



Garnett Commercial Real Estate, Inc.
 7807 Baymeadows Road East
 Suite 405, Jacksonville, FL 32256
 904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
 Florida Licensed Real Estate Broker


GARNETT
COMMERCIAL
 REAL ESTATE, INC.

OFFICE SPACE
FOR LEASE

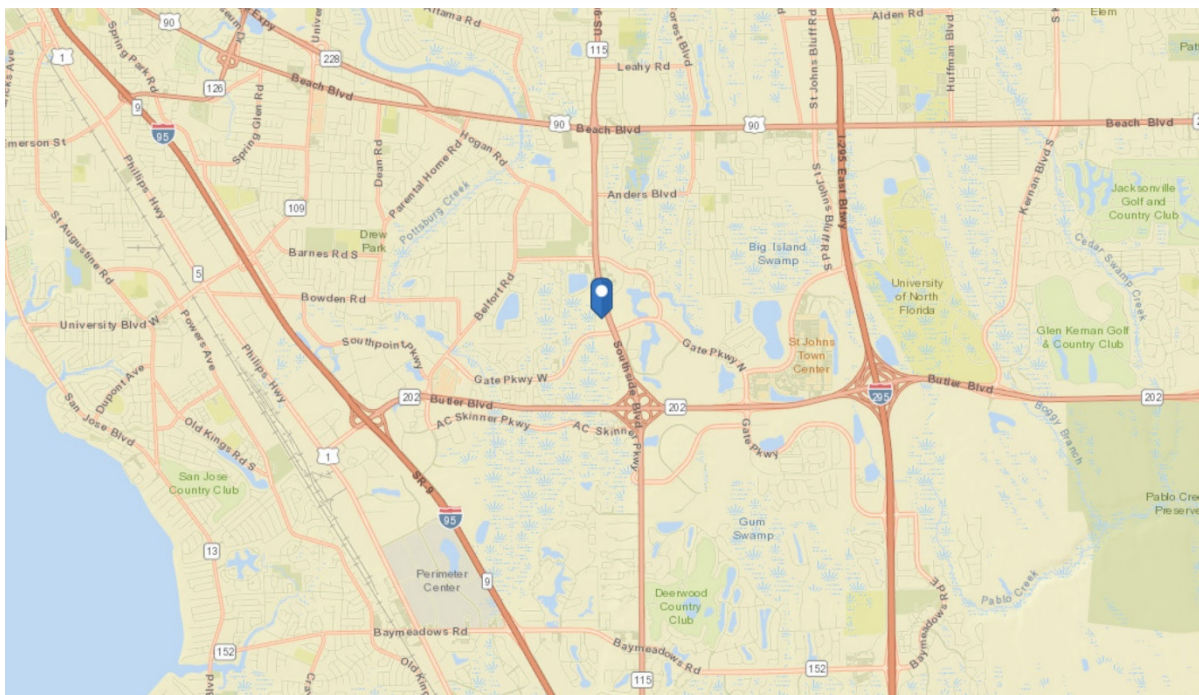
4540 Southside Blvd.
Jacksonville, FL 32216



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Jacksonville, Florida 32216**

Building Type:	Single Story Suburban Office Building.
Location:	Located within the Highly Desirable Southside Blvd. / Tinseltown Corridor and within an establish Professional Office Park, Southside Professional Center.
Building Size:	4,732 SF
Vacancies:	Suite 504: 1,659 SF offered at \$16.95 psf NNN.
CAM Charges:	\$6.96 psf.
Tenant Direct Expenses:	Utilities, Janitorial and Communications expenses.
Parking:	Non-Reserved – Free First Come, First Parking directly adjacent to the Building.
Signage:	Exterior Building Entry Signage available at Tenant's expense.
Access:	Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.
Proximity:	In close proximity to St. Vincent's Hospital South, Tinseltown Retail Area, St. Johns Town Center Retail Area, University of North Florida, a wide variety of Restaurants and Multi-Family & Single-Family housing in all price ranges.
Management:	Professionally Managed by Weaver Realty Group, LLC.

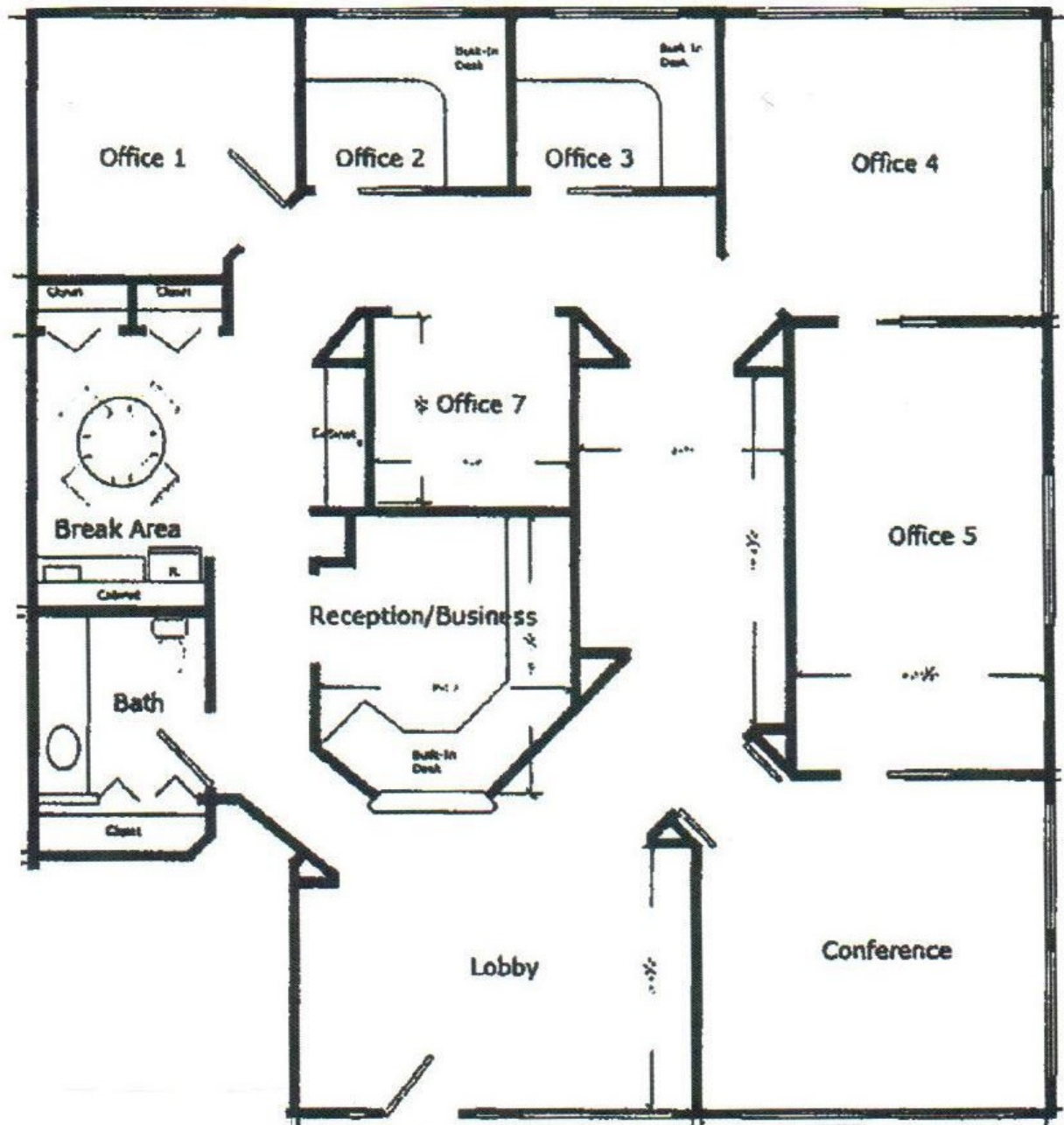
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SUITE 504 – 1,659 SF



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