



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

  
**GARNETT  
COMMERCIAL**  
REAL ESTATE, INC.

**OFFICE SPACE  
FOR LEASE**

**10365 Hood Road South  
Unit 209  
Jacksonville, FL 32257**



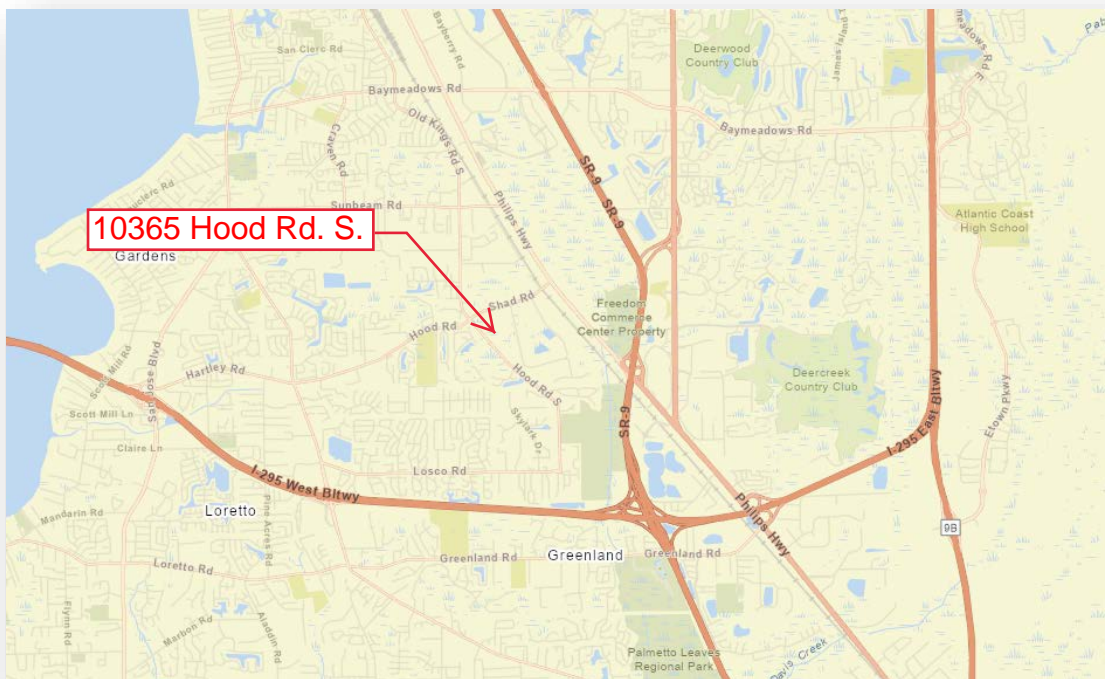
**Venture Professional Center  
10365 Hood Road South  
Unit 209  
Jacksonville, Florida 32257**

<b>Building Type:</b>	<b>Two Story Office Condominium Units.</b>
<b>Location:</b>	<b>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.</b>
<b>Unit Size:</b>	<b>1,600 SF Unit 209.</b>
<b>Newly Renovated:</b>	<b>Space has been made to look New with upgrades to include new carpet, cove base and paint throughout.</b>
<b>Modified Gross Base Rent:</b>	<b>\$2,400.00 per month* (includes NNN Base Rent and CAM Charges) *Plus State and Local Sales Tax, currently at 3.5%.</b>
<b>Tenant Direct Expenses:</b>	<b>Utilities, Janitorial and Communications expenses.</b>
<b>Parking:</b>	<b>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.</b>
<b>Signage:</b>	<b>Exterior Building Entry Signage available at Tenant's expense. Subject to adherence of Duval County Sign Ordinance and approval from the Condominium Association.</b>
<b>Property Management:</b>	<b>Attentive Local Based Property Management provided by Weaver Realty Group, LLC.</b>

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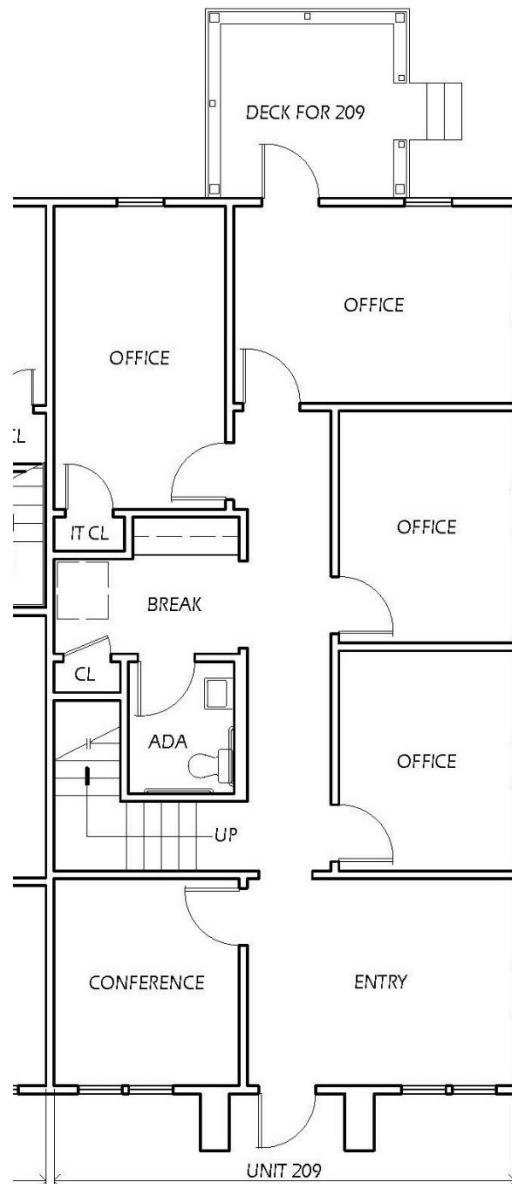
**Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.**







### SUITE 209 FIRST FLOOR PLAN / 1,600 SF

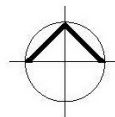
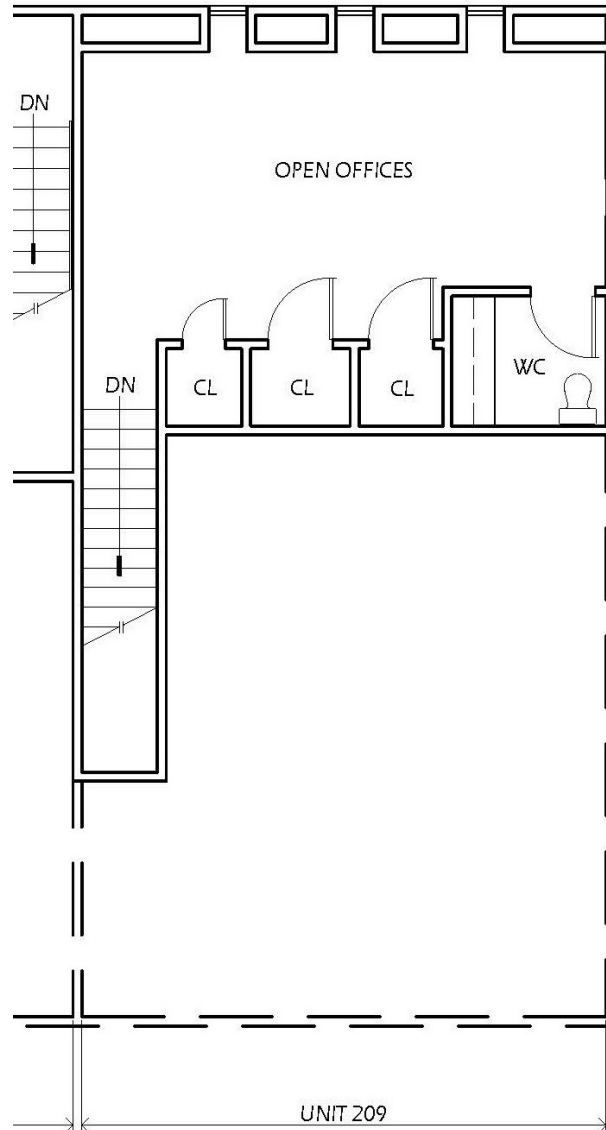


FIRST FLOOR PLAN  
1/8" = 1' - 0"

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**SUITE 209 SECOND FLOOR PLAN / 1,600 SF**



SECOND FLOOR PLAN  
1/8" = 1' - 0"

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