



Garnett Commercial Real Estate, Inc.  
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Florida Licensed Real Estate Broker



GARNETT  
COMMERCIAL  
REAL ESTATE, INC.

**OFFICE SPACE**

**FOR LEASE**

**2950 HALCYON LANE**

**Unit 702**

**Jacksonville, FL 32223**

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



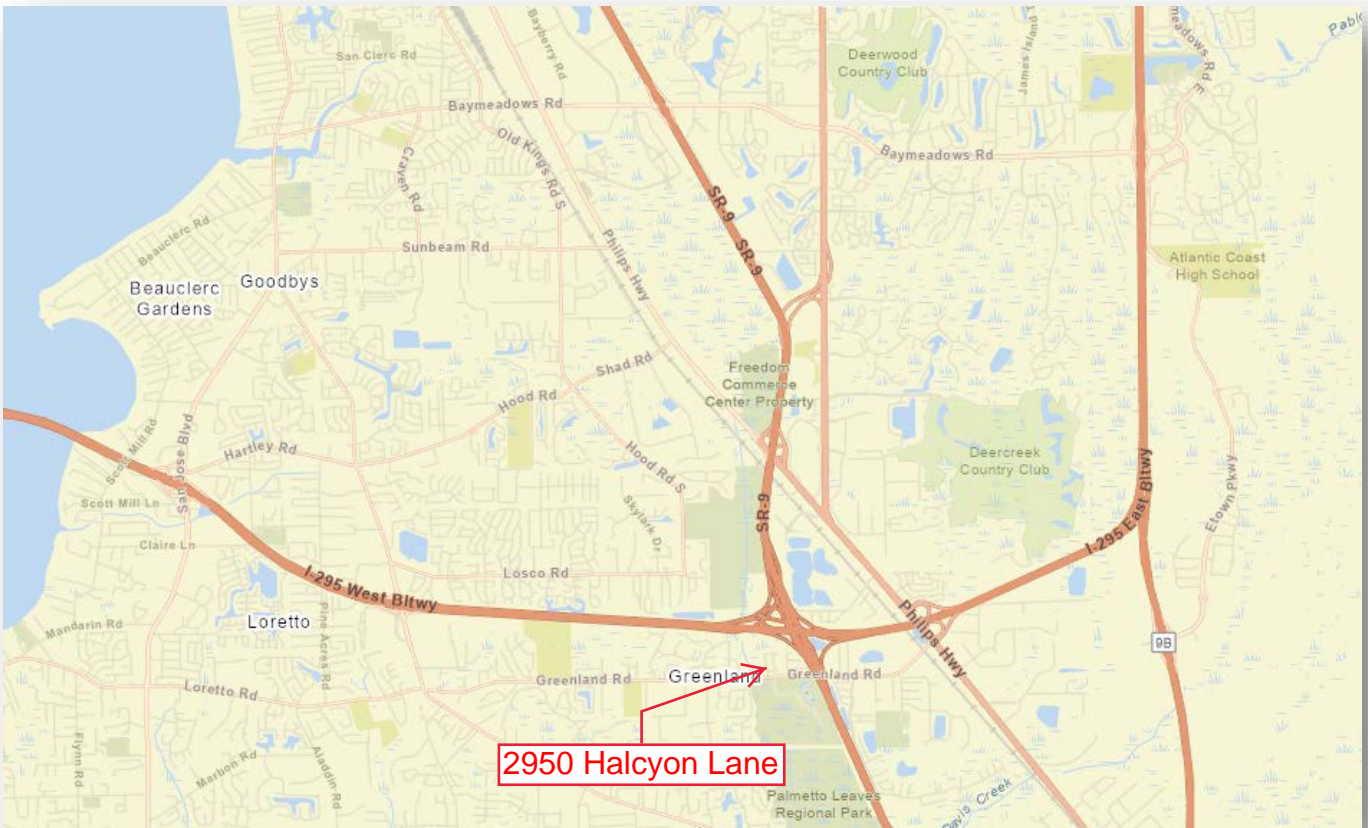
**Mandarin Cove Office Park  
2950 Halcyon Lane  
Unit 702  
Jacksonville, Florida 32223**

- Building Type:** Single Story Office Condominium Unit.
- Location:** Located adjacent to Plummer Cover Rd. and Scott Mill Ln., at the intersection of San Jose Blvd. and Interstate 295. Mandarin Cove Office Park provides easy access to all areas of Jacksonville via I-295 and I-95.
- Unit Size:** 1,140 SF Unit 702. Has Front and Rear Entries.
- Base Rent:** \$2,300.00 per Month\*.  
Modified Gross (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 and Landlord.
- Property Management:** Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

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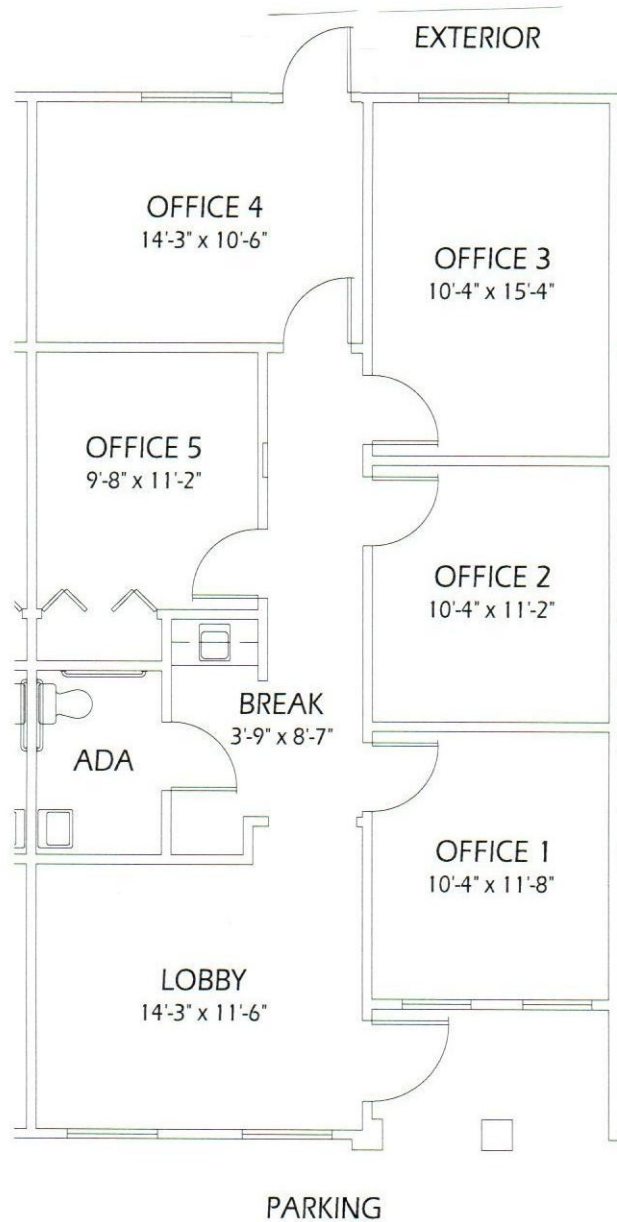
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**SUITE 702 FLOOR PLAN / 1,140 SF**



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