



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 203**  
**Jacksonville, FL 32257**

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



**Venture Professional Center  
10365 Hood Road South  
Unit 203  
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 203

**Available Date:** April 1, 2026

**Modified Gross Base Rent:** \$2,500.00 per month  
(includes NNN Base Rent and CAM Charges)

**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.

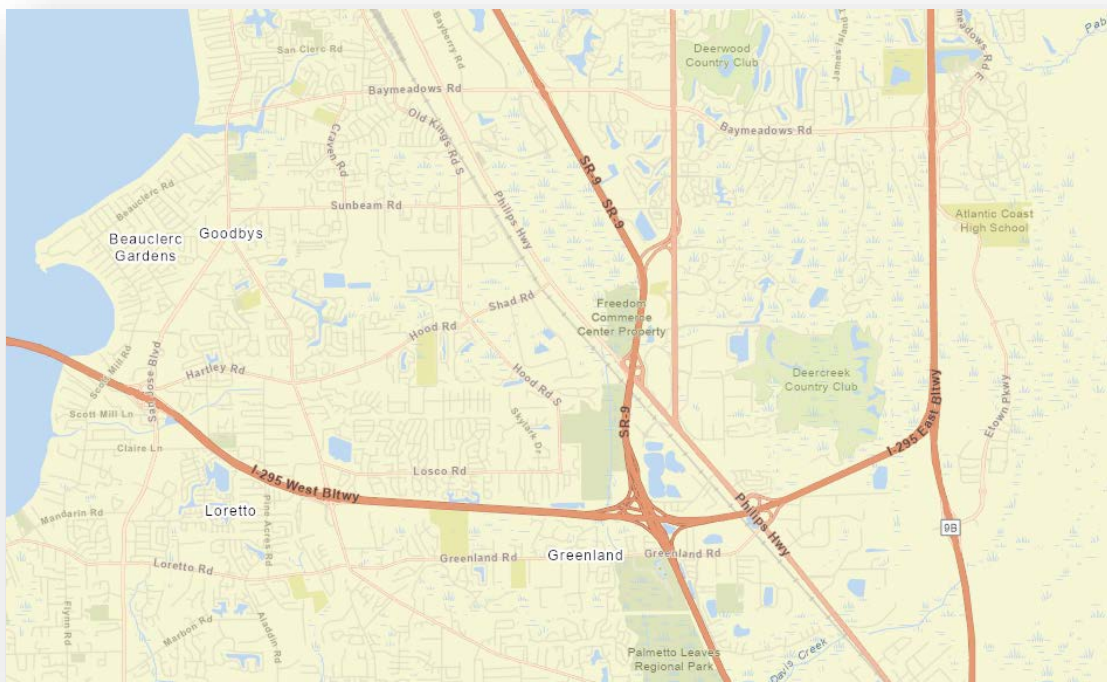
**Signage:** Exterior Building Entry Signage available at Tenant's expense. Subject to adherence of Duval County Sign Ordinance and approval from the Condominium Association.

**Property Management:** Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

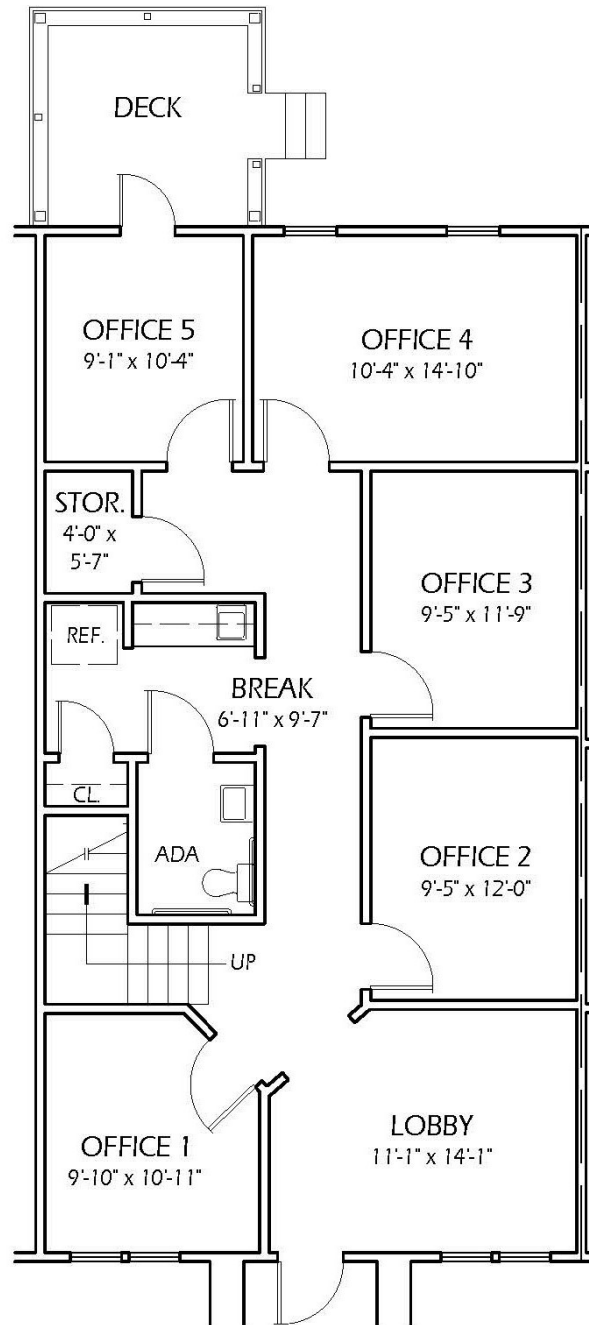
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**SUITE 203 FLOOR PLAN / 1,600 SF ON TWO FLOORS**  
**FIRST FLOOR**

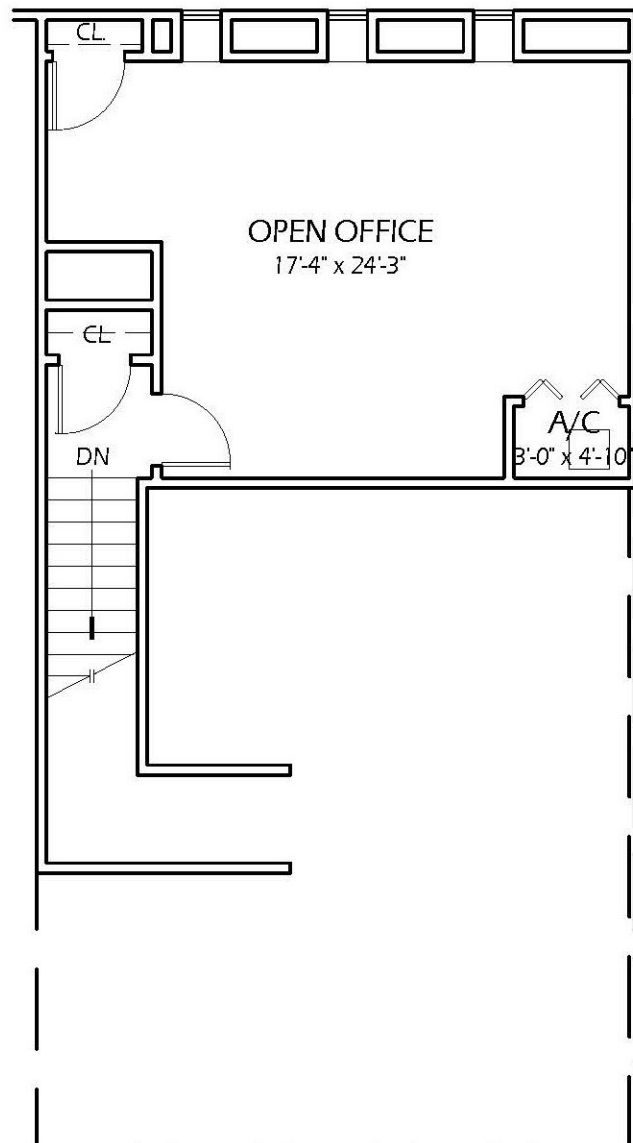


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**SUITE 203 FLOOR PLAN  
SECOND FLOOR**



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