



Garnett Commercial Real Estate, Inc.
 7807 Baymeadows Road East
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 904-855-8800
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www.jackgarnett.com
 Florida Licensed Real Estate Broker


GARNETT
COMMERCIAL
 REAL ESTATE, INC.

OFFICE SPACE
FOR LEASE

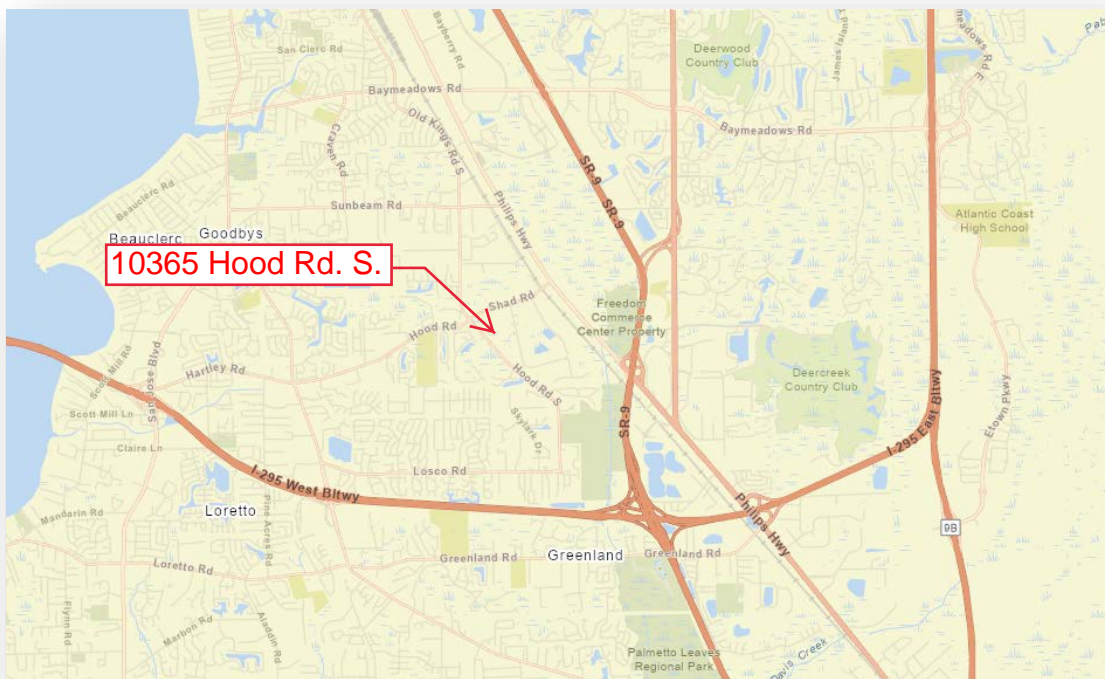
10365 Hood Road South
Units 208 & 209
Jacksonville, FL 32257

**Venture Professional Center
10365 Hood Road South
Units 208 and 209 Available For Lease
Jacksonville, Florida 32257**

Building Type:	Two Story Office Condominium Units.
Location:	Located on Hood Road South, with easy access to U.S. Highway 1 (Philips Hwy.) and Interstate 95 via Shad Road. Venture Professional Center is surrounded by a wetlands area offering pleasant woodland views behind each Unit.
Unit Size:	1,600 SF Unit 208 <u>1,600 SF Unit 209</u> 3,200 SF Combining Both Units
Newly Renovated:	Space has been made to look New with upgrades to include new carpet, cove base and paint throughout.
Modified Gross Base Rent:	\$4,600.00 per month* (includes NNN Base Rent and CAM Charges) *Plus State and Local Sales Tax, currently at 3.5%.
Tenant Direct Expenses:	Utilities, Janitorial and Communications expenses.
Parking:	Free abundant parking adjacent to the Building and exclusive to this Condominium Project. A Circular Drive allows easy drop-off and pick up in front of each building.
Signage:	Exterior Building Entry Signage available at Tenant's expense. Subject to adherence of Duval County Sign Ordinance and approval from the Condominium Association.
Property Management:	Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

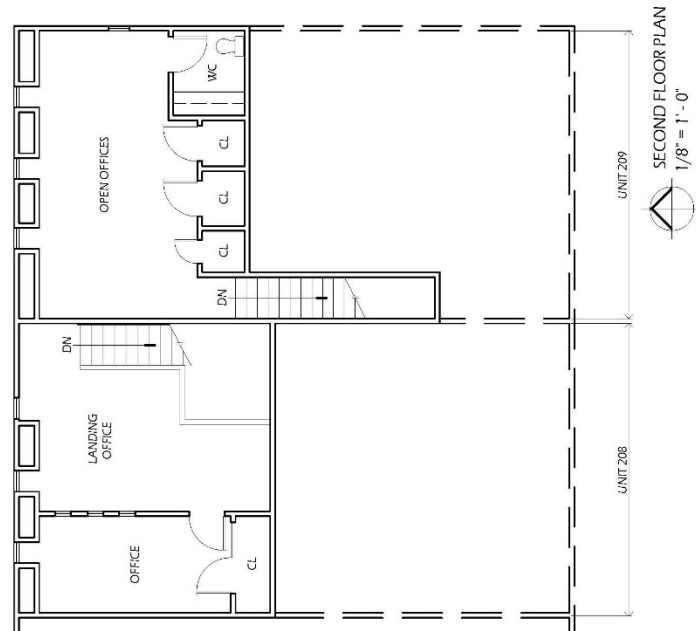
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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.





SUITES 208 & 209 FLOOR PLAN / 3,200 SF



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