



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**

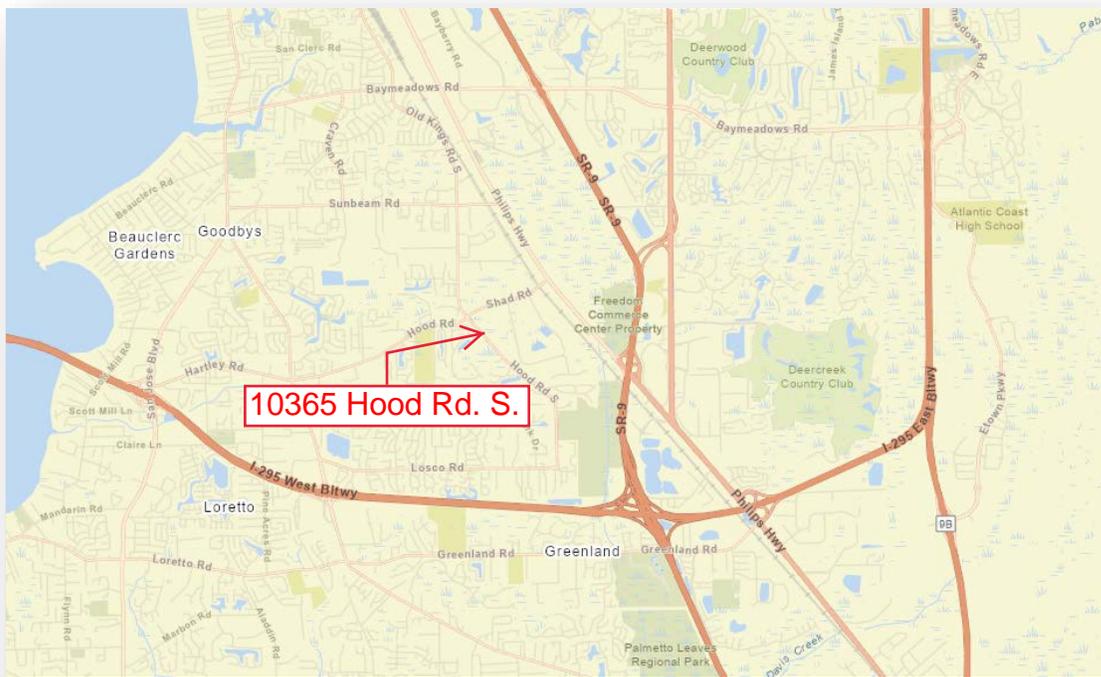
**10365 Hood Road South
Unit 208
Jacksonville, FL 32257**



**Venture Professional Center
10365 Hood Road South
Unit 201 / Unite 208
Jacksonville, Florida 32257**

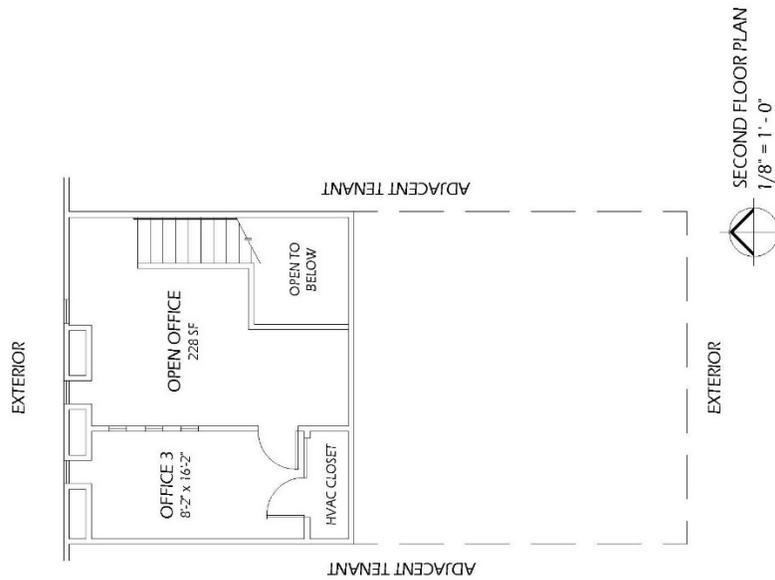
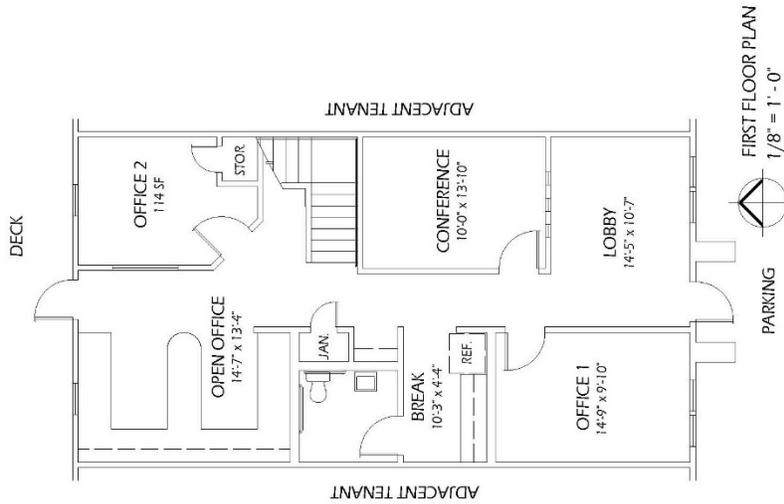
- Building Type:** Two Story Office Condominium Units.
- Location:** Located on Hood Road South, with easy access to U.S. Highway 1 (Philips Hwy.) and Interstate 95 via Shad Road. Venture Professional Center is surrounded by a wetlands area offering pleasant woodland views behind each Unit.
- Unit Size:** 1,600 SF Unit 208.
- Newly Renovated:** Space has been made to look New with upgrades to include new carpet, cove base and paint throughout.
- Modified Gross Base Rent:** \$2,200.00 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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SUITE 208 FLOOR PLAN / 1,600 SF



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