / PROMINENCE 400**



**2,411 r.s.f.**

