

Reflections I & II

OFFICE SUBLEASE

±97,433 SF IN TWO BUILDINGS - WILL SUBDIVIDE



HIGHLIGHTS

- ±97,433 SF Available in two buildings. Space can be divided
- Furniture Included
- Sublease through January 31, 2024
- Artfully designed with stunning mirror facade
- Park-like courtyard overlooking an 18 acre lake
- Marble & mahogany finishes in lobby with coffered ceilings
- 600 parking spaces with 4.2:1,000 ratio
- After hours key entry and professional property management
- Easy commute and access, only 1/2 mile to Philips Hwy, 1 mile to I-95 and 2 miles to J. Turner Butler Blvd

LOCATION

- Reflections I & II is a two-building office campus
- Located in the Butler/Baymeadows submarket
- The site is 15 minutes from downtown Jacksonville, 20 minutes from the beaches, and 25 minutes from Jacksonville International Airport
- Nearby amenities include shopping, childcare, banks, fitness facilities and hotels



7775 and 7785 Baymeadows Way West | Lease Expiration January 31, 2024

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BUILDING 7775 | ±42,881 SF



2ND FLOOR | ±20,924 SF



3RD FLOOR | ±21,957 SF



CLICK HERE
to view floor plans



CLICK HERE
for a virtual walk through

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BUILDING 7785 | $\pm 54,552$ SF



1ST FLOOR - $\pm 11,568$ SF

- SUITE 100 - $\pm 2,854$ SF
- SUITE 104 - $\pm 4,984$ SF
- SUITE 108 - $\pm 3,730$ SF



2ND FLOOR | $\pm 21,553$ SF

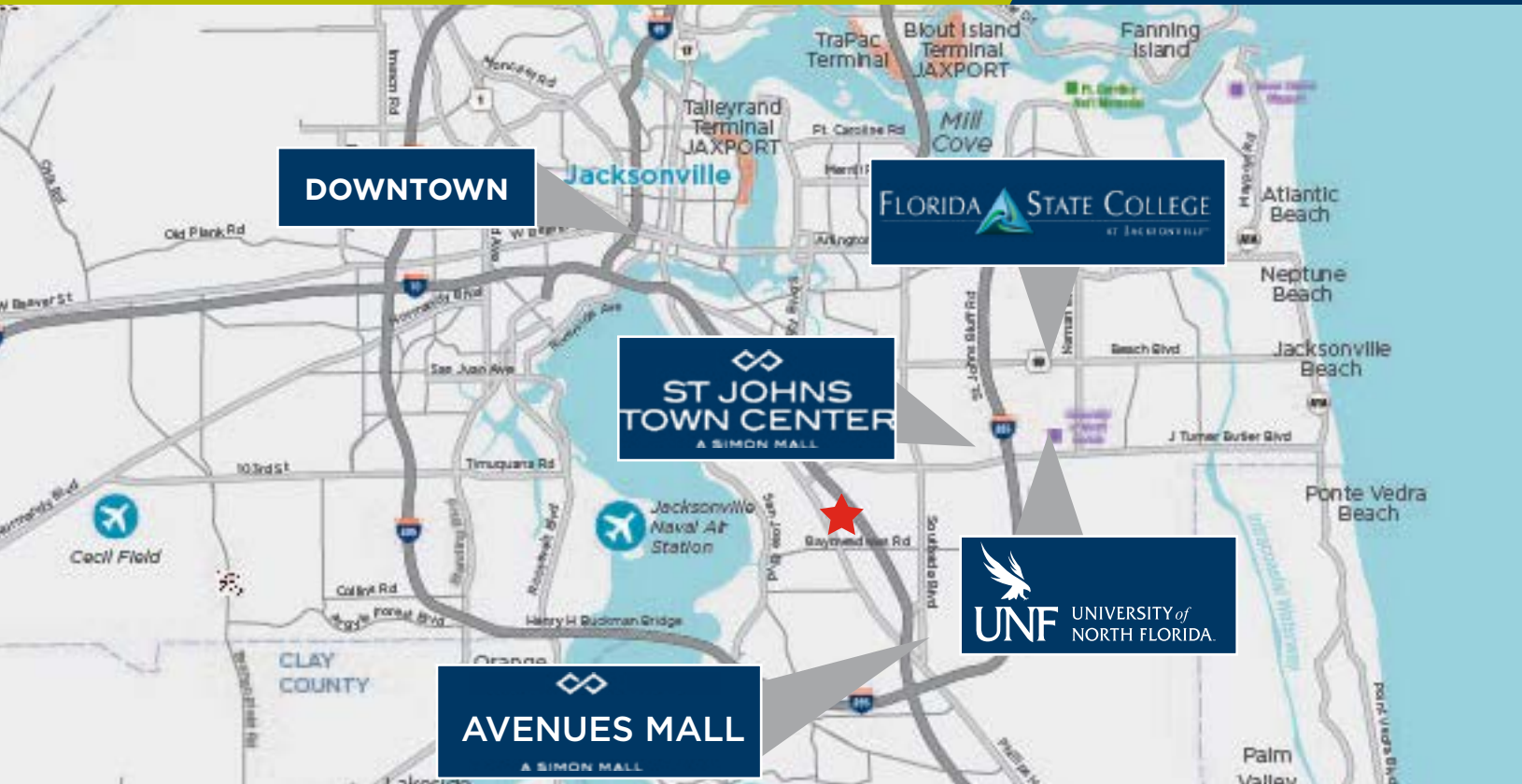


3RD FLOOR | $\pm 21,431$ SF

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For more information, please contact:

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