

THIS WEEK



Business Journal

JACKSONVILLE



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THE List

COMMERCIAL REAL ESTATE LEASES

Ranked by value of 2008 leases

Research by Eleanor Snite

Rank	Lease & Location	Value	Size	Length	Date closed	Property use	Tenant	Tenant's agent or transaction brokers	Landlord	Landlord's agent or transaction brokers
1	Stein Mart Inc. Stein Mart Building, 1200 Riverplace Blvd., Jacksonville, 32207	\$15.9 million	107,342 sq. ft.	90 months	June 2008	Office	Stein Mart Inc.	Not applicable	Parkway Properties LP	Patrick Thornton, Kevin Vaughn Hallmark Partners Inc., 363-9002
2	GMAC Flagler Center 300, 7159 Corklan Drive, Lakeside Four, 12850 Gran Bay Parkway, Jacksonville, 32258	\$14.44 million	191,447 sq. ft.	6 years	June 2008	Office	GMAC	Bruce Jackson CB Richard Ellis, 630-6345	Flagler Development Group	Ross Carrier, Gary Cox Flagler Development Group, 565-4100
3	American Home Mortgage Servicing Inc. 4875 Belfort Road, Jacksonville, 32256	\$13 million	76,075 sq. ft.	15.5 years	December 2008	Office	American Home Mortgage Servicing Inc.	Mark Stratman, Scott Pamplin Jones Lang LaSalle, (407) 902-2620	Liberty Property Trust	Dan Santinga Liberty Property Trust, 281-5450
4	Fleming Island 12 Theatre Town Center Parkway, Fleming Island	\$11.97 million	42,000 sq. ft.	15 years	January 2008	Movie theater	Camilie Cinemas Inc.	WND	Towncenter Form Theatre LLC	Arlene Mount O'Connor Development, 215-7575
5	Interline Brands Inc. 701 San Marco Blvd., Jacksonville, 32207	\$10.6 million	72,933 sq. ft.	WND	September 2008	Office	Interline Brands Inc.	Oliver Barakat, Bruce Jackson CB Richard Ellis, 634-1200	Prudential Insurance Company of America	Traci Jenks CB Richard Ellis, 634-1200
6	DeVry Inc. 5200 Belfort Road, Jacksonville, 32256	\$9.9 million	40,087 sq. ft.	WND	August 2008	Institutional, school	DeVry Inc.	Mark Scott Cushman & Wakefield, 380-8335	Jacksonville Concourse III	Patrick Thornton Hallmark Partners Inc., 363-9002
7	Keiser University Summit at Southpoint, 6430 Southpoint Parkway, Jacksonville, 32216	\$9.8 million	44,452 sq. ft.	WND	October 2008	Institutional, school	Keiser University	Draw Thomas Molr Partners	Blue Rock Real Estate	Mark Montgomery, Brad Chrischilles CNL Commercial Real Estate, 371-1970
8	Florida East Coast Railway LLC Gran Park at The Avenues, 7411 Fullerton St., Jacksonville 32256	\$8.75 million	38,578 sq. ft.	10 years	June 2008	Office	Florida East Coast Railway LLC	Not applicable	Flagler Development Group	Ross Carrier, Gary Cox Flagler Development Group, 565-4100
9	Virginia College 5940 Beach Blvd., Jacksonville, 32207	\$8.55 million	54,167 sq. ft.	10 years	September 2008	Institutional, business college	Medical Career Center Inc. dba Virginia College	Chuck White NAI Commercial Jacksonville, 633-2641	UniBeach Real Estate LLC	Bob Rowe Rowe Enterprises, 622-6184
10	W&O Supply Inc. 10751 Alta Drive, Jacksonville, 32226	\$8.13 million	82,245 sq. ft.	12 years	April 2008	Industrial, warehouse	W&O Supply Inc.	Robert Selton III, Bart Hinson, Matt Entriken Colliers Dickinson, 358-1206	Group IV JaxPort LLC	Robert Selton III, Bart Hinson, Matt Entriken Colliers Dickinson, 358-1206
11	Bealls at Liberty Center 510 Blanding Blvd., Orange Park, 32073	\$8 million	80,000 sq. ft.	10 years	February 2008	Retail	Bealls	WND	Sleiman Enterprises Inc.	Ashleigh Sleiman Sleiman Enterprises Inc., 731-8806
12	Smith Hulsey & Busey One Enterprise Center, Suite 1800, Jacksonville, 32202	\$6.61 million	30,294 sq. ft.	WND	December 2008	Office	Smith Hulsey & Busey	WND	One Enterprise Financial, Harbor Group International LLC	Joe Ayers, Oliver Barakat CB Richard Ellis, 634-1200
13	Magellan Academy 14985 Old St. Augustine Road, Unit 12, Jacksonville, 32258	\$6.6 million	13,359 sq. ft.	WND	April 2008	Child care	Grimson Palms Education Services dba Magellan Academy	Duke Addison Addison Commercial Real Estate Inc., 354-1789	Beemer & Associates	Not applicable
14	Taylor Engineering Inc. Deerwood South, 10151 Deerwood Park Blvd., Building 300, Jacksonville, 32256	\$5.9 million	25,456 sq. ft.	10 years	June 2008	Office	Taylor Engineering Inc.	Not applicable	Flagler Development Group	Ross Carrier, Gary Cox Flagler Development Group, 565-4100
15	Bealls at OakLeaf Station 9700 Argyle Forest Blvd., Jacksonville, 32222	\$5.66 million	62,254 sq. ft.	10 years	January 2008	Retail	Bealls	WND	Sleiman Enterprises Inc.	Ashleigh Sleiman Sleiman Enterprises Inc., 731-8806
16	hh Gregg Inc. at OakLeaf Station 9700 Argyle Forest Blvd., Jacksonville, 32222	\$4.95 million	30,185 sq. ft.	10 years	March 2008	Retail	hh Gregg Inc.	WND	Sleiman Enterprises Inc.	Ashleigh Sleiman Sleiman Enterprises Inc., 731-8806
17	J.P. Morgan Chase Bank 8880 Freedom Crossing Trail, Jacksonville, 32256	\$4.63 million	80,005 sq. ft.	50 months	June 2008	Office, mortgage services	J.P. Morgan Chase Bank	Steve Koerner J.P. Morgan Chase Bank, (813) 584-2682	DRA CRT Baymeadows Center LLC	Victor Hughes Colonial Properties Trust, 464-0900
18	Sea Star Line LLC Greystone, 10550 Deerwood Park Blvd., Jacksonville, 32256	\$4.58 million	30,018 sq. ft.	WND	March 2008	Office	Sea Star Line LLC	Bruce Jackson CB Richard Ellis, 634-1200	Taurus Management Services LLC	Traci Jenks, Peter Ramsey CB Richard Ellis, 634-1200
19	hh Gregg Inc. at Regency Commons 651 Commerce Center Drive, Jacksonville, 32225	\$4.13 million	30,100 sq. ft.	10 years	January 2008	Retail	hh Gregg Inc.	WND	Sleiman Enterprises Inc.	Ashleigh Sleiman Sleiman Enterprises Inc., 731-8806
20	Office Suites Plus 10752 Deerwood Park Blvd., Jacksonville, 32256	\$3.85 million	15,300 sq. ft.	10 years	March 2008	Office	Office Suites Plus	Chuck White NAI Commercial Jacksonville, 633-2641	FRAPAG Waterview Jax LLC	Travis Moore Frapag Realty Service, 998-4242
21	Pajcic & Pajcic PA 1 Independent Drive, Jacksonville, 32202	\$3.83 million	15,457 sq. ft.	10 years	February 2008	Office	Pajcic & Pajcic PA	Oliver Barakat CB Richard Ellis, 634-1200	One Independent Square LLC	Michael Loftin Eola Capital LLC, 665-1703
22	Wagner Industries Inc. Imeson International Industrial Park, 10543 Canada Drive, Jacksonville, 32218	\$3.28 million	221,800 sq. ft.	WND	March 2008	Industrial, warehouse/distribution	Wagner Industries Inc.	Nathan Rogers CB Richard Ellis, 634-1200	Webb International Inc.	WND
23	Johnson & Johnson Vision Care Inc. Capital Plaza at Deerwood Park, 10301 Deerwood Park Blvd., Jacksonville, 32256	\$3.24 million	77,157 sq. ft.	2 years	October 2008	Office	Johnson & Johnson Vision Care Inc.	Jim Sebasta Grubb & Ellis/Phoenix Realty Group, 399-5222	Deerwood Office Buildings LLC	Michael K. Loftin Eola Capital LLC, 665-1703
24	Ross Dress for Less at Liberty Center 510 Blanding Blvd., Orange Park, 32073	\$3.05 million	27,689 sq. ft.	10 years	December 2008	Retail	Ross Dress for Less	Not applicable	Sleiman Enterprises Inc.	Ashleigh Sleiman Sleiman Enterprises Inc., 731-8806
25	Mellow Mushroom 1020 Third St. N., Jacksonville Beach, 32250	\$2.9 million	5,770 sq. ft.	WND	May 2008	Retail, restaurant	Mellow Mushroom	Lynn Johnson Johnson Enterprises, 716-5709	The Gates of Times Square	Lynn Johnson Johnson Enterprises, 716-5709