

FOR LEASE | OFFICE



# Corporate Office Campus

6735 & 6737 SOUTHPOINT DRIVE S | JACKSONVILLE | FL 32216

**TWO (2) CLASS A BUILDINGS**

**5,000± SF to 252,946± SF Available**

**SITE & INTERIOR COMMON AREA RENOVATIONS  
SCHEDULED TO BEGIN APRIL 2018**



# Corporate Office Campus

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## Premier Class A Buildings

6735 & 6737 Southpoint Drive buildings are located in the most sought after submarket in Jacksonville. Largest block of space available in the Jacksonville market totaling **up to 252,946 Gross SF**. Buildings are ideal for large single 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

### 6737 Southpoint Drive: 3 Story 136,376± SF Available

1st Floor	45,577 SF	Full Floor
2nd Floor	45,719 SF	Full Floor
3rd Floor	45,080 SF	Full Floor

- > Class A Southside Submarket
- > Ideal for full floor/large users
- > 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 - April 2018

**\$22.00/SF Full Service**

6735 SOUTHPOINT DRIVE



6737 SOUTHPOINT DRIVE



# 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



# 6735 Southpoint Drive

## Floor Plans



SECOND FLOOR



FIRST FLOOR

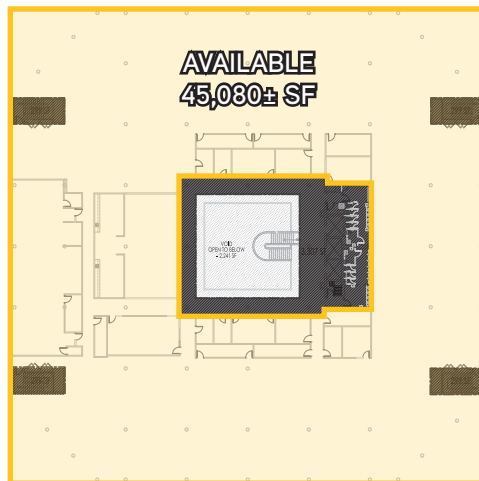
## Building Specifications

- › BUILDING SIZE: 135,404 SF
- › AVAILABLE SF: 116,570
- › FLOORS: 4
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- › ZONING: IBP
- › PARKING: 5.6/1000
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# 6737 Southpoint Drive

## Floor Plans

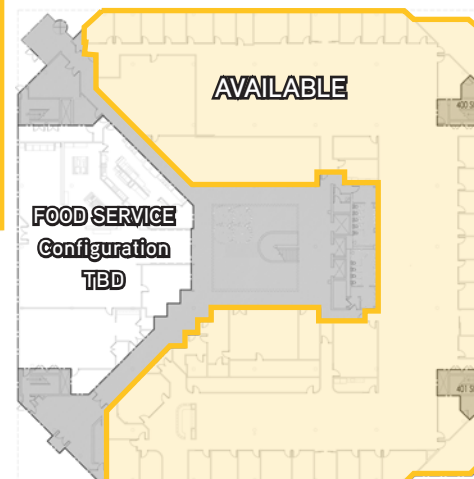
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



## Building Specifications

- › **BUILDING SIZE:** 139,825 SF
- › **AVAILABLE SF:** 136,376 SF  
Full building
- › **FLOORS:** 3
- › **YEAR BUILT:** 1983 (Renovated 1991)
- › **ZONING:** IBP
- › **PARKING:** 5.6/1000
- › **BACK-UP GENERATOR:** 1,500 KVA diesel generator provides emergency power for total building load to both buildings
- › **Café**

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# 6735 & 6737 Southpoint Drive

## Exterior Renderings

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# 6735 & 6737 Southpoint Drive

## Interior Renderings



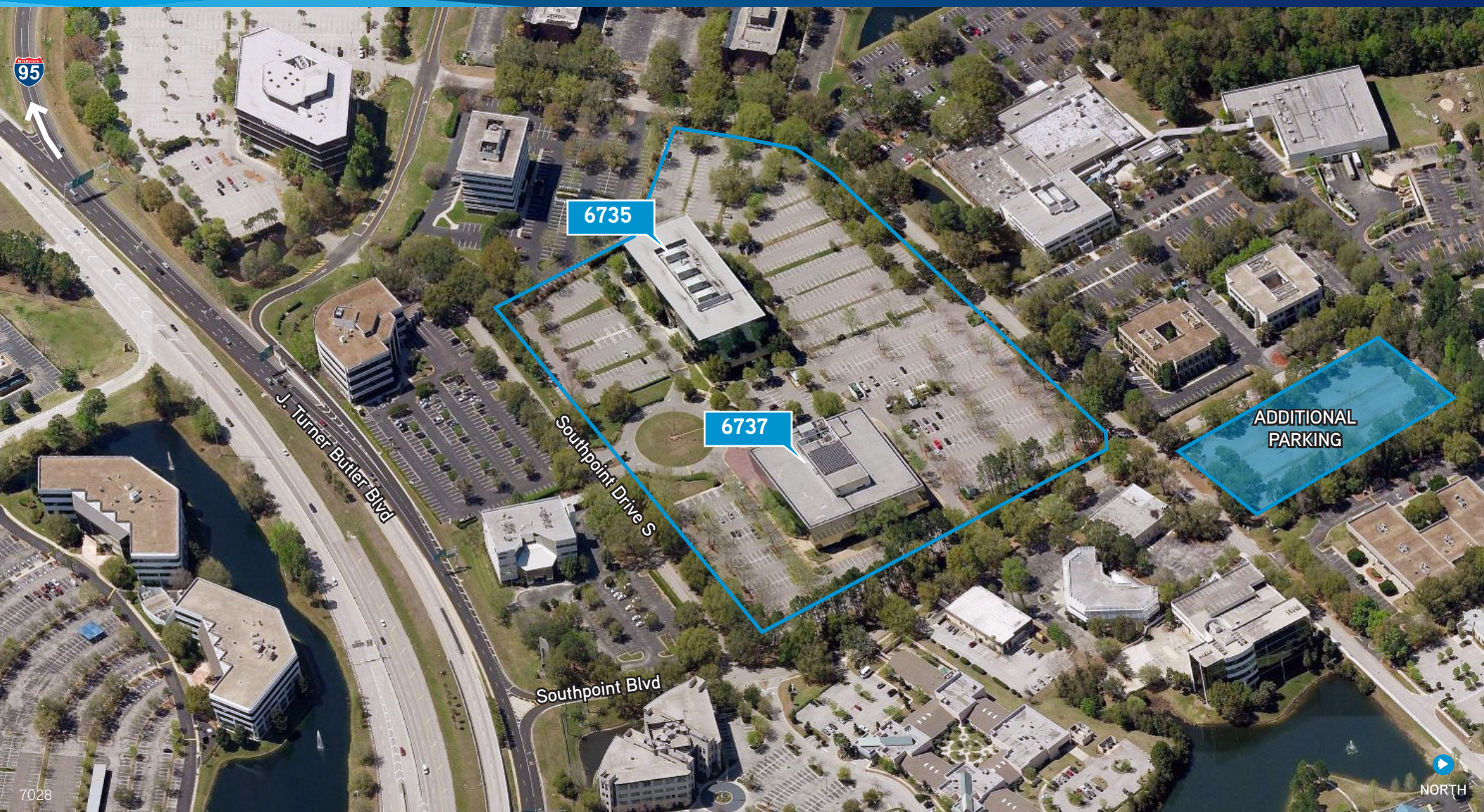


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# Property Aerial

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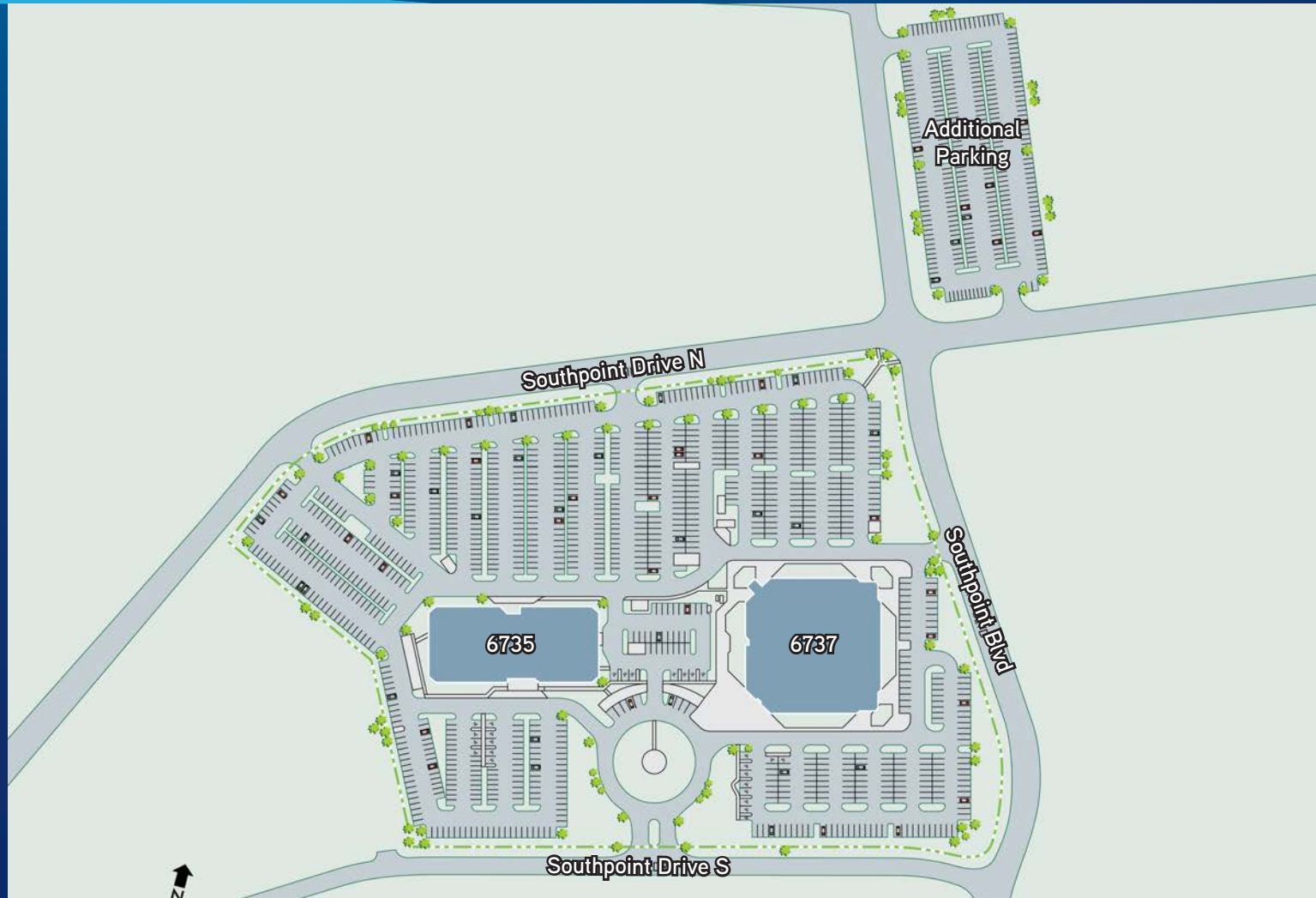


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# Site Plan

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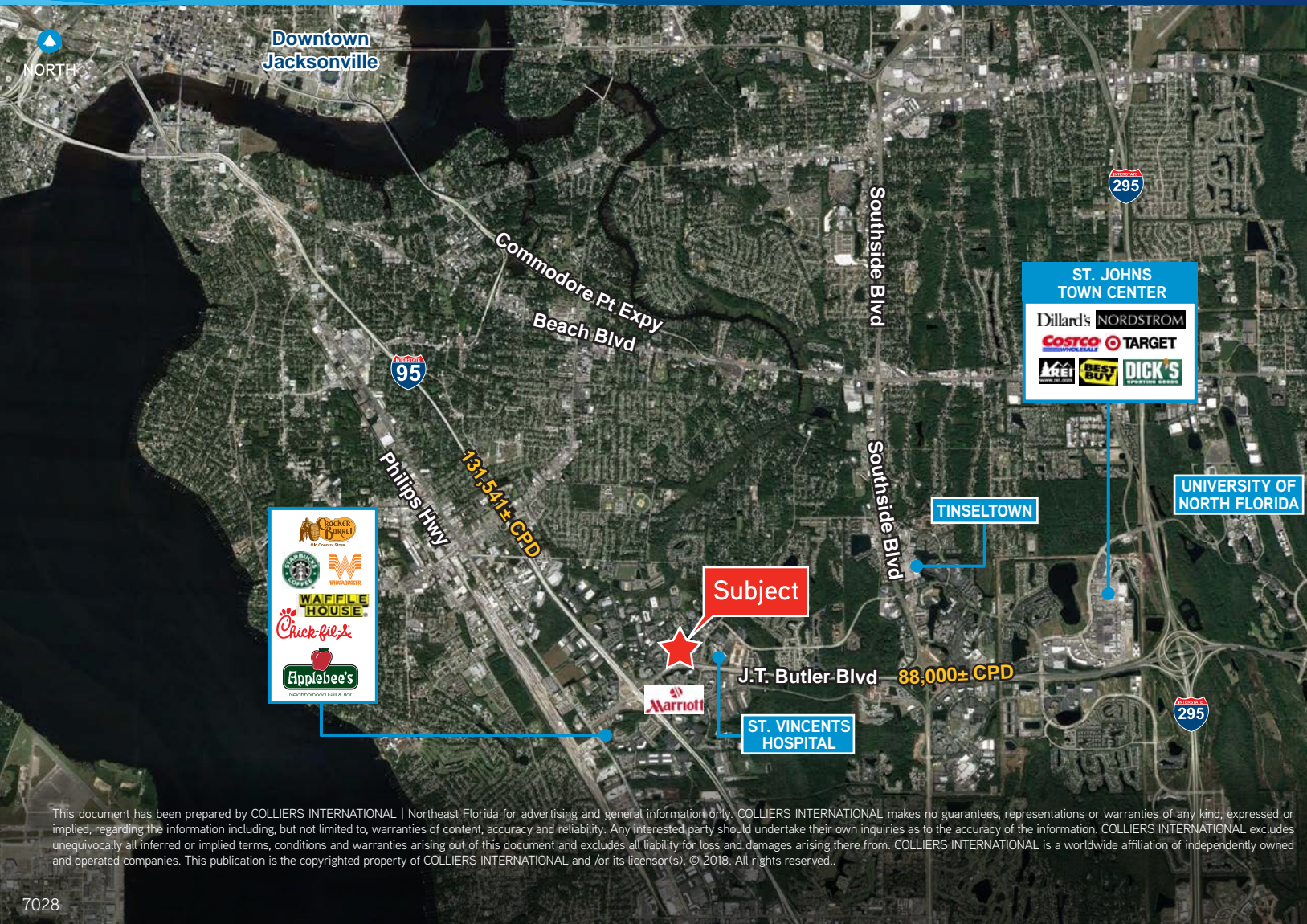


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