

FOR LEASE | OFFICE



# Corporate Office Campus

6735 SOUTHPOINT DRIVE S. | JACKSONVILLE | FL 32216

5,000± SF to 116,570± SF Available

SITE & INTERIOR COMMON AREA RENOVATIONS  
SCHEDULED FOR COMPLETION 3<sup>RD</sup> QTR. 2018



# Corporate Office Campus

6735 SOUTHPOINT DRIVE S. | JACKSONVILLE | FL 32216

## Premier Class A Building

**6735 Southpoint Drive** building is located in the most sought after submarket in Jacksonville. Large block of space available in the Jacksonville market totaling **up to 116,570 Gross SF**. Building is ideal for users who are looking for a corporate office park environment.

### 6735 Southpoint Drive: 4 Story 116,570± SF Available

1st Floor	5,000 SF - 32,170 SF	Full Floor
2nd Floor	33,696 SF	Full Floor
3rd Floor	34,704 SF	Full Floor
4th Floor	16,000 SF	Partial Floor

- › Class A Southside Submarket
- › Close to I-95 & Butler Blvd.
- › Numerous restaurants and hotels nearby
- › 5.2 miles from the St. Johns Town Center
- › 15 minutes to Downtown Jacksonville
- › Campus environment including a fitness center and on-site cafe
- › Mission critical facility
- › 1,500 KVA emergency generator
- › Space available now
- › Numerous upgrades in progress

**\$22.00/SF Full Service**

6735 SOUTHPOINT DRIVE



6737 SOUTHPOINT DRIVE

**LEASED**



# 6735 Southpoint Drive

## Floor Plans



FOURTH FLOOR



THIRD FLOOR

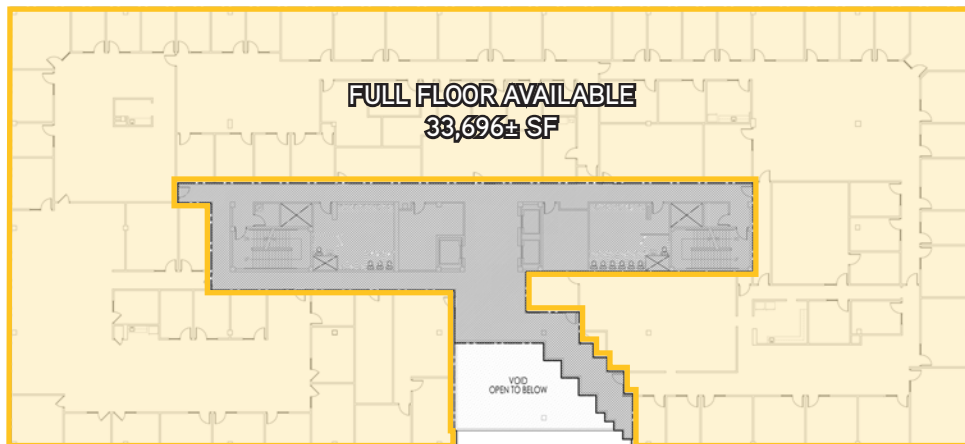
## Building Specifications

- › BUILDING SIZE: 135,404 SF
- › AVAILABLE SF: 116,570
- › FLOORS: 4
- › YEAR BUILT: 1992
- › ZONING: IBP
- › PARKING: 5.6/1000
- › BACK-UP GENERATOR: 1,500 KVA diesel generator provides emergency power for total building load to both buildings
- › Fitness Center
- › Café



# 6735 Southpoint Drive

## Floor Plans



SECOND FLOOR



FIRST FLOOR

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# 6735 Southpoint Drive

## Exterior Renderings

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# 6735 Southpoint Drive

## Interior Renderings



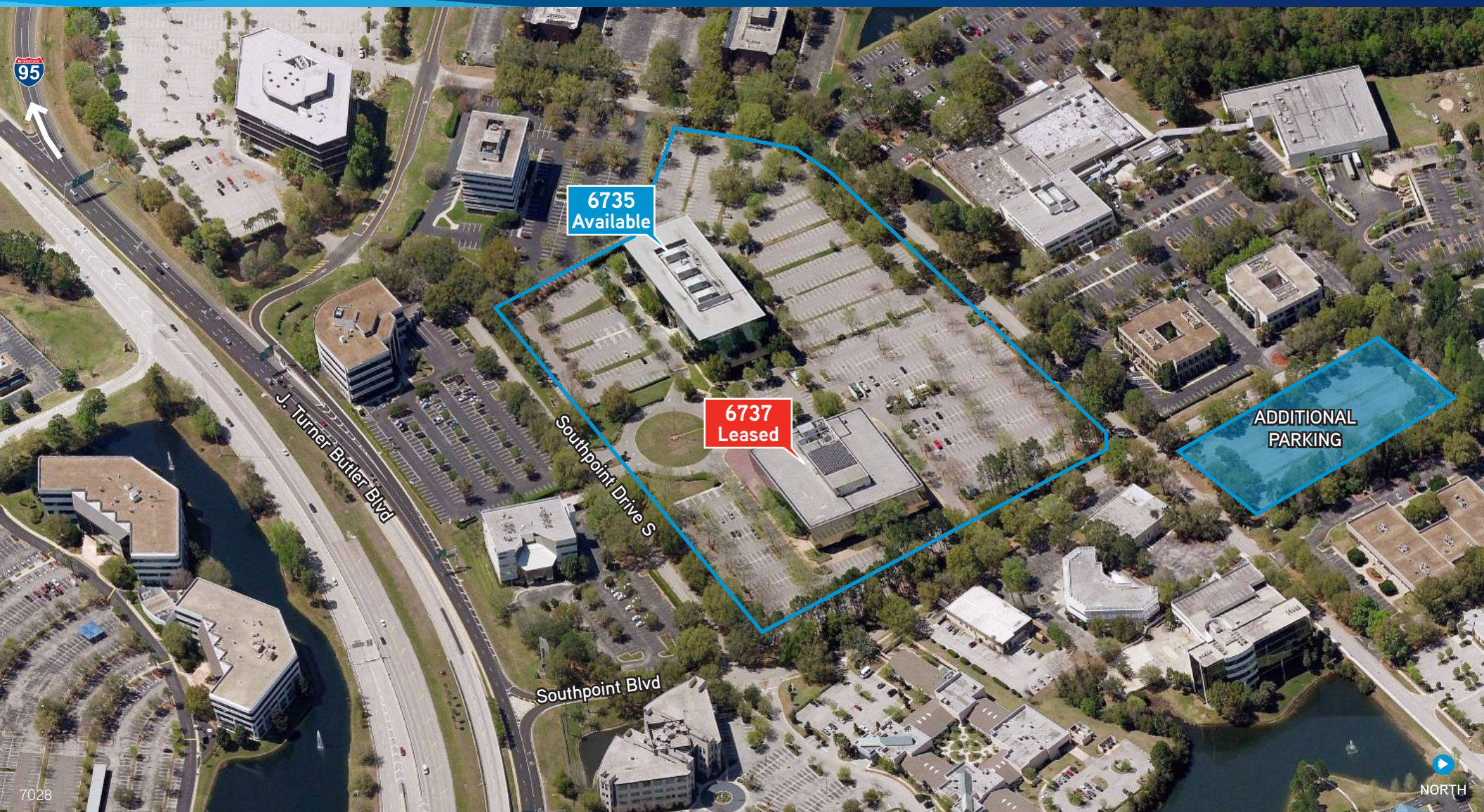


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# Property Aerial

6735 SOUTHPOINT DRIVE S. | JACKSONVILLE | FL 32216



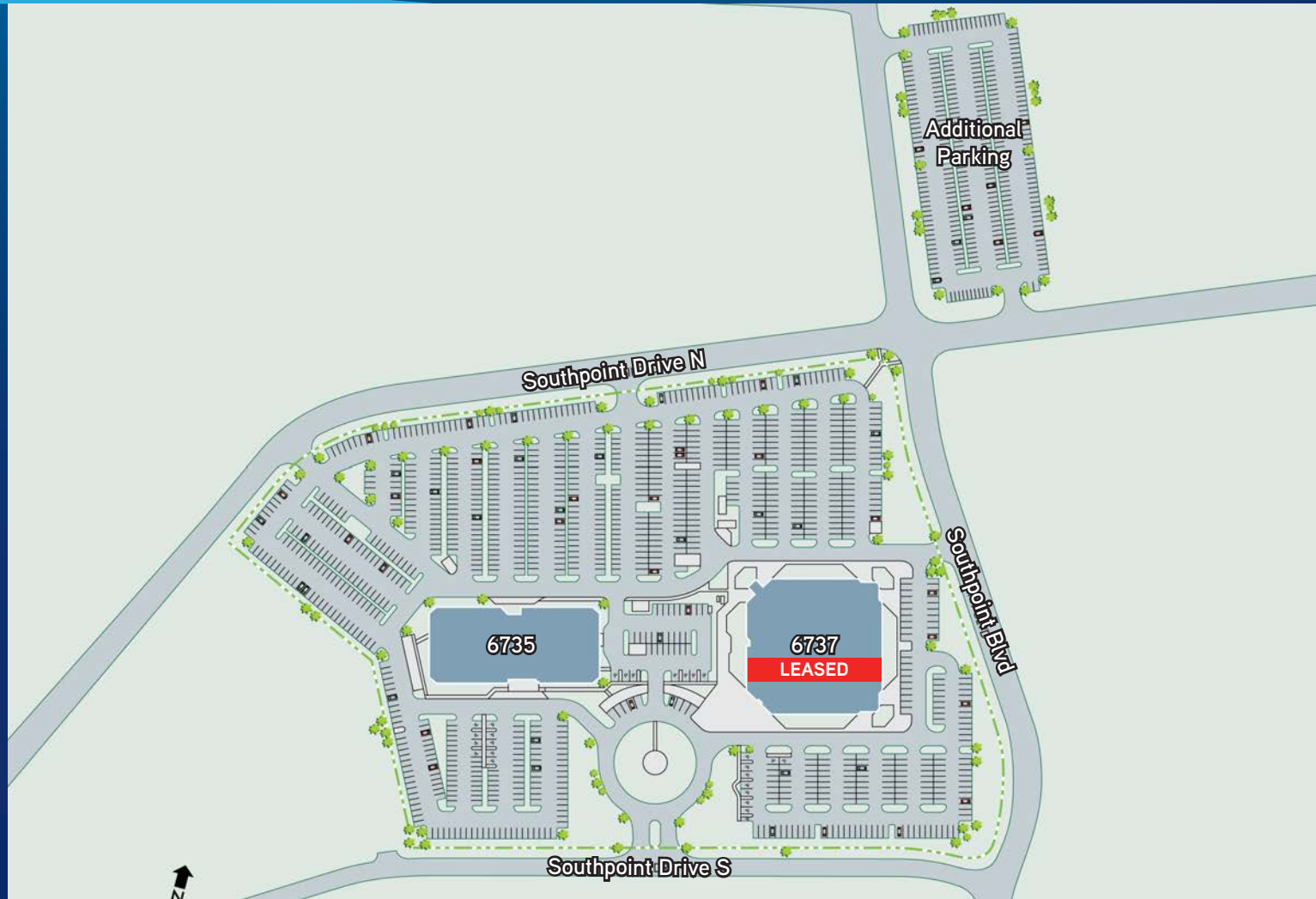


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# Site Plan

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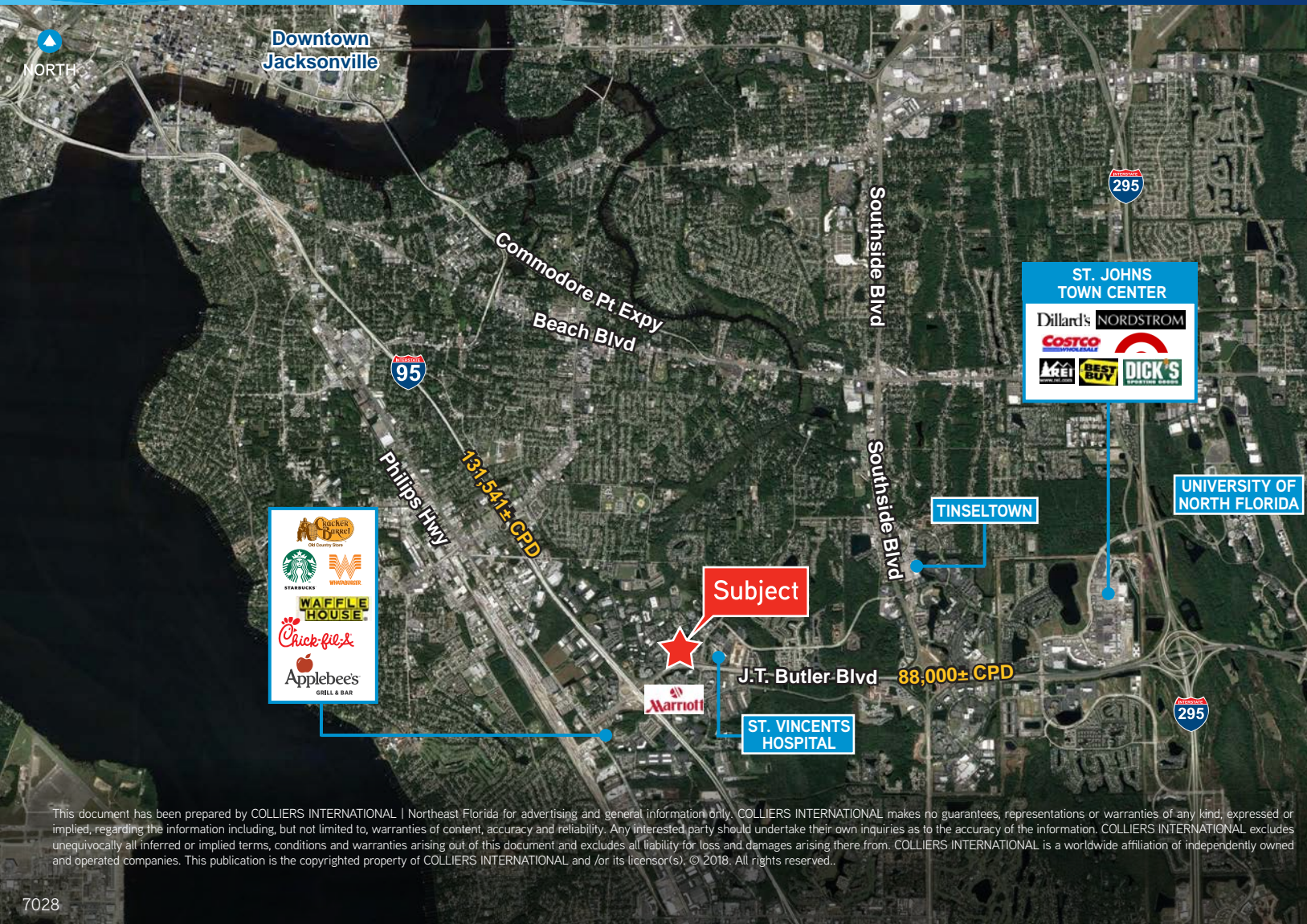


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