

Office/Retail/Flex Space For Lease

Spectrum I & II

8081 Philips Highway, Jacksonville, FL 32256



Property and Location Features:

- ♦ Suites available from 1,300 SF to 23,500 SF
- ♦ Located at the intersection of Philips Highway and Baymeadows Road
- ♦ Excellent visibility on Philips Highway
- ♦ Easy access to I-95, I-295 and 9A
- ♦ 20 min. to the Beaches, 15 min. to Downtown & less than 10 min. to Mandarin & Deerwood
- ♦ Ample surface parking and lush landscaping
- ♦ Competitive rental rates
- ♦ Professional property management

For more information, please contact:

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HallmarkPartners
BUILDING RELATIONSHIPS.

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