



For SUBLEASE

Up To 80,000 SF

Class B Office Space

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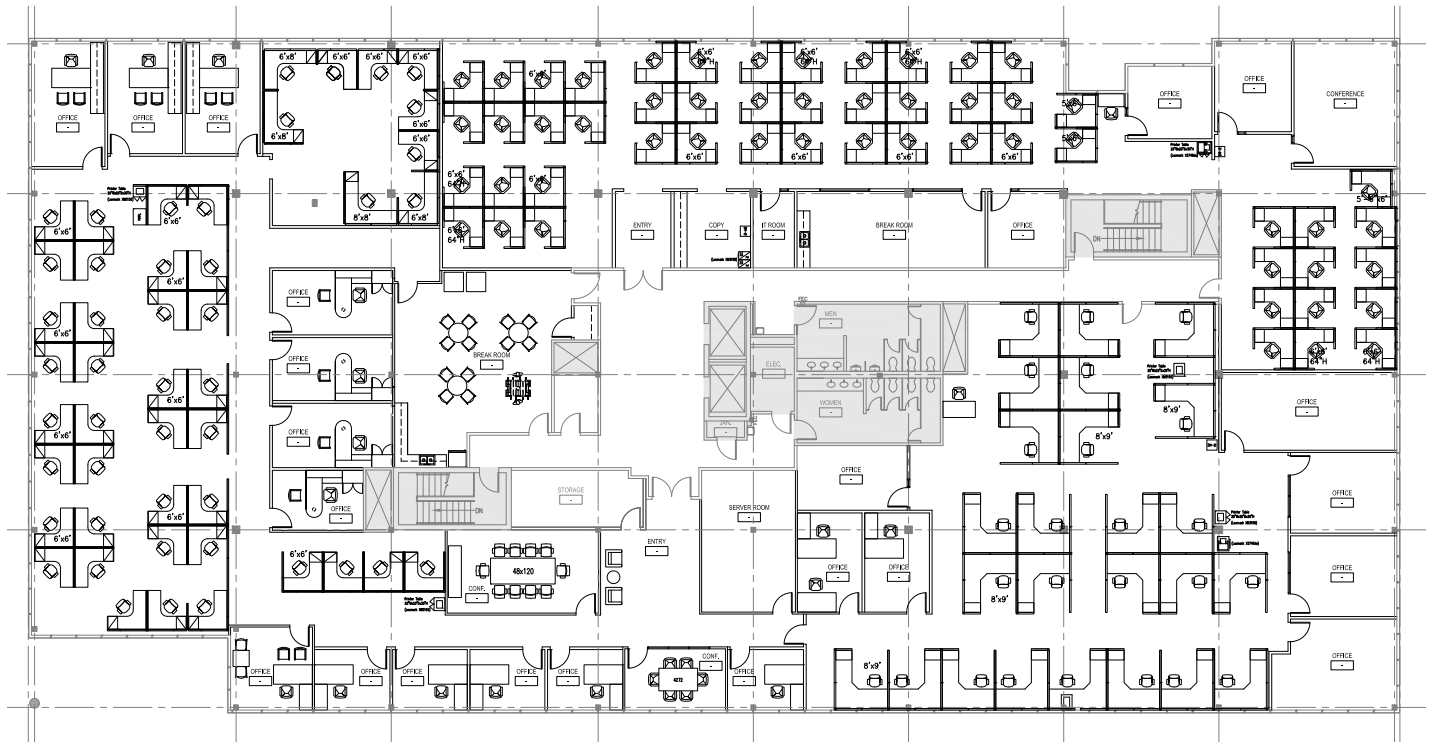
200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
+1 904 363 9002

<https://naihallmark.com>

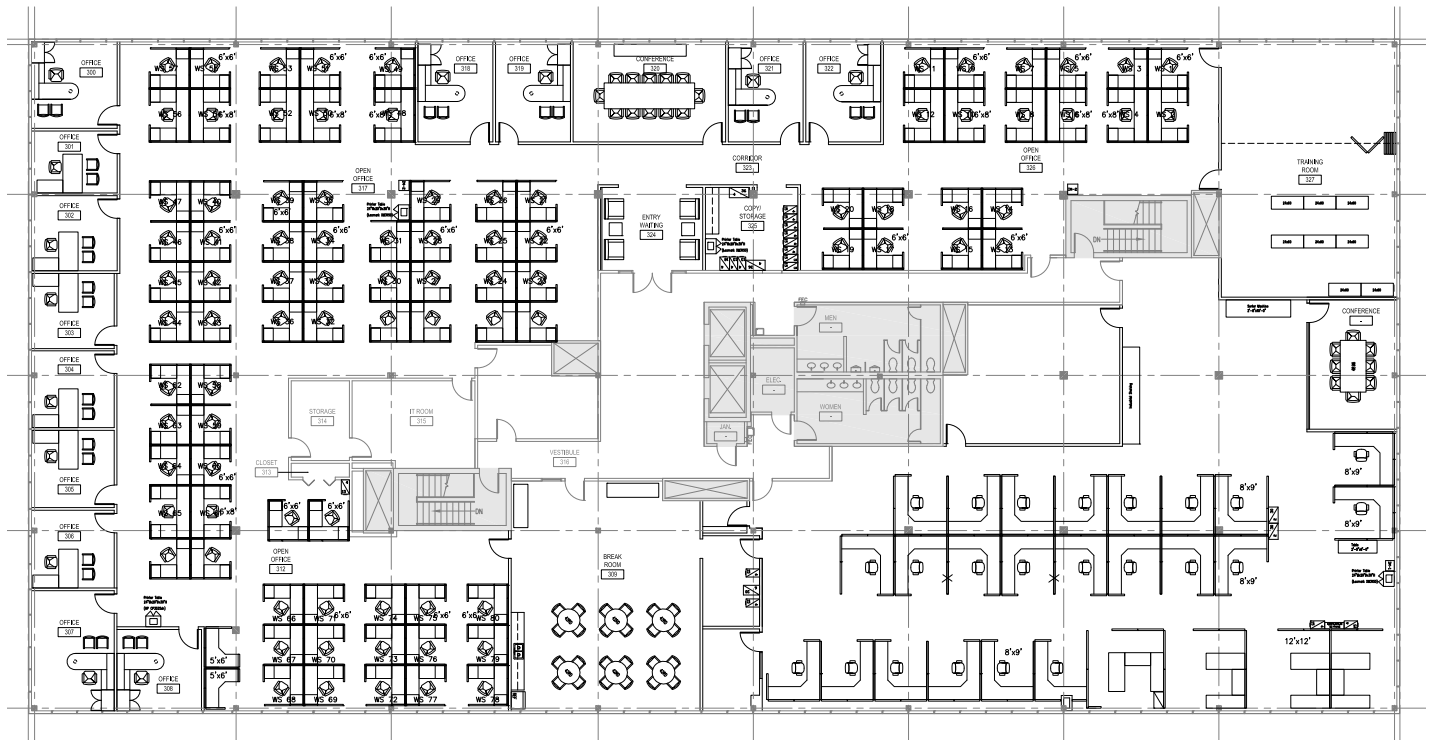
The Reflections I 2nd Floor

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3rd Floor

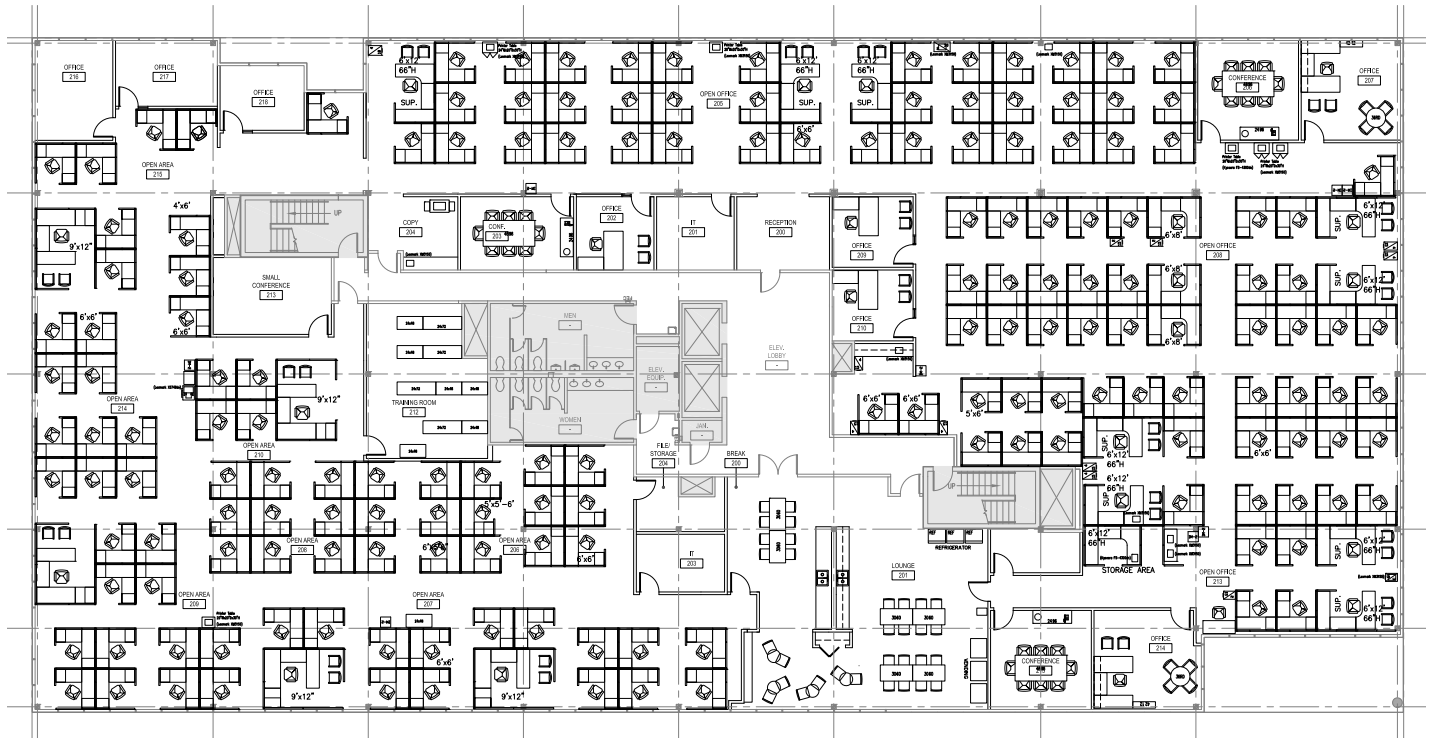


The Reflections II

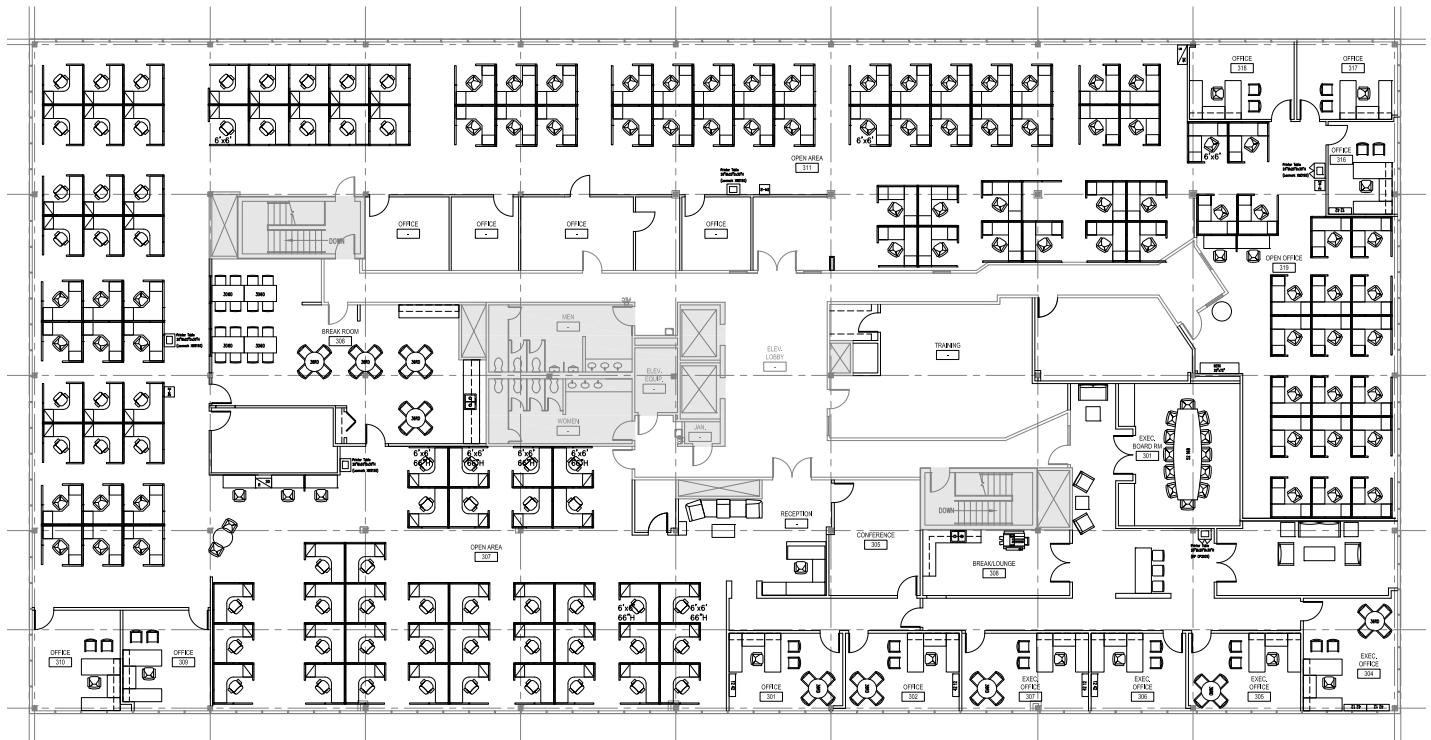
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3rd Floor



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Property Overview

The Reflections is a spectacular two-building, three-story campus style facility that features stunning mirror façade, lushly landscaped, park-like courtyard overlooking an 18 acre lake. Marble and mahogany finished lobbies with raised coffered ceilings, and oversized windows throughout. In addition to a higher parking ratio and easier access, these are some of the exceptional qualities that make these artfully designed buildings the superior choice among the many in Deerwood Center Office Park.

Location Overview

The Reflections is the ideal property for a corporate headquarters or a regional office due to its convenient and well established location within the Deerwood Center Office Park. The property is located on Baymeadows Way with an easy commute and access, only 1/2 mile to Philips Hwy, 1 mile to I-95 and 2 miles to J. Turner Butler Blvd.

Deerwood Office Park is the largest concentration of professional office space outside of downtown Jacksonville. It continues to attract significant attention as the premier office center in north Florida. Jacksonville's overall office market contains approximately 24 million sq. ft. over half of which is located in the suburban areas like Deerwood Park. The Park itself features 3,473,702 sq. ft. of space in 42 buildings including corporate campuses like those of Merrill Lynch and Blue Cross & Blue Shield of Florida. The immediate area surrounding the park is known as the Butler/Baymeadows Corridor and houses a combined total of 14 million sq. ft. of office space.

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